Appendix 6 - Commercial-led mixed-use schemes incorporating affordable workspace appraisal results

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - NO AW		Value Area	Zone A - Zone 1 and Eastern Central Zone

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,351,178	£5,736,402	£5,732,680	£5,725,860	£5,691,779	£5,462,061	£5,323,227
60% LAR : 40% CIR	5%	£6,145,245	£5,541,499	£5,537,790	£5,530,994	£5,496,971	£5,267,605	£5,128,967
60% LAR : 40% CIR	10%	£5,938,624	£5,345,914	£5,342,217	£5,335,443	£5,301,474	£5,072,432	£4,933,974
60% LAR : 40% CIR	**12%**	**£5,855,785**	**£5,267,491**	**£5,263,799**	**£5,257,033**	**£5,223,085**	**£4,994,165**	**£4,855,773**
60% LAR : 40% CIR	15%	£5,731,323	£5,149,653	£5,145,969	£5,139,214	£5,105,296	£4,876,550	£4,738,255
60% LAR : 40% CIR	20%	£5,523,350	£4,952,725	£4,949,051	£4,942,314	£4,908,440	£4,679,964	£4,541,820
60% LAR : 40% CIR	25%	£5,314,709	£4,755,134	£4,751,470	£4,744,749	£4,710,915	£4,482,682	£4,344,673
60% LAR : 40% CIR	30%	£5,105,407	£4,556,887	£4,553,232	£4,546,525	£4,512,727	£4,284,711	£4,146,821
60% LAR : 40% CIR	35%	£4,895,453	£4,357,992	£4,354,343	£4,347,649	£4,313,883	£4,086,057	£3,948,273
60% LAR : 40% CIR	40%	£4,684,851	£4,158,454	£4,154,810	£4,148,127	£4,114,389	£3,886,726	£3,749,033
60% LAR : 40% CIR	45%	£4,473,607	£3,958,279	£3,954,640	£3,947,966	£3,914,251	£3,686,726	£3,549,110
60% LAR : 40% CIR	50%	£4,261,730	£3,757,474	£3,753,839	£3,747,172	£3,713,476	£3,486,065	£3,348,511

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£219,007	-£395,768	-£399,491	-£406,311	-£440,392	-£670,110	-£808,944
60% LAR : 40% CIR	5%	£13,074	-£590,672	-£594,381	-£601,177	-£635,200	-£864,566	-£1,003,204
60% LAR : 40% CIR	10%	-£193,547	-£786,257	-£789,953	-£796,728	-£830,696	-£1,059,739	-£1,198,197
60% LAR : 40% CIR	**12%**	**-£276,386**	**-£864,680**	**-£868,372**	**-£875,138**	**-£909,086**	**-£1,138,006**	**-£1,276,398**
60% LAR : 40% CIR	15%	-£400,848	-£982,518	-£986,201	-£992,956	-£1,026,875	-£1,255,621	-£1,393,916
60% LAR : 40% CIR	20%	-£608,821	-£1,179,446	-£1,183,120	-£1,189,857	-£1,223,731	-£1,452,207	-£1,590,351
60% LAR : 40% CIR	25%	-£817,462	-£1,377,037	-£1,380,701	-£1,387,422	-£1,421,256	-£1,649,489	-£1,787,498
60% LAR : 40% CIR	30%	-£1,026,764	-£1,575,284	-£1,578,939	-£1,585,646	-£1,619,444	-£1,847,460	-£1,985,350
60% LAR : 40% CIR	35%	-£1,236,718	-£1,774,179	-£1,777,828	-£1,784,522	-£1,818,288	-£2,046,114	-£2,183,898
60% LAR : 40% CIR	40%	-£1,447,320	-£1,973,717	-£1,977,361	-£1,984,044	-£2,017,782	-£2,245,445	-£2,383,138
60% LAR : 40% CIR	45%	-£1,658,564	-£2,173,892	-£2,177,531	-£2,184,205	-£2,217,920	-£2,445,445	-£2,583,060
60% LAR : 40% CIR	50%	-£1,870,441	-£2,374,697	-£2,378,332	-£2,384,999	-£2,418,695	-£2,646,106	-£2,783,660

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,760,007	£2,145,231	£2,141,508	£2,134,688	£2,100,607	£1,870,890	£1,732,055
60% LAR : 40% CIR	5%	£2,554,073	£1,950,328	£1,946,618	£1,939,822	£1,905,799	£1,676,434	£1,537,795
60% LAR : 40% CIR	10%	£2,347,452	£1,754,742	£1,751,046	£1,744,272	£1,710,303	£1,481,261	£1,342,802
60% LAR : 40% CIR	**12%**	**£2,264,613**	**£1,676,319**	**£1,672,628**	**£1,665,861**	**£1,631,913**	**£1,402,993**	**£1,264,601**
60% LAR : 40% CIR	15%	£2,140,152	£1,558,482	£1,554,798	£1,548,043	£1,514,124	£1,285,378	£1,147,083
60% LAR : 40% CIR	20%	£1,932,178	£1,361,553	£1,357,879	£1,351,142	£1,317,268	£1,088,792	£950,648
60% LAR : 40% CIR	25%	£1,723,538	£1,163,962	£1,160,298	£1,153,577	£1,119,743	£891,510	£753,501
60% LAR : 40% CIR	30%	£1,514,236	£965,716	£962,060	£955,353	£921,555	£693,539	£555,649
60% LAR : 40% CIR	35%	£1,304,281	£766,820	£763,171	£756,478	£722,711	£494,885	£357,101
60% LAR : 40% CIR	40%	£1,093,679	£567,282	£563,638	£556,955	£523,217	£295,554	£157,861
60% LAR : 40% CIR	45%	£882,435	£367,107	£363,468	£356,795	£323,079	£95,555	-£42,061
60% LAR : 40% CIR	50%	£670,558	£166,302	£162,667	£156,001	£122,304	-£105,107	-£242,661

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,812,879	£3,198,104	£3,194,381	£3,187,561	£3,153,480	£2,923,762	£2,784,928
60% LAR : 40% CIR	5%	£3,606,946	£3,003,200	£2,999,491	£2,992,695	£2,958,672	£2,729,306	£2,590,668
60% LAR : 40% CIR	10%	£3,400,325	£2,807,615	£2,803,919	£2,797,144	£2,763,176	£2,534,134	£2,395,675
60% LAR : 40% CIR	**12%**	**£3,317,486**	**£2,729,192**	**£2,725,500**	**£2,718,734**	**£2,684,786**	**£2,455,866**	**£2,317,474**
60% LAR : 40% CIR	15%	£3,193,024	£2,611,355	£2,607,671	£2,600,916	£2,566,997	£2,338,251	£2,199,956
60% LAR : 40% CIR	20%	£2,985,051	£2,414,426	£2,410,752	£2,404,015	£2,370,141	£2,141,665	£2,003,521
60% LAR : 40% CIR	25%	£2,776,410	£2,216,835	£2,213,171	£2,206,450	£2,172,616	£1,944,383	£1,806,374
60% LAR : 40% CIR	30%	£2,567,109	£2,018,588	£2,014,933	£2,008,226	£1,974,428	£1,746,412	£1,608,522
60% LAR : 40% CIR	35%	£2,357,154	£1,819,693	£1,816,044	£1,809,350	£1,775,584	£1,547,758	£1,409,974
60% LAR : 40% CIR	40%	£2,146,552	£1,620,155	£1,616,511	£1,609,828	£1,576,090	£1,348,427	£1,210,734
60% LAR : 40% CIR	45%	£1,935,308	£1,419,980	£1,416,341	£1,409,667	£1,375,952	£1,148,427	£1,010,812
60% LAR : 40% CIR	50%	£1,723,431	£1,219,175	£1,215,540	£1,208,873	£1,175,177	£947,766	£810,212

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,057,475	£4,442,699	£4,438,977	£4,432,156	£4,398,075	£4,168,358	£4,029,524
60% LAR : 40% CIR	5%	£4,851,541	£4,247,796	£4,244,086	£4,237,290	£4,203,267	£3,973,902	£3,835,263
60% LAR : 40% CIR	10%	£4,644,920	£4,052,210	£4,048,514	£4,041,740	£4,007,771	£3,778,729	£3,640,270
60% LAR : 40% CIR	**12%**	**£4,562,081**	**£3,973,787**	**£3,970,096**	**£3,963,329**	**£3,929,381**	**£3,700,461**	**£3,562,069**
60% LAR : 40% CIR	15%	£4,437,620	£3,855,950	£3,852,266	£3,845,511	£3,811,592	£3,582,846	£3,444,552
60% LAR : 40% CIR	20%	£4,229,646	£3,659,021	£3,655,347	£3,648,611	£3,614,736	£3,386,260	£3,248,116
60% LAR : 40% CIR	25%	£4,021,006	£3,461,431	£3,457,766	£3,451,046	£3,417,212	£3,188,979	£3,050,969
60% LAR : 40% CIR	30%	£3,811,704	£3,263,184	£3,259,528	£3,252,821	£3,219,024	£2,991,008	£2,853,117
60% LAR : 40% CIR	35%	£3,601,749	£3,064,288	£3,060,639	£3,053,946	£3,020,179	£2,792,353	£2,654,569
60% LAR : 40% CIR	40%	£3,391,147	£2,864,750	£2,861,106	£2,854,424	£2,820,686	£2,593,023	£2,455,329
60% LAR : 40% CIR	45%	£3,179,904	£2,664,575	£2,660,936	£2,654,263	£2,620,547	£2,393,023	£2,255,407
60% LAR : 40% CIR	50%	£2,968,026	£2,463,770	£2,460,135	£2,453,469	£2,419,773	£2,192,361	£2,054,808

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - NO AW		**Value Area**	**Zone A - Kings Cross Lower**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,548,193	£6,914,276	£6,910,554	£6,903,733	£6,869,652	£6,639,935	£6,501,101
60% LAR : 40% CIR	5%	£7,342,258	£6,719,372	£6,715,664	£6,708,867	£6,674,844	£6,445,479	£6,306,839
60% LAR : 40% CIR	10%	£7,135,637	£6,523,788	£6,520,091	£6,513,316	£6,479,348	£6,250,306	£6,111,846
60% LAR : 40% CIR	**12%**	**£7,052,798**	**£6,445,363**	**£6,441,673**	**£6,434,905**	**£6,400,957**	**£6,172,038**	**£6,033,646**
60% LAR : 40% CIR	15%	£6,928,337	£6,327,527	£6,323,843	£6,317,088	£6,283,168	£6,054,423	£5,916,129
60% LAR : 40% CIR	20%	£6,720,363	£6,130,598	£6,126,924	£6,120,188	£6,086,313	£5,857,838	£5,719,692
60% LAR : 40% CIR	25%	£6,511,723	£5,933,008	£5,929,343	£5,922,622	£5,888,789	£5,660,556	£5,522,545
60% LAR : 40% CIR	30%	£6,302,422	£5,734,761	£5,731,105	£5,724,398	£5,690,601	£5,462,584	£5,324,694
60% LAR : 40% CIR	35%	£6,092,466	£5,535,865	£5,532,216	£5,525,522	£5,491,756	£5,263,929	£5,126,145
60% LAR : 40% CIR	40%	£5,881,864	£5,336,326	£5,332,683	£5,326,001	£5,292,262	£5,064,600	£4,926,906
60% LAR : 40% CIR	45%	£5,670,622	£5,136,151	£5,132,513	£5,125,840	£5,092,124	£4,864,600	£4,726,984
60% LAR : 40% CIR	50%	£5,458,744	£4,935,346	£4,931,712	£4,925,046	£4,891,349	£4,663,938	£4,526,385

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,416,022	£782,105	£778,383	£771,562	£737,482	£507,764	£368,930
60% LAR : 40% CIR	5%	£1,210,087	£587,201	£583,493	£576,696	£542,673	£313,308	£174,668
60% LAR : 40% CIR	10%	£1,003,466	£391,617	£387,920	£381,145	£347,177	£118,135	-£20,325
60% LAR : 40% CIR	**12%**	**£920,627**	**£313,192**	**£309,502**	**£302,734**	**£268,786**	**£39,867**	**-£98,525**
60% LAR : 40% CIR	15%	£796,166	£195,356	£191,672	£184,917	£150,997	-£77,747	-£216,042
60% LAR : 40% CIR	20%	£588,192	-£1,573	-£5,246	-£11,983	-£45,858	-£274,333	-£412,478
60% LAR : 40% CIR	25%	£379,552	-£199,163	-£202,828	-£209,549	-£243,382	-£471,615	-£609,626
60% LAR : 40% CIR	30%	£170,251	-£397,410	-£401,066	-£407,773	-£441,570	-£669,587	-£807,477
60% LAR : 40% CIR	35%	-£39,704	-£596,306	-£599,955	-£606,649	-£640,415	-£868,242	-£1,006,026
60% LAR : 40% CIR	40%	-£250,306	-£795,845	-£799,488	-£806,170	-£839,909	-£1,067,571	-£1,205,265
60% LAR : 40% CIR	45%	-£461,549	-£996,020	-£999,657	-£1,006,331	-£1,040,047	-£1,267,571	-£1,405,187
60% LAR : 40% CIR	50%	-£673,427	-£1,196,825	-£1,200,458	-£1,207,125	-£1,240,822	-£1,468,233	-£1,605,786

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,957,021	£3,323,104	£3,319,382	£3,312,561	£3,278,481	£3,048,763	£2,909,929
60% LAR : 40% CIR	5%	£3,751,086	£3,128,200	£3,124,492	£3,117,695	£3,083,673	£2,854,307	£2,715,668
60% LAR : 40% CIR	10%	£3,544,466	£2,932,616	£2,928,919	£2,922,144	£2,888,176	£2,659,134	£2,520,675
60% LAR : 40% CIR	**12%**	**£3,461,627**	**£2,854,192**	**£2,850,501**	**£2,843,734**	**£2,809,786**	**£2,580,866**	**£2,442,475**
60% LAR : 40% CIR	15%	£3,337,165	£2,736,355	£2,732,671	£2,725,916	£2,691,997	£2,463,252	£2,324,957
60% LAR : 40% CIR	20%	£3,129,191	£2,539,426	£2,535,753	£2,529,016	£2,495,141	£2,266,666	£2,128,521
60% LAR : 40% CIR	25%	£2,920,551	£2,341,836	£2,338,171	£2,331,450	£2,297,617	£2,069,384	£1,931,374
60% LAR : 40% CIR	30%	£2,711,250	£2,143,589	£2,139,933	£2,133,226	£2,099,429	£1,871,412	£1,733,523
60% LAR : 40% CIR	35%	£2,501,295	£1,944,694	£1,941,044	£1,934,350	£1,900,585	£1,672,758	£1,534,974
60% LAR : 40% CIR	40%	£2,290,693	£1,745,155	£1,741,512	£1,734,829	£1,701,090	£1,473,428	£1,335,735
60% LAR : 40% CIR	45%	£2,079,450	£1,544,979	£1,541,342	£1,534,668	£1,500,953	£1,273,428	£1,135,812
60% LAR : 40% CIR	50%	£1,867,573	£1,344,175	£1,340,541	£1,333,874	£1,300,177	£1,072,767	£935,213

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,009,894	£4,375,977	£4,372,255	£4,365,434	£4,331,354	£4,101,636	£3,962,802
60% LAR : 40% CIR	5%	£4,803,959	£4,181,073	£4,177,365	£4,170,568	£4,136,546	£3,907,180	£3,768,540
60% LAR : 40% CIR	10%	£4,597,338	£3,985,489	£3,981,792	£3,975,017	£3,941,049	£3,712,007	£3,573,547
60% LAR : 40% CIR	**12%**	**£4,514,499**	**£3,907,064**	**£3,903,374**	**£3,896,607**	**£3,862,658**	**£3,633,739**	**£3,495,347**
60% LAR : 40% CIR	15%	£4,390,038	£3,789,228	£3,785,544	£3,778,789	£3,744,869	£3,516,125	£3,377,830
60% LAR : 40% CIR	20%	£4,182,064	£3,592,299	£3,588,626	£3,581,889	£3,548,014	£3,319,539	£3,181,394
60% LAR : 40% CIR	25%	£3,973,424	£3,394,709	£3,391,044	£3,384,323	£3,350,490	£3,122,257	£2,984,246
60% LAR : 40% CIR	30%	£3,764,123	£3,196,462	£3,192,806	£3,186,099	£3,152,302	£2,924,285	£2,786,395
60% LAR : 40% CIR	35%	£3,554,168	£2,997,567	£2,993,917	£2,987,223	£2,953,457	£2,725,630	£2,587,846
60% LAR : 40% CIR	40%	£3,343,566	£2,798,027	£2,794,384	£2,787,702	£2,753,963	£2,526,301	£2,388,607
60% LAR : 40% CIR	45%	£3,132,323	£2,597,852	£2,594,215	£2,587,541	£2,553,825	£2,326,301	£2,188,685
60% LAR : 40% CIR	50%	£2,920,445	£2,397,047	£2,393,414	£2,386,747	£2,353,050	£2,125,639	£1,988,086

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,254,489	£5,620,572	£5,616,850	£5,610,030	£5,575,949	£5,346,231	£5,207,397
60% LAR : 40% CIR	5%	£6,048,555	£5,425,668	£5,421,960	£5,415,164	£5,381,141	£5,151,775	£5,013,136
60% LAR : 40% CIR	10%	£5,841,934	£5,230,084	£5,226,388	£5,219,612	£5,185,644	£4,956,602	£4,818,143
60% LAR : 40% CIR	**12%**	**£5,759,095**	**£5,151,660**	**£5,147,969**	**£5,141,202**	**£5,107,254**	**£4,878,335**	**£4,739,943**
60% LAR : 40% CIR	15%	£5,634,633	£5,033,823	£5,030,140	£5,023,385	£4,989,465	£4,760,720	£4,622,425
60% LAR : 40% CIR	20%	£5,426,660	£4,836,895	£4,833,221	£4,826,484	£4,792,610	£4,564,134	£4,425,989
60% LAR : 40% CIR	25%	£5,218,019	£4,639,304	£4,635,640	£4,628,918	£4,595,085	£4,366,852	£4,228,842
60% LAR : 40% CIR	30%	£5,008,718	£4,441,057	£4,437,402	£4,430,695	£4,396,897	£4,168,880	£4,030,991
60% LAR : 40% CIR	35%	£4,798,763	£4,242,162	£4,238,513	£4,231,818	£4,198,053	£3,970,226	£3,832,442
60% LAR : 40% CIR	40%	£4,588,161	£4,042,623	£4,038,980	£4,032,297	£3,998,558	£3,770,896	£3,633,203
60% LAR : 40% CIR	45%	£4,376,918	£3,842,448	£3,838,810	£3,832,136	£3,798,421	£3,570,896	£3,433,280
60% LAR : 40% CIR	50%	£4,165,041	£3,641,643	£3,638,009	£3,631,342	£3,597,645	£3,370,235	£3,232,681

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - NO AW		Value Area	Zone A - Kings Cross Higher

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,059,001	£7,416,917	£7,413,194	£7,406,374	£7,372,292	£7,142,576	£7,003,741
60% LAR : 40% CIR	5%	£7,827,526	£7,196,881	£7,193,172	£7,186,375	£7,152,353	£6,922,987	£6,784,348
60% LAR : 40% CIR	10%	£7,595,365	£6,976,164	£6,972,468	£6,965,692	£6,931,725	£6,702,682	£6,564,223
60% LAR : 40% CIR	**12%**	**£7,502,310**	**£6,887,687**	**£6,883,996**	**£6,877,230**	**£6,843,282**	**£6,614,361**	**£6,475,969**
60% LAR : 40% CIR	15%	£7,362,524	£6,754,772	£6,751,087	£6,744,332	£6,710,413	£6,481,668	£6,343,374
60% LAR : 40% CIR	20%	£7,129,010	£6,532,710	£6,529,037	£6,522,300	£6,488,426	£6,259,950	£6,121,806
60% LAR : 40% CIR	25%	£6,894,829	£6,309,988	£6,306,324	£6,299,602	£6,265,769	£6,037,536	£5,899,526
60% LAR : 40% CIR	30%	£6,659,987	£6,086,610	£6,082,953	£6,076,247	£6,042,449	£5,814,432	£5,676,543
60% LAR : 40% CIR	35%	£6,424,492	£5,862,581	£5,858,932	£5,852,239	£5,818,472	£5,590,646	£5,452,862
60% LAR : 40% CIR	40%	£6,188,350	£5,637,911	£5,634,268	£5,627,585	£5,593,846	£5,366,184	£5,228,491
60% LAR : 40% CIR	45%	£5,951,566	£5,412,604	£5,408,965	£5,402,291	£5,368,576	£5,141,052	£5,003,436
60% LAR : 40% CIR	50%	£5,714,148	£5,186,667	£5,183,032	£5,176,366	£5,142,670	£4,915,258	£4,777,705

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,926,830	£1,284,746	£1,281,023	£1,274,203	£1,240,122	£1,010,405	£871,570
60% LAR : 40% CIR	5%	£1,695,355	£1,064,710	£1,061,001	£1,054,204	£1,020,182	£790,816	£652,178
60% LAR : 40% CIR	10%	£1,463,194	£843,993	£840,297	£833,521	£799,554	£570,512	£432,052
60% LAR : 40% CIR	**12%**	**£1,370,139**	**£755,517**	**£751,825**	**£745,059**	**£711,111**	**£482,190**	**£343,799**
60% LAR : 40% CIR	15%	£1,230,353	£622,601	£618,916	£612,161	£578,242	£349,497	£211,203
60% LAR : 40% CIR	20%	£996,839	£400,539	£396,866	£390,129	£356,255	£127,779	-£10,365
60% LAR : 40% CIR	25%	£762,658	£177,817	£174,153	£167,431	£133,598	-£94,635	-£232,645
60% LAR : 40% CIR	30%	£527,816	-£45,561	-£49,218	-£55,924	-£89,721	-£317,738	-£455,628
60% LAR : 40% CIR	35%	£292,321	-£269,589	-£273,239	-£279,932	-£313,698	-£541,525	-£679,309
60% LAR : 40% CIR	40%	£56,179	-£494,260	-£497,903	-£504,586	-£538,325	-£765,987	-£903,680
60% LAR : 40% CIR	45%	-£180,604	-£719,567	-£723,206	-£729,879	-£763,595	-£991,118	-£1,128,735
60% LAR : 40% CIR	50%	-£418,023	-£945,504	-£949,138	-£955,805	-£989,501	-£1,216,913	-£1,354,466

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,467,829	£3,825,745	£3,822,022	£3,815,202	£3,781,121	£3,551,404	£3,412,569
60% LAR : 40% CIR	5%	£4,236,354	£3,605,709	£3,602,000	£3,595,204	£3,561,181	£3,331,815	£3,193,177
60% LAR : 40% CIR	10%	£4,004,194	£3,384,992	£3,381,296	£3,374,521	£3,340,553	£3,111,511	£2,973,051
60% LAR : 40% CIR	**12%**	**£3,911,138**	**£3,296,516**	**£3,292,824**	**£3,286,058**	**£3,252,110**	**£3,023,190**	**£2,884,798**
60% LAR : 40% CIR	15%	£3,771,352	£3,163,600	£3,159,915	£3,153,160	£3,119,241	£2,890,497	£2,752,202
60% LAR : 40% CIR	20%	£3,537,839	£2,941,539	£2,937,865	£2,931,128	£2,897,255	£2,668,778	£2,530,634
60% LAR : 40% CIR	25%	£3,303,657	£2,718,816	£2,715,152	£2,708,430	£2,674,597	£2,446,364	£2,308,354
60% LAR : 40% CIR	30%	£3,068,816	£2,495,438	£2,491,781	£2,485,075	£2,451,278	£2,223,261	£2,085,371
60% LAR : 40% CIR	35%	£2,833,320	£2,271,410	£2,267,760	£2,261,067	£2,227,301	£1,999,475	£1,861,691
60% LAR : 40% CIR	40%	£2,597,178	£2,046,739	£2,043,096	£2,036,413	£2,002,674	£1,775,012	£1,637,319
60% LAR : 40% CIR	45%	£2,360,395	£1,821,432	£1,817,793	£1,811,120	£1,777,404	£1,549,881	£1,412,264
60% LAR : 40% CIR	50%	£2,122,976	£1,595,496	£1,591,861	£1,585,194	£1,551,498	£1,324,086	£1,186,533

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,520,702	£4,878,618	£4,874,895	£4,868,075	£4,833,994	£4,604,277	£4,465,442
60% LAR : 40% CIR	5%	£5,289,227	£4,658,582	£4,654,873	£4,648,076	£4,614,054	£4,384,688	£4,246,050
60% LAR : 40% CIR	10%	£5,057,066	£4,437,865	£4,434,169	£4,427,393	£4,393,426	£4,164,384	£4,025,924
60% LAR : 40% CIR	**12%**	**£4,964,011**	**£4,349,389**	**£4,345,697**	**£4,338,931**	**£4,304,983**	**£4,076,062**	**£3,937,671**
60% LAR : 40% CIR	15%	£4,824,225	£4,216,473	£4,212,788	£4,206,033	£4,172,114	£3,943,369	£3,805,075
60% LAR : 40% CIR	20%	£4,590,711	£3,994,411	£3,990,738	£3,984,001	£3,950,127	£3,721,651	£3,583,507
60% LAR : 40% CIR	25%	£4,356,530	£3,771,689	£3,768,025	£3,761,303	£3,727,470	£3,499,237	£3,361,227
60% LAR : 40% CIR	30%	£4,121,688	£3,548,311	£3,544,654	£3,537,948	£3,504,151	£3,276,134	£3,138,244
60% LAR : 40% CIR	35%	£3,886,193	£3,324,283	£3,320,633	£3,313,940	£3,280,174	£3,052,348	£2,914,563
60% LAR : 40% CIR	40%	£3,650,051	£3,099,612	£3,095,969	£3,089,286	£3,055,547	£2,827,885	£2,690,192
60% LAR : 40% CIR	45%	£3,413,268	£2,874,305	£2,870,666	£2,863,993	£2,830,277	£2,602,754	£2,465,137
60% LAR : 40% CIR	50%	£3,175,849	£2,648,368	£2,644,734	£2,638,067	£2,604,371	£2,376,959	£2,239,406

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,765,297	£6,123,213	£6,119,490	£6,112,670	£6,078,589	£5,848,872	£5,710,037
60% LAR : 40% CIR	5%	£6,533,823	£5,903,178	£5,899,468	£5,892,672	£5,858,649	£5,629,284	£5,490,645
60% LAR : 40% CIR	10%	£6,301,662	£5,682,461	£5,678,764	£5,671,989	£5,638,021	£5,408,979	£5,270,519
60% LAR : 40% CIR	**12%**	**£6,208,606**	**£5,593,984**	**£5,590,293**	**£5,583,526**	**£5,549,578**	**£5,320,658**	**£5,182,266**
60% LAR : 40% CIR	15%	£6,068,820	£5,461,068	£5,457,383	£5,450,628	£5,416,710	£5,187,965	£5,049,670
60% LAR : 40% CIR	20%	£5,835,307	£5,239,007	£5,235,333	£5,228,596	£5,194,723	£4,966,246	£4,828,102
60% LAR : 40% CIR	25%	£5,601,126	£5,016,285	£5,012,620	£5,005,899	£4,972,066	£4,743,833	£4,605,822
60% LAR : 40% CIR	30%	£5,366,284	£4,792,906	£4,789,249	£4,782,543	£4,748,746	£4,520,729	£4,382,840
60% LAR : 40% CIR	35%	£5,130,789	£4,568,878	£4,565,229	£4,558,535	£4,524,769	£4,296,943	£4,159,159
60% LAR : 40% CIR	40%	£4,894,647	£4,344,207	£4,340,564	£4,333,882	£4,300,142	£4,072,480	£3,934,787
60% LAR : 40% CIR	45%	£4,657,863	£4,118,900	£4,115,262	£4,108,588	£4,074,873	£3,847,349	£3,709,732
60% LAR : 40% CIR	50%	£4,420,445	£3,892,964	£3,889,329	£3,882,662	£3,848,966	£3,621,555	£3,484,001

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - NO AW		**Value Area**	**Zone A - Lower Cenral Zone**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,125,842	£7,482,689	£7,478,966	£7,472,146	£7,438,066	£7,208,348	£7,069,514
60% LAR : 40% CIR	5%	£7,868,827	£7,237,522	£7,233,812	£7,227,016	£7,192,993	£6,963,628	£6,824,988
60% LAR : 40% CIR	10%	£7,611,125	£6,991,672	£6,987,976	£6,981,201	£6,947,232	£6,718,191	£6,579,732
60% LAR : 40% CIR	**12%**	**£7,507,854**	**£6,893,143**	**£6,889,452**	**£6,882,685**	**£6,848,737**	**£6,619,817**	**£6,481,425**
60% LAR : 40% CIR	15%	£7,352,744	£6,745,148	£6,741,464	£6,734,708	£6,700,789	£6,472,044	£6,333,750
60% LAR : 40% CIR	20%	£7,093,690	£6,497,955	£6,494,281	£6,487,544	£6,453,670	£6,225,194	£6,087,050
60% LAR : 40% CIR	25%	£6,833,968	£6,250,100	£6,246,435	£6,239,715	£6,205,881	£5,977,649	£5,839,638
60% LAR : 40% CIR	30%	£6,573,586	£6,001,590	£5,997,934	£5,991,227	£5,957,429	£5,729,413	£5,591,523
60% LAR : 40% CIR	35%	£6,312,551	£5,752,430	£5,748,781	£5,742,086	£5,708,321	£5,480,495	£5,342,711
60% LAR : 40% CIR	40%	£6,050,867	£5,502,627	£5,498,984	£5,492,301	£5,458,563	£5,230,900	£5,093,207
60% LAR : 40% CIR	45%	£5,788,543	£5,252,188	£5,248,550	£5,241,876	£5,208,160	£4,980,636	£4,843,021
60% LAR : 40% CIR	50%	£5,525,585	£5,001,118	£4,997,485	£4,990,818	£4,957,122	£4,729,710	£4,592,157

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,993,671	£1,350,518	£1,346,795	£1,339,975	£1,305,895	£1,076,177	£937,343
60% LAR : 40% CIR	5%	£1,736,656	£1,105,351	£1,101,641	£1,094,845	£1,060,822	£831,457	£692,817
60% LAR : 40% CIR	10%	£1,478,955	£859,501	£855,805	£849,030	£815,061	£586,020	£447,561
60% LAR : 40% CIR	**12%**	**£1,375,683**	**£760,972**	**£757,281**	**£750,514**	**£716,566**	**£487,646**	**£349,254**
60% LAR : 40% CIR	15%	£1,220,573	£612,977	£609,293	£602,537	£568,618	£339,873	£201,579
60% LAR : 40% CIR	20%	£961,519	£365,784	£362,110	£355,373	£321,499	£93,023	-£45,121
60% LAR : 40% CIR	25%	£701,797	£117,929	£114,264	£107,544	£73,710	-£154,522	-£292,532
60% LAR : 40% CIR	30%	£441,415	-£130,581	-£134,237	-£140,944	-£174,741	-£402,758	-£540,648
60% LAR : 40% CIR	35%	£180,380	-£379,741	-£383,390	-£390,085	-£423,850	-£651,676	-£789,460
60% LAR : 40% CIR	40%	-£81,304	-£629,544	-£633,187	-£639,870	-£673,608	-£901,271	-£1,038,964
60% LAR : 40% CIR	45%	-£343,627	-£879,983	-£883,621	-£890,295	-£924,011	-£1,151,534	-£1,289,150
60% LAR : 40% CIR	50%	-£606,586	-£1,131,052	-£1,134,686	-£1,141,353	-£1,175,049	-£1,402,460	-£1,540,014

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,534,670	£3,891,517	£3,887,794	£3,880,974	£3,846,894	£3,617,176	£3,478,342
60% LAR : 40% CIR	5%	£4,277,655	£3,646,350	£3,642,641	£3,635,844	£3,601,821	£3,372,456	£3,233,816
60% LAR : 40% CIR	10%	£4,019,954	£3,400,500	£3,396,805	£3,390,029	£3,356,061	£3,127,020	£2,988,560
60% LAR : 40% CIR	**12%**	**£3,916,683**	**£3,301,971**	**£3,298,280**	**£3,291,513**	**£3,257,565**	**£3,028,645**	**£2,890,253**
60% LAR : 40% CIR	15%	£3,761,573	£3,153,976	£3,150,292	£3,143,536	£3,109,617	£2,880,873	£2,742,578
60% LAR : 40% CIR	20%	£3,502,518	£2,906,783	£2,903,109	£2,896,373	£2,862,498	£2,634,022	£2,495,878
60% LAR : 40% CIR	25%	£3,242,796	£2,658,928	£2,655,264	£2,648,543	£2,614,709	£2,386,477	£2,248,467
60% LAR : 40% CIR	30%	£2,982,414	£2,410,418	£2,406,762	£2,400,055	£2,366,258	£2,138,241	£2,000,351
60% LAR : 40% CIR	35%	£2,721,379	£2,161,258	£2,157,609	£2,150,915	£2,117,149	£1,889,323	£1,751,539
60% LAR : 40% CIR	40%	£2,459,695	£1,911,455	£1,907,813	£1,901,129	£1,867,391	£1,639,728	£1,502,036
60% LAR : 40% CIR	45%	£2,197,372	£1,661,016	£1,657,378	£1,650,705	£1,616,988	£1,389,465	£1,251,849
60% LAR : 40% CIR	50%	£1,934,414	£1,409,947	£1,406,313	£1,399,646	£1,365,950	£1,138,539	£1,000,985

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,587,543	£4,944,390	£4,940,667	£4,933,847	£4,899,767	£4,670,049	£4,531,215
60% LAR : 40% CIR	5%	£5,330,528	£4,699,223	£4,695,513	£4,688,717	£4,654,694	£4,425,329	£4,286,689
60% LAR : 40% CIR	10%	£5,072,827	£4,453,373	£4,449,678	£4,442,902	£4,408,933	£4,179,892	£4,041,433
60% LAR : 40% CIR	**12%**	**£4,969,555**	**£4,354,844**	**£4,351,153**	**£4,344,386**	**£4,310,438**	**£4,081,518**	**£3,943,126**
60% LAR : 40% CIR	15%	£4,814,445	£4,206,849	£4,203,165	£4,196,409	£4,162,490	£3,933,745	£3,795,451
60% LAR : 40% CIR	20%	£4,555,391	£3,959,656	£3,955,982	£3,949,245	£3,915,371	£3,686,895	£3,548,751
60% LAR : 40% CIR	25%	£4,295,669	£3,711,801	£3,708,136	£3,701,416	£3,667,582	£3,439,350	£3,301,340
60% LAR : 40% CIR	30%	£4,035,287	£3,463,291	£3,459,635	£3,452,928	£3,419,131	£3,191,114	£3,053,224
60% LAR : 40% CIR	35%	£3,774,252	£3,214,131	£3,210,482	£3,203,787	£3,170,022	£2,942,196	£2,804,412
60% LAR : 40% CIR	40%	£3,512,568	£2,964,328	£2,960,685	£2,954,002	£2,920,264	£2,692,601	£2,554,908
60% LAR : 40% CIR	45%	£3,250,245	£2,713,889	£2,710,251	£2,703,577	£2,669,861	£2,442,338	£2,304,722
60% LAR : 40% CIR	50%	£2,987,286	£2,462,820	£2,459,186	£2,452,519	£2,418,823	£2,191,412	£2,053,858

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,832,138	£6,188,986	£6,185,262	£6,178,443	£6,144,362	£5,914,644	£5,775,810
60% LAR : 40% CIR	5%	£6,575,124	£5,943,818	£5,940,109	£5,933,312	£5,899,290	£5,669,924	£5,531,284
60% LAR : 40% CIR	10%	£6,317,422	£5,697,968	£5,694,273	£5,687,498	£5,653,529	£5,424,488	£5,286,028
60% LAR : 40% CIR	**12%**	**£6,214,151**	**£5,599,440**	**£5,595,748**	**£5,588,982**	**£5,555,034**	**£5,326,113**	**£5,187,722**
60% LAR : 40% CIR	15%	£6,059,041	£5,451,444	£5,447,760	£5,441,004	£5,407,086	£5,178,341	£5,040,046
60% LAR : 40% CIR	20%	£5,799,986	£5,204,251	£5,200,577	£5,193,841	£5,159,966	£4,931,491	£4,793,347
60% LAR : 40% CIR	25%	£5,540,264	£4,956,396	£4,952,732	£4,946,011	£4,912,177	£4,683,945	£4,545,935
60% LAR : 40% CIR	30%	£5,279,883	£4,707,886	£4,704,230	£4,697,523	£4,663,726	£4,435,709	£4,297,820
60% LAR : 40% CIR	35%	£5,018,847	£4,458,726	£4,455,077	£4,448,383	£4,414,617	£4,186,791	£4,049,007
60% LAR : 40% CIR	40%	£4,757,163	£4,208,924	£4,205,281	£4,198,597	£4,164,859	£3,937,196	£3,799,504
60% LAR : 40% CIR	45%	£4,494,840	£3,958,484	£3,954,847	£3,948,173	£3,914,456	£3,686,933	£3,549,317
60% LAR : 40% CIR	50%	£4,231,882	£3,707,415	£3,703,781	£3,697,115	£3,663,418	£3,436,007	£3,298,453

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - NO AW	

Value Area	Zone A - Medium Central Zone

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,317,729	£8,655,517	£8,651,794	£8,644,974	£8,610,893	£8,381,176	£8,242,341
60% LAR : 40% CIR	5%	£9,001,119	£8,351,708	£8,347,999	£8,341,202	£8,307,180	£8,077,815	£7,939,175
60% LAR : 40% CIR	10%	£8,683,823	£8,047,217	£8,043,522	£8,036,746	£8,002,778	£7,773,737	£7,635,277
60% LAR : 40% CIR	**12%**	**£8,556,714**	**£7,925,231**	**£7,921,541**	**£7,914,773**	**£7,880,825**	**£7,651,905**	**£7,513,514**
60% LAR : 40% CIR	15%	£8,365,847	£7,742,051	£7,738,367	£7,731,612	£7,697,693	£7,468,948	£7,330,653
60% LAR : 40% CIR	20%	£8,047,198	£7,436,217	£7,432,543	£7,425,807	£7,391,932	£7,163,456	£7,025,312
60% LAR : 40% CIR	25%	£7,727,883	£7,129,721	£7,126,057	£7,119,335	£7,085,502	£6,857,269	£6,719,260
60% LAR : 40% CIR	30%	£7,407,907	£6,822,569	£6,818,913	£6,812,206	£6,778,409	£6,550,392	£6,412,503
60% LAR : 40% CIR	35%	£7,087,277	£6,514,768	£6,511,119	£6,504,425	£6,470,659	£6,242,832	£6,105,048
60% LAR : 40% CIR	40%	£6,765,999	£6,206,324	£6,202,681	£6,195,997	£6,162,259	£5,934,597	£5,796,904
60% LAR : 40% CIR	45%	£6,444,081	£5,897,243	£5,893,605	£5,886,931	£5,853,216	£5,625,692	£5,488,075
60% LAR : 40% CIR	50%	£6,121,528	£5,587,533	£5,583,898	£5,577,232	£5,543,535	£5,316,124	£5,178,570

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,185,558	£2,523,346	£2,519,623	£2,512,803	£2,478,722	£2,249,005	£2,110,170
60% LAR : 40% CIR	5%	£2,868,948	£2,219,537	£2,215,829	£2,209,031	£2,175,009	£1,945,644	£1,807,004
60% LAR : 40% CIR	10%	£2,551,652	£1,915,046	£1,911,351	£1,904,576	£1,870,607	£1,641,566	£1,503,106
60% LAR : 40% CIR	**12%**	**£2,424,543**	**£1,793,060**	**£1,789,370**	**£1,782,603**	**£1,748,655**	**£1,519,734**	**£1,381,343**
60% LAR : 40% CIR	15%	£2,233,676	£1,609,880	£1,606,196	£1,599,441	£1,565,523	£1,336,777	£1,198,482
60% LAR : 40% CIR	20%	£1,915,027	£1,304,046	£1,300,372	£1,293,636	£1,259,761	£1,031,286	£893,141
60% LAR : 40% CIR	25%	£1,595,712	£997,550	£993,886	£987,164	£953,331	£725,098	£587,089
60% LAR : 40% CIR	30%	£1,275,736	£690,398	£686,742	£680,035	£646,238	£418,221	£280,332
60% LAR : 40% CIR	35%	£955,106	£382,597	£378,948	£372,254	£338,488	£110,661	-£27,123
60% LAR : 40% CIR	40%	£633,828	£74,153	£70,510	£63,826	£30,088	-£197,574	-£335,267
60% LAR : 40% CIR	45%	£311,910	-£234,928	-£238,566	-£245,240	-£278,955	-£506,479	-£644,096
60% LAR : 40% CIR	50%	-£10,643	-£544,638	-£548,273	-£554,939	-£588,635	-£816,047	-£953,600

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,726,557	£5,064,346	£5,060,622	£5,053,803	£5,019,721	£4,790,004	£4,651,169
60% LAR : 40% CIR	5%	£5,409,947	£4,760,536	£4,756,828	£4,750,030	£4,716,009	£4,486,643	£4,348,003
60% LAR : 40% CIR	10%	£5,092,651	£4,456,045	£4,452,350	£4,445,575	£4,411,606	£4,182,565	£4,044,105
60% LAR : 40% CIR	**12%**	**£4,965,542**	**£4,334,060**	**£4,330,369**	**£4,323,602**	**£4,289,654**	**£4,060,733**	**£3,922,343**
60% LAR : 40% CIR	15%	£4,774,676	£4,150,880	£4,147,196	£4,140,441	£4,106,522	£3,877,776	£3,739,481
60% LAR : 40% CIR	20%	£4,456,027	£3,845,045	£3,841,372	£3,834,635	£3,800,760	£3,572,285	£3,434,141
60% LAR : 40% CIR	25%	£4,136,711	£3,538,550	£3,534,885	£3,528,164	£3,494,330	£3,266,097	£3,128,088
60% LAR : 40% CIR	30%	£3,816,735	£3,231,397	£3,227,742	£3,221,035	£3,187,237	£2,959,220	£2,821,331
60% LAR : 40% CIR	35%	£3,496,105	£2,923,597	£2,919,947	£2,913,253	£2,879,488	£2,651,660	£2,513,876
60% LAR : 40% CIR	40%	£3,174,827	£2,615,152	£2,611,509	£2,604,826	£2,571,087	£2,343,425	£2,205,732
60% LAR : 40% CIR	45%	£2,852,909	£2,306,072	£2,302,433	£2,295,759	£2,262,044	£2,034,520	£1,896,903
60% LAR : 40% CIR	50%	£2,530,357	£1,996,361	£1,992,727	£1,986,060	£1,952,364	£1,724,952	£1,587,399

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,779,430	£6,117,218	£6,113,495	£6,106,675	£6,072,594	£5,842,877	£5,704,042
60% LAR : 40% CIR	5%	£6,462,820	£5,813,409	£5,809,701	£5,802,903	£5,768,881	£5,539,516	£5,400,876
60% LAR : 40% CIR	10%	£6,145,524	£5,508,918	£5,505,223	£5,498,448	£5,464,479	£5,235,438	£5,096,978
60% LAR : 40% CIR	**12%**	**£6,018,415**	**£5,386,932**	**£5,383,242**	**£5,376,475**	**£5,342,527**	**£5,113,606**	**£4,975,215**
60% LAR : 40% CIR	15%	£5,827,548	£5,203,752	£5,200,068	£5,193,313	£5,159,395	£4,930,649	£4,792,354
60% LAR : 40% CIR	20%	£5,508,899	£4,897,918	£4,894,244	£4,887,508	£4,853,633	£4,625,158	£4,487,013
60% LAR : 40% CIR	25%	£5,189,584	£4,591,422	£4,587,758	£4,581,036	£4,547,203	£4,318,970	£4,180,961
60% LAR : 40% CIR	30%	£4,869,608	£4,284,270	£4,280,614	£4,273,907	£4,240,110	£4,012,093	£3,874,204
60% LAR : 40% CIR	35%	£4,548,978	£3,976,469	£3,972,820	£3,966,126	£3,932,360	£3,704,533	£3,566,749
60% LAR : 40% CIR	40%	£4,227,700	£3,668,025	£3,664,382	£3,657,698	£3,623,960	£3,396,298	£3,258,605
60% LAR : 40% CIR	45%	£3,905,782	£3,358,944	£3,355,306	£3,348,632	£3,314,917	£3,087,393	£2,949,776
60% LAR : 40% CIR	50%	£3,583,229	£3,049,234	£3,045,599	£3,038,933	£3,005,237	£2,777,825	£2,640,272

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,024,025	£7,361,814	£7,358,090	£7,351,271	£7,317,189	£7,087,473	£6,948,638
60% LAR : 40% CIR	5%	£7,707,415	£7,058,004	£7,054,296	£7,047,499	£7,013,477	£6,784,111	£6,645,472
60% LAR : 40% CIR	10%	£7,390,119	£6,753,514	£6,749,818	£6,743,043	£6,709,074	£6,480,033	£6,341,573
60% LAR : 40% CIR	**12%**	**£7,263,010**	**£6,631,528**	**£6,627,837**	**£6,621,070**	**£6,587,122**	**£6,358,202**	**£6,219,811**
60% LAR : 40% CIR	15%	£7,072,144	£6,448,348	£6,444,664	£6,437,909	£6,403,990	£6,175,244	£6,036,949
60% LAR : 40% CIR	20%	£6,753,495	£6,142,513	£6,138,840	£6,132,103	£6,098,229	£5,869,753	£5,731,609
60% LAR : 40% CIR	25%	£6,434,179	£5,836,018	£5,832,353	£5,825,632	£5,791,799	£5,563,566	£5,425,556
60% LAR : 40% CIR	30%	£6,114,203	£5,528,866	£5,525,210	£5,518,503	£5,484,705	£5,256,688	£5,118,799
60% LAR : 40% CIR	35%	£5,793,574	£5,221,065	£5,217,415	£5,210,721	£5,176,956	£4,949,129	£4,811,345
60% LAR : 40% CIR	40%	£5,472,295	£4,912,620	£4,908,977	£4,902,294	£4,868,556	£4,640,894	£4,503,200
60% LAR : 40% CIR	45%	£5,150,377	£4,603,540	£4,599,901	£4,593,227	£4,559,512	£4,331,988	£4,194,372
60% LAR : 40% CIR	50%	£4,827,825	£4,293,830	£4,290,195	£4,283,528	£4,249,832	£4,022,421	£3,884,867

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - NO AW		Value Area	Zone A - Higher Central Zone

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,998,806	£9,325,705	£9,321,981	£9,315,162	£9,281,081	£9,051,363	£8,912,529
60% LAR : 40% CIR	5%	£9,648,143	£8,988,386	£8,984,677	£8,977,881	£8,943,858	£8,714,493	£8,575,853
60% LAR : 40% CIR	10%	£9,296,793	£8,650,386	£8,646,690	£8,639,915	£8,605,946	£8,376,905	£8,238,446
60% LAR : 40% CIR	**12%**	**£9,156,063**	**£8,514,996**	**£8,511,305**	**£8,504,538**	**£8,470,590**	**£8,241,670**	**£8,103,279**
60% LAR : 40% CIR	15%	£8,944,764	£8,311,711	£8,308,027	£8,301,272	£8,267,353	£8,038,607	£7,900,312
60% LAR : 40% CIR	20%	£8,592,061	£7,972,367	£7,968,694	£7,961,957	£7,928,082	£7,699,607	£7,561,462
60% LAR : 40% CIR	25%	£8,238,692	£7,632,361	£7,628,698	£7,621,976	£7,588,143	£7,359,910	£7,221,900
60% LAR : 40% CIR	30%	£7,884,661	£7,291,701	£7,288,044	£7,281,338	£7,247,541	£7,019,524	£6,881,634
60% LAR : 40% CIR	35%	£7,529,978	£6,950,390	£6,946,740	£6,940,047	£6,906,281	£6,678,455	£6,540,670
60% LAR : 40% CIR	40%	£7,174,646	£6,608,436	£6,604,793	£6,598,110	£6,564,371	£6,336,709	£6,199,016
60% LAR : 40% CIR	45%	£6,818,674	£6,265,846	£6,262,208	£6,255,535	£6,221,819	£5,994,295	£5,856,679
60% LAR : 40% CIR	50%	£6,462,068	£5,922,627	£5,918,992	£5,912,326	£5,878,629	£5,651,218	£5,513,664

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,866,635	£3,193,534	£3,189,810	£3,182,991	£3,148,910	£2,919,192	£2,780,358
60% LAR : 40% CIR	5%	£3,515,972	£2,856,215	£2,852,507	£2,845,710	£2,811,687	£2,582,322	£2,443,682
60% LAR : 40% CIR	10%	£3,164,622	£2,518,215	£2,514,519	£2,507,744	£2,473,775	£2,244,734	£2,106,275
60% LAR : 40% CIR	**12%**	**£3,023,892**	**£2,382,825**	**£2,379,134**	**£2,372,368**	**£2,338,420**	**£2,109,499**	**£1,971,108**
60% LAR : 40% CIR	15%	£2,812,593	£2,179,540	£2,175,856	£2,169,101	£2,135,182	£1,906,436	£1,768,141
60% LAR : 40% CIR	20%	£2,459,890	£1,840,196	£1,836,523	£1,829,786	£1,795,911	£1,567,436	£1,429,291
60% LAR : 40% CIR	25%	£2,106,521	£1,500,190	£1,496,527	£1,489,805	£1,455,972	£1,227,739	£1,089,729
60% LAR : 40% CIR	30%	£1,752,490	£1,159,530	£1,155,873	£1,149,167	£1,115,370	£887,353	£749,463
60% LAR : 40% CIR	35%	£1,397,807	£818,219	£814,569	£807,876	£774,110	£546,284	£408,500
60% LAR : 40% CIR	40%	£1,042,475	£476,265	£472,622	£465,939	£432,200	£204,538	£66,845
60% LAR : 40% CIR	45%	£686,503	£133,675	£130,038	£123,364	£89,648	-£137,876	-£275,492
60% LAR : 40% CIR	50%	£329,897	-£209,544	-£213,179	-£219,845	-£253,542	-£480,953	-£618,507

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,407,634	£5,734,533	£5,730,809	£5,723,990	£5,689,909	£5,460,192	£5,321,358
60% LAR : 40% CIR	5%	£6,056,971	£5,397,214	£5,393,506	£5,386,709	£5,352,687	£5,123,321	£4,984,681
60% LAR : 40% CIR	10%	£5,705,621	£5,059,214	£5,055,519	£5,048,743	£5,014,775	£4,785,734	£4,647,274
60% LAR : 40% CIR	**12%**	**£5,564,891**	**£4,923,825**	**£4,920,133**	**£4,913,367**	**£4,879,419**	**£4,650,499**	**£4,512,108**
60% LAR : 40% CIR	15%	£5,353,592	£4,720,539	£4,716,855	£4,710,100	£4,676,181	£4,447,435	£4,309,141
60% LAR : 40% CIR	20%	£5,000,889	£4,381,195	£4,377,522	£4,370,785	£4,336,911	£4,108,435	£3,970,290
60% LAR : 40% CIR	25%	£4,647,520	£4,041,190	£4,037,526	£4,030,805	£3,996,971	£3,768,738	£3,630,728
60% LAR : 40% CIR	30%	£4,293,489	£3,700,529	£3,696,872	£3,690,166	£3,656,369	£3,428,352	£3,290,463
60% LAR : 40% CIR	35%	£3,938,806	£3,359,218	£3,355,569	£3,348,875	£3,315,109	£3,087,283	£2,949,499
60% LAR : 40% CIR	40%	£3,583,474	£3,017,264	£3,013,621	£3,006,939	£2,973,200	£2,745,538	£2,607,844
60% LAR : 40% CIR	45%	£3,227,502	£2,674,675	£2,671,037	£2,664,363	£2,630,648	£2,403,123	£2,265,507
60% LAR : 40% CIR	50%	£2,870,896	£2,331,455	£2,327,820	£2,321,155	£2,287,457	£2,060,046	£1,922,492

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,460,507	£6,787,406	£6,783,682	£6,776,863	£6,742,782	£6,513,064	£6,374,230
60% LAR : 40% CIR	5%	£7,109,844	£6,450,087	£6,446,379	£6,439,582	£6,405,559	£6,176,194	£6,037,554
60% LAR : 40% CIR	10%	£6,758,494	£6,112,087	£6,108,391	£6,101,616	£6,067,647	£5,838,606	£5,700,147
60% LAR : 40% CIR	**12%**	**£6,617,764**	**£5,976,697**	**£5,973,006**	**£5,966,240**	**£5,932,292**	**£5,703,371**	**£5,564,980**
60% LAR : 40% CIR	15%	£6,406,465	£5,773,412	£5,769,728	£5,762,973	£5,729,054	£5,500,308	£5,362,013
60% LAR : 40% CIR	20%	£6,053,762	£5,434,068	£5,430,395	£5,423,658	£5,389,783	£5,161,308	£5,023,163
60% LAR : 40% CIR	25%	£5,700,393	£5,094,062	£5,090,399	£5,083,677	£5,049,844	£4,821,611	£4,683,601
60% LAR : 40% CIR	30%	£5,346,362	£4,753,402	£4,749,745	£4,743,039	£4,709,242	£4,481,225	£4,343,335
60% LAR : 40% CIR	35%	£4,991,679	£4,412,091	£4,408,442	£4,401,748	£4,367,982	£4,140,156	£4,002,372
60% LAR : 40% CIR	40%	£4,636,347	£4,070,137	£4,066,494	£4,059,811	£4,026,072	£3,798,410	£3,660,717
60% LAR : 40% CIR	45%	£4,280,375	£3,727,547	£3,723,910	£3,717,236	£3,683,521	£3,455,996	£3,318,380
60% LAR : 40% CIR	50%	£3,923,769	£3,384,328	£3,380,693	£3,374,027	£3,340,330	£3,112,919	£2,975,365

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,705,103	£8,032,001	£8,028,278	£8,021,458	£7,987,378	£7,757,660	£7,618,826
60% LAR : 40% CIR	5%	£8,354,439	£7,694,682	£7,690,974	£7,684,178	£7,650,155	£7,420,789	£7,282,150
60% LAR : 40% CIR	10%	£8,003,090	£7,356,682	£7,352,987	£7,346,212	£7,312,243	£7,083,202	£6,944,742
60% LAR : 40% CIR	**12%**	**£7,862,359**	**£7,221,293**	**£7,217,601**	**£7,210,835**	**£7,176,887**	**£6,947,967**	**£6,809,576**
60% LAR : 40% CIR	15%	£7,651,061	£7,018,007	£7,014,323	£7,007,568	£6,973,649	£6,744,904	£6,606,609
60% LAR : 40% CIR	20%	£7,298,357	£6,678,664	£6,674,990	£6,668,253	£6,634,379	£6,405,903	£6,267,758
60% LAR : 40% CIR	25%	£6,944,988	£6,338,658	£6,334,994	£6,328,273	£6,294,440	£6,066,207	£5,928,196
60% LAR : 40% CIR	30%	£6,590,957	£5,997,997	£5,994,340	£5,987,635	£5,953,837	£5,725,820	£5,587,931
60% LAR : 40% CIR	35%	£6,236,274	£5,656,686	£5,653,037	£5,646,344	£5,612,577	£5,384,751	£5,246,967
60% LAR : 40% CIR	40%	£5,880,943	£5,314,732	£5,311,089	£5,304,407	£5,270,668	£5,043,006	£4,905,312
60% LAR : 40% CIR	45%	£5,524,970	£4,972,143	£4,968,505	£4,961,831	£4,928,116	£4,700,591	£4,562,976
60% LAR : 40% CIR	50%	£5,168,364	£4,628,923	£4,625,288	£4,618,623	£4,584,926	£4,357,514	£4,219,961

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR in Perp	
Value Area	Zone A - Zone 1 and Eastern Central Zone

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,953,387	£5,345,716	£5,341,994	£5,335,181	£5,301,286	£5,072,934	£4,934,968
60% LAR : 40% CIR	5%	£5,747,453	£5,150,813	£5,147,104	£5,140,315	£5,106,478	£4,878,478	£4,740,707
60% LAR : 40% CIR	10%	£5,540,832	£4,955,228	£4,951,531	£4,944,764	£4,910,982	£4,683,305	£4,545,714
60% LAR : 40% CIR	**12%**	**£5,457,993**	**£4,876,804**	**£4,873,113**	**£4,866,354**	**£4,832,591**	**£4,605,037**	**£4,467,514**
60% LAR : 40% CIR	15%	£5,333,531	£4,758,967	£4,755,283	£4,748,535	£4,714,803	£4,487,423	£4,349,996
60% LAR : 40% CIR	20%	£5,125,558	£4,562,038	£4,558,365	£4,551,635	£4,517,947	£4,290,837	£4,153,561
60% LAR : 40% CIR	25%	£4,916,917	£4,364,448	£4,360,783	£4,354,070	£4,320,422	£4,093,555	£3,956,414
60% LAR : 40% CIR	30%	£4,707,616	£4,166,201	£4,162,545	£4,155,846	£4,122,235	£3,895,583	£3,758,562
60% LAR : 40% CIR	35%	£4,497,661	£3,967,306	£3,963,656	£3,956,970	£3,923,390	£3,696,929	£3,560,014
60% LAR : 40% CIR	40%	£4,287,059	£3,767,767	£3,764,123	£3,757,448	£3,723,895	£3,497,598	£3,360,774
60% LAR : 40% CIR	45%	£4,075,816	£3,567,592	£3,563,954	£3,557,287	£3,523,758	£3,297,599	£3,160,851
60% LAR : 40% CIR	50%	£3,863,939	£3,366,787	£3,363,153	£3,356,494	£3,322,984	£3,096,937	£2,960,252

0

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

0

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£178,784	-£786,455	-£790,177	-£796,990	-£830,885	-£1,059,237	-£1,197,203
60% LAR : 40% CIR	5%	-£384,718	-£981,358	-£985,067	-£991,856	-£1,025,693	-£1,253,693	-£1,391,464
60% LAR : 40% CIR	10%	-£591,339	-£1,176,943	-£1,180,640	-£1,187,407	-£1,221,189	-£1,448,866	-£1,586,457
60% LAR : 40% CIR	**12%**	**-£674,178**	**-£1,255,367**	**-£1,259,058**	**-£1,265,817**	**-£1,299,580**	**-£1,527,134**	**-£1,664,657**
60% LAR : 40% CIR	15%	-£798,640	-£1,373,204	-£1,376,888	-£1,383,636	-£1,417,368	-£1,644,748	-£1,782,175
60% LAR : 40% CIR	20%	-£1,006,613	-£1,570,133	-£1,573,806	-£1,580,536	-£1,614,224	-£1,841,334	-£1,978,610
60% LAR : 40% CIR	25%	-£1,215,254	-£1,767,723	-£1,771,388	-£1,778,101	-£1,811,748	-£2,038,616	-£2,175,757
60% LAR : 40% CIR	30%	-£1,424,554	-£1,965,970	-£1,969,626	-£1,976,325	-£2,009,936	-£2,236,588	-£2,373,609
60% LAR : 40% CIR	35%	-£1,634,510	-£2,164,865	-£2,168,515	-£2,175,201	-£2,208,781	-£2,435,242	-£2,572,157
60% LAR : 40% CIR	40%	-£1,845,112	-£2,364,404	-£2,368,047	-£2,374,723	-£2,408,275	-£2,634,573	-£2,771,397
60% LAR : 40% CIR	45%	-£2,056,355	-£2,564,579	-£2,568,217	-£2,574,884	-£2,608,413	-£2,834,572	-£2,971,319
60% LAR : 40% CIR	50%	-£2,268,232	-£2,765,383	-£2,769,018	-£2,775,677	-£2,809,187	-£3,035,234	-£3,171,919

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,362,216	£1,754,544	£1,750,822	£1,744,010	£1,710,115	£1,481,763	£1,343,796
60% LAR : 40% CIR	5%	£2,156,281	£1,559,641	£1,555,932	£1,549,144	£1,515,307	£1,287,307	£1,149,535
60% LAR : 40% CIR	10%	£1,949,660	£1,364,056	£1,360,360	£1,353,592	£1,319,810	£1,092,134	£954,542
60% LAR : 40% CIR	**12%**	**£1,866,821**	**£1,285,633**	**£1,281,941**	**£1,275,182**	**£1,241,420**	**£1,013,865**	**£876,342**
60% LAR : 40% CIR	15%	£1,742,360	£1,167,795	£1,164,112	£1,157,363	£1,123,631	£896,251	£758,824
60% LAR : 40% CIR	20%	£1,534,386	£970,867	£967,193	£960,463	£926,775	£699,665	£562,389
60% LAR : 40% CIR	25%	£1,325,746	£773,276	£769,612	£762,898	£729,251	£502,383	£365,242
60% LAR : 40% CIR	30%	£1,116,445	£575,029	£571,374	£564,675	£531,063	£304,411	£167,390
60% LAR : 40% CIR	35%	£906,489	£376,134	£372,485	£365,798	£332,219	£105,757	-£31,158
60% LAR : 40% CIR	40%	£695,887	£176,596	£172,952	£166,276	£132,724	-£93,574	-£230,398
60% LAR : 40% CIR	45%	£484,645	-£23,579	-£27,218	-£33,885	-£67,413	-£293,572	-£430,320
60% LAR : 40% CIR	50%	£272,767	-£224,384	-£228,019	-£234,678	-£268,188	-£494,235	-£630,920

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,415,088	£2,807,417	£2,803,695	£2,796,882	£2,762,987	£2,534,635	£2,396,669
60% LAR : 40% CIR	5%	£3,209,154	£2,612,514	£2,608,805	£2,602,016	£2,568,179	£2,340,179	£2,202,408
60% LAR : 40% CIR	10%	£3,002,533	£2,416,929	£2,413,232	£2,406,465	£2,372,683	£2,145,006	£2,007,415
60% LAR : 40% CIR	**12%**	**£2,919,694**	**£2,338,506**	**£2,334,814**	**£2,328,055**	**£2,294,292**	**£2,066,738**	**£1,929,215**
60% LAR : 40% CIR	15%	£2,795,233	£2,220,668	£2,216,984	£2,210,236	£2,176,504	£1,949,124	£1,811,697
60% LAR : 40% CIR	20%	£2,587,259	£2,023,739	£2,020,066	£2,013,336	£1,979,648	£1,752,538	£1,615,262
60% LAR : 40% CIR	25%	£2,378,618	£1,826,149	£1,822,484	£1,815,771	£1,782,124	£1,555,256	£1,418,115
60% LAR : 40% CIR	30%	£2,169,318	£1,627,902	£1,624,246	£1,617,547	£1,583,936	£1,357,284	£1,220,263
60% LAR : 40% CIR	35%	£1,959,362	£1,429,007	£1,425,357	£1,418,671	£1,385,091	£1,158,630	£1,021,715
60% LAR : 40% CIR	40%	£1,748,760	£1,229,469	£1,225,825	£1,219,149	£1,185,597	£959,299	£822,475
60% LAR : 40% CIR	45%	£1,537,517	£1,029,293	£1,025,655	£1,018,988	£985,459	£759,300	£622,553
60% LAR : 40% CIR	50%	£1,325,640	£828,489	£824,854	£818,195	£784,685	£558,638	£421,953

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,659,684	£4,052,013	£4,048,290	£4,041,478	£4,007,583	£3,779,231	£3,641,265
60% LAR : 40% CIR	5%	£4,453,749	£3,857,110	£3,853,400	£3,846,612	£3,812,775	£3,584,775	£3,447,003
60% LAR : 40% CIR	10%	£4,247,128	£3,661,524	£3,657,828	£3,651,060	£3,617,278	£3,389,602	£3,252,010
60% LAR : 40% CIR	**12%**	**£4,164,289**	**£3,583,101**	**£3,579,410**	**£3,572,650**	**£3,538,888**	**£3,311,333**	**£3,173,810**
60% LAR : 40% CIR	15%	£4,039,828	£3,465,264	£3,461,580	£3,454,832	£3,421,100	£3,193,719	£3,056,293
60% LAR : 40% CIR	20%	£3,831,854	£3,268,335	£3,264,661	£3,257,931	£3,224,244	£2,997,133	£2,859,857
60% LAR : 40% CIR	25%	£3,623,214	£3,070,744	£3,067,080	£3,060,366	£3,026,719	£2,799,852	£2,662,710
60% LAR : 40% CIR	30%	£3,413,913	£2,872,498	£2,868,842	£2,862,143	£2,828,531	£2,601,880	£2,464,858
60% LAR : 40% CIR	35%	£3,203,958	£2,673,602	£2,669,953	£2,663,267	£2,629,687	£2,403,225	£2,266,310
60% LAR : 40% CIR	40%	£2,993,355	£2,474,064	£2,470,420	£2,463,744	£2,430,192	£2,203,895	£2,067,070
60% LAR : 40% CIR	45%	£2,782,113	£2,273,889	£2,270,250	£2,263,583	£2,230,055	£2,003,896	£1,867,148
60% LAR : 40% CIR	50%	£2,570,235	£2,073,084	£2,069,449	£2,062,791	£2,029,280	£1,803,233	£1,666,549

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR in Perp

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

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,049,846	£6,424,642	£6,420,920	£6,414,107	£6,380,212	£6,151,860	£6,013,894
60% LAR : 40% CIR	5%	£6,843,912	£6,229,739	£6,226,030	£6,219,241	£6,185,404	£5,957,404	£5,819,634
60% LAR : 40% CIR	10%	£6,637,291	£6,034,154	£6,030,458	£6,023,690	£5,989,908	£5,762,231	£5,624,641
60% LAR : 40% CIR	**12%**	**£6,554,452**	**£5,955,730**	**£5,952,039**	**£5,945,280**	**£5,911,518**	**£5,683,963**	**£5,546,440**
60% LAR : 40% CIR	15%	£6,429,990	£5,837,893	£5,834,209	£5,827,461	£5,793,729	£5,566,349	£5,428,922
60% LAR : 40% CIR	20%	£6,222,016	£5,640,964	£5,637,291	£5,630,562	£5,596,873	£5,369,763	£5,232,487
60% LAR : 40% CIR	25%	£6,013,376	£5,443,374	£5,439,709	£5,432,996	£5,399,349	£5,172,481	£5,035,340
60% LAR : 40% CIR	30%	£5,804,075	£5,245,127	£5,241,471	£5,234,772	£5,201,161	£4,974,509	£4,837,488
60% LAR : 40% CIR	35%	£5,594,120	£5,046,232	£5,042,582	£5,035,896	£5,002,316	£4,775,855	£4,638,940
60% LAR : 40% CIR	40%	£5,383,518	£4,846,693	£4,843,050	£4,836,374	£4,802,823	£4,576,524	£4,439,700
60% LAR : 40% CIR	45%	£5,172,275	£4,646,518	£4,642,880	£4,636,213	£4,602,684	£4,376,525	£4,239,777
60% LAR : 40% CIR	50%	£4,960,398	£4,445,714	£4,442,079	£4,435,420	£4,401,910	£4,175,863	£4,039,178

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£917,675	£292,471	£288,749	£281,936	£248,042	£19,689	-£118,277
60% LAR : 40% CIR	5%	£711,741	£97,568	£93,859	£87,070	£53,233	-£174,767	-£312,537
60% LAR : 40% CIR	10%	£505,120	-£98,017	-£101,713	-£108,481	-£142,263	-£369,939	-£507,530
60% LAR : 40% CIR	**12%**	**£422,281**	**-£176,440**	**-£180,132**	**-£186,891**	**-£220,653**	**-£448,208**	**-£585,731**
60% LAR : 40% CIR	15%	£297,819	-£294,278	-£297,962	-£304,710	-£338,442	-£565,822	-£703,249
60% LAR : 40% CIR	20%	£89,845	-£491,207	-£494,880	-£501,609	-£535,298	-£762,408	-£899,684
60% LAR : 40% CIR	25%	-£118,795	-£688,797	-£692,462	-£699,175	-£732,822	-£959,690	-£1,096,831
60% LAR : 40% CIR	30%	-£328,096	-£887,044	-£890,700	-£897,399	-£931,010	-£1,157,662	-£1,294,683
60% LAR : 40% CIR	35%	-£538,051	-£1,085,939	-£1,089,589	-£1,096,275	-£1,129,855	-£1,356,316	-£1,493,231
60% LAR : 40% CIR	40%	-£748,653	-£1,285,477	-£1,289,121	-£1,295,797	-£1,329,348	-£1,555,647	-£1,692,471
60% LAR : 40% CIR	45%	-£959,896	-£1,485,652	-£1,489,291	-£1,495,958	-£1,529,487	-£1,755,646	-£1,892,393
60% LAR : 40% CIR	50%	-£1,171,773	-£1,686,457	-£1,690,092	-£1,696,751	-£1,730,261	-£1,956,308	-£2,092,993

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,458,674	£2,833,471	£2,829,748	£2,822,936	£2,789,041	£2,560,689	£2,422,723
60% LAR : 40% CIR	5%	£3,252,740	£2,638,567	£2,634,858	£2,628,070	£2,594,233	£2,366,233	£2,228,462
60% LAR : 40% CIR	10%	£3,046,119	£2,442,982	£2,439,287	£2,432,518	£2,398,736	£2,171,060	£2,033,469
60% LAR : 40% CIR	**12%**	**£2,963,280**	**£2,364,559**	**£2,360,867**	**£2,354,108**	**£2,320,347**	**£2,092,791**	**£1,955,268**
60% LAR : 40% CIR	15%	£2,838,819	£2,246,722	£2,243,038	£2,236,290	£2,202,557	£1,975,177	£1,837,750
60% LAR : 40% CIR	20%	£2,630,845	£2,049,793	£2,046,119	£2,039,390	£2,005,701	£1,778,591	£1,641,315
60% LAR : 40% CIR	25%	£2,422,204	£1,852,202	£1,848,538	£1,841,824	£1,808,177	£1,581,309	£1,444,168
60% LAR : 40% CIR	30%	£2,212,904	£1,653,955	£1,650,300	£1,643,601	£1,609,989	£1,383,338	£1,246,316
60% LAR : 40% CIR	35%	£2,002,948	£1,455,060	£1,451,411	£1,444,724	£1,411,145	£1,184,683	£1,047,768
60% LAR : 40% CIR	40%	£1,792,346	£1,255,522	£1,251,878	£1,245,202	£1,211,651	£985,352	£848,528
60% LAR : 40% CIR	45%	£1,581,103	£1,055,347	£1,051,708	£1,045,041	£1,011,513	£785,354	£648,606
60% LAR : 40% CIR	50%	£1,369,226	£854,542	£850,907	£844,248	£810,738	£584,691	£448,006

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,511,547	£3,886,343	£3,882,621	£3,875,808	£3,841,914	£3,613,561	£3,475,595
60% LAR : 40% CIR	5%	£4,305,613	£3,691,440	£3,687,731	£3,680,942	£3,647,105	£3,419,105	£3,281,335
60% LAR : 40% CIR	10%	£4,098,992	£3,495,855	£3,492,159	£3,485,391	£3,451,609	£3,223,933	£3,086,342
60% LAR : 40% CIR	**12%**	**£4,016,153**	**£3,417,432**	**£3,413,740**	**£3,406,981**	**£3,373,219**	**£3,145,664**	**£3,008,141**
60% LAR : 40% CIR	15%	£3,891,691	£3,299,594	£3,295,910	£3,289,162	£3,255,430	£3,028,050	£2,890,623
60% LAR : 40% CIR	20%	£3,683,718	£3,102,665	£3,098,992	£3,092,263	£3,058,574	£2,831,464	£2,694,188
60% LAR : 40% CIR	25%	£3,475,077	£2,905,075	£2,901,410	£2,894,697	£2,861,050	£2,634,182	£2,497,041
60% LAR : 40% CIR	30%	£3,265,776	£2,706,828	£2,703,172	£2,696,474	£2,662,862	£2,436,210	£2,299,189
60% LAR : 40% CIR	35%	£3,055,821	£2,507,933	£2,504,284	£2,497,597	£2,464,017	£2,237,556	£2,100,641
60% LAR : 40% CIR	40%	£2,845,219	£2,308,395	£2,304,751	£2,298,075	£2,264,524	£2,038,225	£1,901,401
60% LAR : 40% CIR	45%	£2,633,976	£2,108,220	£2,104,581	£2,097,914	£2,064,385	£1,838,226	£1,701,479
60% LAR : 40% CIR	50%	£2,422,099	£1,907,415	£1,903,780	£1,897,121	£1,863,611	£1,637,564	£1,500,879

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,756,143	£5,130,939	£5,127,216	£5,120,404	£5,086,509	£4,858,157	£4,720,191
60% LAR : 40% CIR	5%	£5,550,208	£4,936,036	£4,932,326	£4,925,538	£4,891,701	£4,663,701	£4,525,930
60% LAR : 40% CIR	10%	£5,343,587	£4,740,450	£4,736,755	£4,729,987	£4,696,204	£4,468,528	£4,330,937
60% LAR : 40% CIR	**12%**	**£5,260,748**	**£4,662,027**	**£4,658,336**	**£4,651,576**	**£4,617,815**	**£4,390,259**	**£4,252,736**
60% LAR : 40% CIR	15%	£5,136,287	£4,544,190	£4,540,506	£4,533,758	£4,500,026	£4,272,645	£4,135,219
60% LAR : 40% CIR	20%	£4,928,313	£4,347,261	£4,343,587	£4,336,858	£4,303,170	£4,076,060	£3,938,783
60% LAR : 40% CIR	25%	£4,719,673	£4,149,670	£4,146,006	£4,139,292	£4,105,645	£3,878,778	£3,741,636
60% LAR : 40% CIR	30%	£4,510,372	£3,951,424	£3,947,768	£3,941,069	£3,907,457	£3,680,806	£3,543,784
60% LAR : 40% CIR	35%	£4,300,416	£3,752,528	£3,748,879	£3,742,193	£3,708,613	£3,482,151	£3,345,236
60% LAR : 40% CIR	40%	£4,089,814	£3,552,990	£3,549,346	£3,542,670	£3,509,119	£3,282,821	£3,145,996
60% LAR : 40% CIR	45%	£3,878,572	£3,352,815	£3,349,176	£3,342,509	£3,308,981	£3,082,822	£2,946,074
60% LAR : 40% CIR	50%	£3,666,694	£3,152,010	£3,148,375	£3,141,717	£3,108,206	£2,882,159	£2,745,475

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR in Perp		Value Area	Zone A - Kings Cross Higher

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,560,654	£6,927,283	£6,923,561	£6,916,748	£6,882,853	£6,654,500	£6,516,535
60% LAR : 40% CIR	5%	£7,329,179	£6,707,247	£6,703,539	£6,696,750	£6,662,914	£6,434,913	£6,297,142
60% LAR : 40% CIR	10%	£7,097,019	£6,486,530	£6,482,835	£6,476,067	£6,442,284	£6,214,608	£6,077,016
60% LAR : 40% CIR	**12%**	**£7,003,963**	**£6,398,054**	**£6,394,362**	**£6,387,604**	**£6,353,842**	**£6,126,287**	**£5,988,764**
60% LAR : 40% CIR	15%	£6,864,177	£6,265,138	£6,261,454	£6,254,706	£6,220,973	£5,993,593	£5,856,167
60% LAR : 40% CIR	20%	£6,630,664	£6,043,077	£6,039,404	£6,032,674	£5,998,986	£5,771,875	£5,634,599
60% LAR : 40% CIR	25%	£6,396,482	£5,820,354	£5,816,690	£5,809,976	£5,776,329	£5,549,462	£5,412,320
60% LAR : 40% CIR	30%	£6,161,641	£5,596,976	£5,593,320	£5,586,620	£5,553,009	£5,326,358	£5,189,337
60% LAR : 40% CIR	35%	£5,926,145	£5,372,948	£5,369,299	£5,362,612	£5,329,032	£5,102,571	£4,965,656
60% LAR : 40% CIR	40%	£5,690,003	£5,148,278	£5,144,634	£5,137,958	£5,104,406	£4,878,108	£4,741,284
60% LAR : 40% CIR	45%	£5,453,220	£4,922,970	£4,919,332	£4,912,666	£4,879,137	£4,652,977	£4,516,230
60% LAR : 40% CIR	50%	£5,215,801	£4,697,033	£4,693,399	£4,686,740	£4,653,230	£4,427,184	£4,290,498

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,428,483	£795,112	£791,390	£784,577	£750,682	£522,329	£384,364
60% LAR : 40% CIR	5%	£1,197,009	£575,076	£571,368	£564,579	£530,743	£302,742	£164,971
60% LAR : 40% CIR	10%	£964,848	£354,359	£350,664	£343,896	£310,114	£82,437	-£55,154
60% LAR : 40% CIR	**12%**	**£871,792**	**£265,883**	**£262,192**	**£255,433**	**£221,671**	**-£5,884**	**-£143,407**
60% LAR : 40% CIR	15%	£732,006	£132,967	£129,283	£122,535	£88,802	-£138,578	-£276,004
60% LAR : 40% CIR	20%	£498,493	-£89,093	-£92,767	-£99,497	-£133,185	-£360,296	-£497,572
60% LAR : 40% CIR	25%	£264,312	-£311,816	-£315,481	-£322,194	-£355,842	-£582,709	-£719,851
60% LAR : 40% CIR	30%	£29,470	-£535,195	-£538,851	-£545,551	-£579,162	-£805,813	-£942,834
60% LAR : 40% CIR	35%	-£206,026	-£759,223	-£762,871	-£769,559	-£803,139	-£1,029,600	-£1,166,515
60% LAR : 40% CIR	40%	-£442,167	-£983,893	-£987,537	-£994,213	-£1,027,765	-£1,254,062	-£1,390,887
60% LAR : 40% CIR	45%	-£678,951	-£1,209,201	-£1,212,839	-£1,219,505	-£1,253,034	-£1,479,194	-£1,615,941
60% LAR : 40% CIR	50%	-£916,369	-£1,435,137	-£1,438,772	-£1,445,431	-£1,478,941	-£1,704,987	-£1,841,673

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,969,482	£3,336,111	£3,332,389	£3,325,577	£3,291,682	£3,063,329	£2,925,363
60% LAR : 40% CIR	5%	£3,738,008	£3,116,076	£3,112,367	£3,105,578	£3,071,742	£2,843,741	£2,705,970
60% LAR : 40% CIR	10%	£3,505,847	£2,895,359	£2,891,663	£2,884,895	£2,851,113	£2,623,436	£2,485,845
60% LAR : 40% CIR	**12%**	**£3,412,791**	**£2,806,882**	**£2,803,191**	**£2,796,432**	**£2,762,670**	**£2,535,115**	**£2,397,592**
60% LAR : 40% CIR	15%	£3,273,006	£2,673,966	£2,670,282	£2,663,534	£2,629,801	£2,402,421	£2,264,995
60% LAR : 40% CIR	20%	£3,039,492	£2,451,906	£2,448,232	£2,441,502	£2,407,815	£2,180,704	£2,043,427
60% LAR : 40% CIR	25%	£2,805,311	£2,229,183	£2,225,518	£2,218,805	£2,185,157	£1,958,290	£1,821,148
60% LAR : 40% CIR	30%	£2,570,469	£2,005,804	£2,002,148	£1,995,448	£1,961,838	£1,735,186	£1,598,165
60% LAR : 40% CIR	35%	£2,334,974	£1,781,776	£1,778,128	£1,771,440	£1,737,861	£1,511,399	£1,374,484
60% LAR : 40% CIR	40%	£2,098,832	£1,557,106	£1,553,462	£1,546,787	£1,513,234	£1,286,937	£1,150,112
60% LAR : 40% CIR	45%	£1,862,048	£1,331,798	£1,328,161	£1,321,494	£1,287,965	£1,061,805	£925,058
60% LAR : 40% CIR	50%	£1,624,630	£1,105,862	£1,102,227	£1,095,568	£1,062,058	£836,012	£699,326

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,022,355	£4,388,984	£4,385,262	£4,378,449	£4,344,554	£4,116,201	£3,978,236
60% LAR : 40% CIR	5%	£4,790,881	£4,168,948	£4,165,240	£4,158,451	£4,124,615	£3,896,614	£3,758,843
60% LAR : 40% CIR	10%	£4,558,720	£3,948,231	£3,944,536	£3,937,768	£3,903,986	£3,676,309	£3,538,718
60% LAR : 40% CIR	**12%**	**£4,465,664**	**£3,859,755**	**£3,856,064**	**£3,849,305**	**£3,815,543**	**£3,587,988**	**£3,450,465**
60% LAR : 40% CIR	15%	£4,325,878	£3,726,839	£3,723,155	£3,716,407	£3,682,674	£3,455,294	£3,317,868
60% LAR : 40% CIR	20%	£4,092,365	£3,504,779	£3,501,105	£3,494,375	£3,460,687	£3,233,576	£3,096,300
60% LAR : 40% CIR	25%	£3,858,184	£3,282,056	£3,278,391	£3,271,678	£3,238,030	£3,011,163	£2,874,021
60% LAR : 40% CIR	30%	£3,623,342	£3,058,677	£3,055,021	£3,048,321	£3,014,711	£2,788,059	£2,651,038
60% LAR : 40% CIR	35%	£3,387,847	£2,834,649	£2,831,001	£2,824,313	£2,790,733	£2,564,272	£2,427,357
60% LAR : 40% CIR	40%	£3,151,705	£2,609,979	£2,606,335	£2,599,659	£2,566,107	£2,339,810	£2,202,985
60% LAR : 40% CIR	45%	£2,914,921	£2,384,671	£2,381,033	£2,374,367	£2,340,838	£2,114,678	£1,977,931
60% LAR : 40% CIR	50%	£2,677,503	£2,158,735	£2,155,100	£2,148,441	£2,114,931	£1,888,885	£1,752,199

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,266,950	£5,633,580	£5,629,857	£5,623,045	£5,589,150	£5,360,797	£5,222,832
60% LAR : 40% CIR	5%	£6,035,476	£5,413,544	£5,409,836	£5,403,046	£5,369,210	£5,141,209	£5,003,438
60% LAR : 40% CIR	10%	£5,803,315	£5,192,827	£5,189,131	£5,182,363	£5,148,581	£4,920,904	£4,783,313
60% LAR : 40% CIR	**12%**	**£5,710,260**	**£5,104,350**	**£5,100,659**	**£5,093,900**	**£5,060,138**	**£4,832,583**	**£4,695,060**
60% LAR : 40% CIR	15%	£5,570,474	£4,971,435	£4,967,751	£4,961,003	£4,927,270	£4,699,889	£4,562,464
60% LAR : 40% CIR	20%	£5,336,960	£4,749,374	£4,745,700	£4,738,971	£4,705,283	£4,478,172	£4,340,896
60% LAR : 40% CIR	25%	£5,102,779	£4,526,651	£4,522,986	£4,516,273	£4,482,626	£4,255,758	£4,118,617
60% LAR : 40% CIR	30%	£4,867,937	£4,303,272	£4,299,617	£4,292,917	£4,259,306	£4,032,655	£3,895,633
60% LAR : 40% CIR	35%	£4,632,442	£4,079,244	£4,075,596	£4,068,909	£4,035,329	£3,808,867	£3,671,952
60% LAR : 40% CIR	40%	£4,396,300	£3,854,574	£3,850,930	£3,844,255	£3,810,702	£3,584,405	£3,447,581
60% LAR : 40% CIR	45%	£4,159,516	£3,629,267	£3,625,629	£3,618,962	£3,585,433	£3,359,273	£3,222,527
60% LAR : 40% CIR	50%	£3,922,098	£3,403,330	£3,399,695	£3,393,037	£3,359,526	£3,133,480	£2,996,795

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR in Perp		**Value Area**	**Zone A - Lower Cenral Zone**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,659,379	£7,024,430	£7,020,707	£7,013,895	£6,980,000	£6,751,648	£6,613,682
60% LAR : 40% CIR	5%	£7,402,364	£6,779,262	£6,775,553	£6,768,765	£6,734,928	£6,506,928	£6,369,157
60% LAR : 40% CIR	10%	£7,144,663	£6,533,413	£6,529,717	£6,522,950	£6,489,167	£6,261,490	£6,123,900
60% LAR : 40% CIR	**12%**	**£7,041,391**	**£6,434,884**	**£6,431,192**	**£6,424,434**	**£6,390,672**	**£6,163,117**	**£6,025,593**
60% LAR : 40% CIR	15%	£6,886,281	£6,286,889	£6,283,205	£6,276,457	£6,242,724	£6,015,343	£5,877,918
60% LAR : 40% CIR	20%	£6,627,227	£6,039,695	£6,036,023	£6,029,293	£5,995,604	£5,768,494	£5,631,218
60% LAR : 40% CIR	25%	£6,367,506	£5,791,841	£5,788,177	£5,781,464	£5,747,815	£5,520,948	£5,383,806
60% LAR : 40% CIR	30%	£6,107,124	£5,543,330	£5,539,675	£5,532,976	£5,499,364	£5,272,713	£5,135,691
60% LAR : 40% CIR	35%	£5,846,088	£5,294,171	£5,290,521	£5,283,835	£5,250,255	£5,023,794	£4,886,879
60% LAR : 40% CIR	40%	£5,584,405	£5,044,368	£5,040,725	£5,034,049	£5,000,497	£4,774,200	£4,637,375
60% LAR : 40% CIR	45%	£5,322,081	£4,793,929	£4,790,291	£4,783,624	£4,750,095	£4,523,935	£4,387,189
60% LAR : 40% CIR	50%	£5,059,122	£4,542,860	£4,539,225	£4,532,567	£4,499,056	£4,273,009	£4,136,325

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,527,209	£892,259	£888,537	£881,724	£847,829	£619,477	£481,511
60% LAR : 40% CIR	5%	£1,270,193	£647,091	£643,382	£636,594	£602,757	£374,757	£236,986
60% LAR : 40% CIR	10%	£1,012,492	£401,242	£397,546	£390,779	£356,996	£129,319	-£8,271
60% LAR : 40% CIR	**12%**	**£909,220**	**£302,713**	**£299,022**	**£292,263**	**£258,501**	**£30,946**	**-£106,578**
60% LAR : 40% CIR	15%	£754,110	£154,718	£151,034	£144,286	£110,553	-£116,828	-£254,253
60% LAR : 40% CIR	20%	£495,056	-£92,476	-£96,148	-£102,878	-£136,567	-£363,677	-£500,953
60% LAR : 40% CIR	25%	£235,335	-£340,330	-£343,994	-£350,707	-£384,356	-£611,223	-£748,364
60% LAR : 40% CIR	30%	-£25,047	-£588,840	-£592,496	-£599,195	-£632,807	-£859,458	-£996,480
60% LAR : 40% CIR	35%	-£286,083	-£838,000	-£841,650	-£848,336	-£881,916	-£1,108,377	-£1,245,292
60% LAR : 40% CIR	40%	-£547,766	-£1,087,803	-£1,091,446	-£1,098,121	-£1,131,674	-£1,357,971	-£1,494,796
60% LAR : 40% CIR	45%	-£810,090	-£1,338,242	-£1,341,880	-£1,348,547	-£1,382,075	-£1,608,235	-£1,744,982
60% LAR : 40% CIR	50%	-£1,073,049	-£1,589,311	-£1,592,945	-£1,599,604	-£1,633,115	-£1,859,161	-£1,995,846

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,068,208	£3,433,258	£3,429,536	£3,422,723	£3,388,828	£3,160,476	£3,022,510
60% LAR : 40% CIR	5%	£3,811,192	£3,188,091	£3,184,381	£3,177,593	£3,143,756	£2,915,756	£2,777,985
60% LAR : 40% CIR	10%	£3,553,492	£2,942,241	£2,938,545	£2,931,778	£2,897,995	£2,670,319	£2,532,728
60% LAR : 40% CIR	**12%**	**£3,450,220**	**£2,843,712**	**£2,840,021**	**£2,833,262**	**£2,799,500**	**£2,571,945**	**£2,434,421**
60% LAR : 40% CIR	15%	£3,295,109	£2,695,717	£2,692,033	£2,685,285	£2,651,552	£2,424,172	£2,286,746
60% LAR : 40% CIR	20%	£3,036,055	£2,448,524	£2,444,851	£2,438,121	£2,404,432	£2,177,322	£2,040,046
60% LAR : 40% CIR	25%	£2,776,334	£2,200,669	£2,197,005	£2,190,292	£2,156,644	£1,929,776	£1,792,635
60% LAR : 40% CIR	30%	£2,515,952	£1,952,159	£1,948,503	£1,941,804	£1,908,192	£1,681,541	£1,544,519
60% LAR : 40% CIR	35%	£2,254,916	£1,702,999	£1,699,350	£1,692,663	£1,659,084	£1,432,622	£1,295,707
60% LAR : 40% CIR	40%	£1,993,233	£1,453,196	£1,449,553	£1,442,878	£1,409,325	£1,183,028	£1,046,204
60% LAR : 40% CIR	45%	£1,730,910	£1,202,757	£1,199,119	£1,192,452	£1,158,924	£932,764	£796,017
60% LAR : 40% CIR	50%	£1,467,950	£951,689	£948,054	£941,395	£907,885	£681,838	£545,153

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,121,081	£4,486,131	£4,482,409	£4,475,596	£4,441,701	£4,213,349	£4,075,383
60% LAR : 40% CIR	5%	£4,864,065	£4,240,963	£4,237,254	£4,230,466	£4,196,629	£3,968,629	£3,830,858
60% LAR : 40% CIR	10%	£4,606,364	£3,995,114	£3,991,418	£3,984,651	£3,950,868	£3,723,191	£3,585,601
60% LAR : 40% CIR	**12%**	**£4,503,092**	**£3,896,585**	**£3,892,894**	**£3,886,135**	**£3,852,373**	**£3,624,818**	**£3,487,294**
60% LAR : 40% CIR	15%	£4,347,982	£3,748,590	£3,744,906	£3,738,158	£3,704,425	£3,477,045	£3,339,619
60% LAR : 40% CIR	20%	£4,088,928	£3,501,396	£3,497,724	£3,490,994	£3,457,305	£3,230,195	£3,092,919
60% LAR : 40% CIR	25%	£3,829,207	£3,253,542	£3,249,878	£3,243,165	£3,209,516	£2,982,649	£2,845,508
60% LAR : 40% CIR	30%	£3,568,825	£3,005,032	£3,001,376	£2,994,677	£2,961,065	£2,734,414	£2,597,392
60% LAR : 40% CIR	35%	£3,307,789	£2,755,872	£2,752,222	£2,745,536	£2,711,956	£2,485,495	£2,348,580
60% LAR : 40% CIR	40%	£3,046,106	£2,506,069	£2,502,426	£2,495,751	£2,462,198	£2,235,901	£2,099,076
60% LAR : 40% CIR	45%	£2,783,782	£2,255,630	£2,251,992	£2,245,325	£2,211,797	£1,985,637	£1,848,890
60% LAR : 40% CIR	50%	£2,520,823	£2,004,561	£2,000,927	£1,994,268	£1,960,757	£1,734,711	£1,598,026

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,365,676	£5,730,726	£5,727,004	£5,720,191	£5,686,297	£5,457,944	£5,319,978
60% LAR : 40% CIR	5%	£6,108,661	£5,485,559	£5,481,850	£5,475,061	£5,441,224	£5,213,224	£5,075,453
60% LAR : 40% CIR	10%	£5,850,960	£5,239,709	£5,236,014	£5,229,246	£5,195,463	£4,967,787	£4,830,196
60% LAR : 40% CIR	**12%**	**£5,747,688**	**£5,141,180**	**£5,137,489**	**£5,130,730**	**£5,096,968**	**£4,869,413**	**£4,731,890**
60% LAR : 40% CIR	15%	£5,592,578	£4,993,185	£4,989,501	£4,982,753	£4,949,020	£4,721,640	£4,584,214
60% LAR : 40% CIR	20%	£5,333,523	£4,745,992	£4,742,319	£4,735,589	£4,701,901	£4,474,791	£4,337,515
60% LAR : 40% CIR	25%	£5,073,802	£4,498,137	£4,494,474	£4,487,760	£4,454,112	£4,227,244	£4,090,103
60% LAR : 40% CIR	30%	£4,813,420	£4,249,627	£4,245,971	£4,239,272	£4,205,660	£3,979,009	£3,841,988
60% LAR : 40% CIR	35%	£4,552,384	£4,000,467	£3,996,818	£3,990,131	£3,956,552	£3,730,090	£3,593,175
60% LAR : 40% CIR	40%	£4,290,701	£3,750,664	£3,747,022	£3,740,346	£3,706,794	£3,480,496	£3,343,672
60% LAR : 40% CIR	45%	£4,028,378	£3,500,225	£3,496,587	£3,489,921	£3,456,392	£3,230,232	£3,093,485
60% LAR : 40% CIR	50%	£3,765,419	£3,249,157	£3,245,522	£3,238,863	£3,205,353	£2,979,306	£2,842,621

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR in Perp	
No Units	7
Site Area	0.06 Ha

Value Area	Zone A - Medium Central Zone	
Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,851,266	£8,197,258	£8,193,535	£8,186,722	£8,152,827	£7,924,475	£7,786,510
60% LAR : 40% CIR	5%	£8,534,657	£7,893,449	£7,889,740	£7,882,951	£7,849,115	£7,621,114	£7,483,343
60% LAR : 40% CIR	10%	£8,217,361	£7,588,958	£7,585,262	£7,578,495	£7,544,712	£7,317,036	£7,179,445
60% LAR : 40% CIR	**12%**	**£8,090,252**	**£7,466,972**	**£7,463,282**	**£7,456,522**	**£7,422,760**	**£7,195,205**	**£7,057,682**
60% LAR : 40% CIR	15%	£7,899,385	£7,283,792	£7,280,108	£7,273,361	£7,239,628	£7,012,248	£6,874,822
60% LAR : 40% CIR	20%	£7,580,736	£6,977,959	£6,974,285	£6,967,555	£6,933,867	£6,706,756	£6,569,480
60% LAR : 40% CIR	25%	£7,261,421	£6,671,462	£6,667,797	£6,661,084	£6,627,437	£6,400,569	£6,263,428
60% LAR : 40% CIR	30%	£6,941,445	£6,364,310	£6,360,654	£6,353,955	£6,320,343	£6,093,692	£5,956,671
60% LAR : 40% CIR	35%	£6,620,814	£6,056,509	£6,052,860	£6,046,173	£6,012,594	£5,786,132	£5,649,216
60% LAR : 40% CIR	40%	£6,299,537	£5,748,064	£5,744,422	£5,737,746	£5,704,194	£5,477,896	£5,341,072
60% LAR : 40% CIR	45%	£5,977,619	£5,438,984	£5,435,346	£5,428,680	£5,395,150	£5,168,991	£5,032,244
60% LAR : 40% CIR	50%	£5,655,066	£5,129,274	£5,125,639	£5,118,980	£5,085,470	£4,859,424	£4,722,738

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,719,095	£2,065,087	£2,061,364	£2,054,551	£2,020,656	£1,792,304	£1,654,339
60% LAR : 40% CIR	5%	£2,402,486	£1,761,278	£1,757,569	£1,750,780	£1,716,944	£1,488,943	£1,351,172
60% LAR : 40% CIR	10%	£2,085,190	£1,456,787	£1,453,091	£1,446,324	£1,412,541	£1,184,865	£1,047,274
60% LAR : 40% CIR	**12%**	**£1,958,081**	**£1,334,801**	**£1,331,111**	**£1,324,351**	**£1,290,589**	**£1,063,034**	**£925,511**
60% LAR : 40% CIR	15%	£1,767,214	£1,151,621	£1,147,937	£1,141,190	£1,107,457	£880,077	£742,651
60% LAR : 40% CIR	20%	£1,448,565	£845,788	£842,114	£835,384	£801,697	£574,586	£437,309
60% LAR : 40% CIR	25%	£1,129,250	£539,291	£535,627	£528,913	£495,266	£268,398	£131,257
60% LAR : 40% CIR	30%	£809,274	£232,139	£228,483	£221,784	£188,172	-£38,479	-£175,500
60% LAR : 40% CIR	35%	£488,643	-£75,662	-£79,311	-£85,997	-£119,577	-£346,039	-£482,955
60% LAR : 40% CIR	40%	£167,366	-£384,106	-£387,749	-£394,425	-£427,977	-£654,275	-£791,099
60% LAR : 40% CIR	45%	-£154,552	-£693,187	-£696,825	-£703,491	-£737,021	-£963,180	-£1,099,927
60% LAR : 40% CIR	50%	-£477,105	-£1,002,897	-£1,006,532	-£1,013,191	-£1,046,701	-£1,272,747	-£1,409,432

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,260,094	£4,606,086	£4,602,363	£4,595,550	£4,561,656	£4,333,303	£4,195,338
60% LAR : 40% CIR	5%	£4,943,485	£4,302,277	£4,298,569	£4,291,779	£4,257,943	£4,029,942	£3,892,171
60% LAR : 40% CIR	10%	£4,626,189	£3,997,786	£3,994,091	£3,987,323	£3,953,540	£3,725,864	£3,588,273
60% LAR : 40% CIR	**12%**	**£4,499,080**	**£3,875,800**	**£3,872,110**	**£3,865,351**	**£3,831,588**	**£3,604,034**	**£3,466,511**
60% LAR : 40% CIR	15%	£4,308,213	£3,692,620	£3,688,936	£3,682,189	£3,648,456	£3,421,076	£3,283,650
60% LAR : 40% CIR	20%	£3,989,564	£3,386,787	£3,383,113	£3,376,384	£3,342,696	£3,115,585	£2,978,309
60% LAR : 40% CIR	25%	£3,670,249	£3,080,290	£3,076,626	£3,069,912	£3,036,265	£2,809,397	£2,672,256
60% LAR : 40% CIR	30%	£3,350,273	£2,773,138	£2,769,482	£2,762,783	£2,729,172	£2,502,520	£2,365,499
60% LAR : 40% CIR	35%	£3,029,642	£2,465,337	£2,461,688	£2,455,002	£2,421,422	£2,194,961	£2,058,044
60% LAR : 40% CIR	40%	£2,708,365	£2,156,893	£2,153,250	£2,146,574	£2,113,022	£1,886,724	£1,749,900
60% LAR : 40% CIR	45%	£2,386,447	£1,847,812	£1,844,175	£1,837,508	£1,803,978	£1,577,819	£1,441,072
60% LAR : 40% CIR	50%	£2,063,895	£1,538,102	£1,534,467	£1,527,809	£1,494,298	£1,268,252	£1,131,567

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,312,967	£5,658,959	£5,655,236	£5,648,423	£5,614,528	£5,386,176	£5,248,211
60% LAR : 40% CIR	5%	£5,996,358	£5,355,150	£5,351,441	£5,344,652	£5,310,816	£5,082,815	£4,945,044
60% LAR : 40% CIR	10%	£5,679,062	£5,050,659	£5,046,964	£5,040,196	£5,006,413	£4,778,737	£4,641,146
60% LAR : 40% CIR	**12%**	**£5,551,953**	**£4,928,673**	**£4,924,983**	**£4,918,223**	**£4,884,461**	**£4,656,906**	**£4,519,383**
60% LAR : 40% CIR	15%	£5,361,086	£4,745,493	£4,741,809	£4,735,062	£4,701,329	£4,473,949	£4,336,523
60% LAR : 40% CIR	20%	£5,042,437	£4,439,660	£4,435,986	£4,429,256	£4,395,569	£4,168,458	£4,031,182
60% LAR : 40% CIR	25%	£4,723,122	£4,133,163	£4,129,499	£4,122,785	£4,089,138	£3,862,270	£3,725,129
60% LAR : 40% CIR	30%	£4,403,146	£3,826,011	£3,822,355	£3,815,656	£3,782,044	£3,555,393	£3,418,372
60% LAR : 40% CIR	35%	£4,082,515	£3,518,210	£3,514,561	£3,507,875	£3,474,295	£3,247,833	£3,110,917
60% LAR : 40% CIR	40%	£3,761,238	£3,209,766	£3,206,123	£3,199,447	£3,165,895	£2,939,597	£2,802,773
60% LAR : 40% CIR	45%	£3,439,320	£2,900,685	£2,897,047	£2,890,381	£2,856,851	£2,630,692	£2,493,945
60% LAR : 40% CIR	50%	£3,116,767	£2,590,975	£2,587,340	£2,580,682	£2,547,171	£2,321,125	£2,184,440

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,557,562	£6,903,555	£6,899,831	£6,893,019	£6,859,124	£6,630,772	£6,492,807
60% LAR : 40% CIR	5%	£7,240,953	£6,599,745	£6,596,037	£6,589,247	£6,555,411	£6,327,410	£6,189,640
60% LAR : 40% CIR	10%	£6,923,657	£6,295,254	£6,291,559	£6,284,792	£6,251,009	£6,023,332	£5,885,742
60% LAR : 40% CIR	**12%**	**£6,796,548**	**£6,173,269**	**£6,169,578**	**£6,162,819**	**£6,129,056**	**£5,901,502**	**£5,763,979**
60% LAR : 40% CIR	15%	£6,605,682	£5,990,088	£5,986,405	£5,979,658	£5,945,924	£5,718,544	£5,581,118
60% LAR : 40% CIR	20%	£6,287,033	£5,684,255	£5,680,582	£5,673,852	£5,640,164	£5,413,053	£5,275,777
60% LAR : 40% CIR	25%	£5,967,717	£5,377,759	£5,374,094	£5,367,381	£5,333,733	£5,106,866	£4,969,724
60% LAR : 40% CIR	30%	£5,647,741	£5,070,606	£5,066,951	£5,060,252	£5,026,640	£4,799,988	£4,662,967
60% LAR : 40% CIR	35%	£5,327,111	£4,762,806	£4,759,156	£4,752,470	£4,718,890	£4,492,429	£4,355,513
60% LAR : 40% CIR	40%	£5,005,833	£4,454,361	£4,450,718	£4,444,042	£4,410,490	£4,184,193	£4,047,368
60% LAR : 40% CIR	45%	£4,683,915	£4,145,281	£4,141,643	£4,134,976	£4,101,446	£3,875,287	£3,738,541
60% LAR : 40% CIR	50%	£4,361,363	£3,835,570	£3,831,936	£3,825,277	£3,791,766	£3,565,721	£3,429,035

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR in Perp		Value Area	Zone A - Higher Central Zone

No Units	7	Sales value inflation		Base
Site Area	0.06 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,532,344	£8,867,445	£8,863,723	£8,856,910	£8,823,015	£8,594,663	£8,456,697
60% LAR : 40% CIR	5%	£9,181,681	£8,530,127	£8,526,418	£8,519,629	£8,485,793	£8,257,792	£8,120,021
60% LAR : 40% CIR	10%	£8,830,331	£8,192,127	£8,188,431	£8,181,664	£8,147,881	£7,920,204	£7,782,614
60% LAR : 40% CIR	**12%**	**£8,689,601**	**£8,056,737**	**£8,053,047**	**£8,046,287**	**£8,012,525**	**£7,784,970**	**£7,647,447**
60% LAR : 40% CIR	15%	£8,478,301	£7,853,451	£7,849,767	£7,843,019	£7,809,287	£7,581,907	£7,444,480
60% LAR : 40% CIR	20%	£8,125,598	£7,514,108	£7,510,434	£7,503,705	£7,470,017	£7,242,907	£7,105,630
60% LAR : 40% CIR	25%	£7,772,229	£7,174,103	£7,170,438	£7,163,725	£7,130,078	£6,903,209	£6,766,068
60% LAR : 40% CIR	30%	£7,418,199	£6,833,442	£6,829,785	£6,823,086	£6,789,475	£6,562,823	£6,425,802
60% LAR : 40% CIR	35%	£7,063,515	£6,492,130	£6,488,481	£6,481,795	£6,448,215	£6,221,754	£6,084,839
60% LAR : 40% CIR	40%	£6,708,184	£6,150,178	£6,146,534	£6,139,858	£6,106,307	£5,880,008	£5,743,184
60% LAR : 40% CIR	45%	£6,352,212	£5,807,587	£5,803,949	£5,797,283	£5,763,754	£5,537,595	£5,400,847
60% LAR : 40% CIR	50%	£5,995,604	£5,464,367	£5,460,733	£5,454,074	£5,420,564	£5,194,518	£5,057,833

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,400,173	£2,735,274	£2,731,552	£2,724,739	£2,690,845	£2,462,492	£2,324,526
60% LAR : 40% CIR	5%	£3,049,510	£2,397,956	£2,394,247	£2,387,458	£2,353,622	£2,125,621	£1,987,850
60% LAR : 40% CIR	10%	£2,698,160	£2,059,956	£2,056,260	£2,049,493	£2,015,710	£1,788,033	£1,650,443
60% LAR : 40% CIR	**12%**	**£2,557,430**	**£1,924,566**	**£1,920,876**	**£1,914,116**	**£1,880,354**	**£1,652,799**	**£1,515,276**
60% LAR : 40% CIR	15%	£2,346,130	£1,721,281	£1,717,597	£1,710,849	£1,677,117	£1,449,736	£1,312,309
60% LAR : 40% CIR	20%	£1,993,428	£1,381,937	£1,378,263	£1,371,534	£1,337,846	£1,110,736	£973,459
60% LAR : 40% CIR	25%	£1,640,059	£1,041,932	£1,038,267	£1,031,554	£997,907	£771,038	£633,897
60% LAR : 40% CIR	30%	£1,286,028	£701,271	£697,614	£690,915	£657,304	£430,652	£293,631
60% LAR : 40% CIR	35%	£931,344	£359,960	£356,310	£349,624	£316,044	£89,583	-£47,332
60% LAR : 40% CIR	40%	£576,013	£18,007	£14,363	£7,687	-£25,864	-£252,163	-£388,987
60% LAR : 40% CIR	45%	£220,041	-£324,584	-£328,222	-£334,888	-£368,417	-£594,576	-£731,324
60% LAR : 40% CIR	50%	-£136,567	-£667,803	-£671,438	-£678,097	-£711,607	-£937,653	-£1,074,338

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,941,172	£5,276,274	£5,272,551	£5,265,739	£5,231,844	£5,003,492	£4,865,526
60% LAR : 40% CIR	5%	£5,590,509	£4,938,955	£4,935,247	£4,928,457	£4,894,621	£4,666,620	£4,528,849
60% LAR : 40% CIR	10%	£5,239,159	£4,600,955	£4,597,259	£4,590,492	£4,556,709	£4,329,033	£4,191,442
60% LAR : 40% CIR	**12%**	**£5,098,429**	**£4,465,565**	**£4,461,875**	**£4,455,116**	**£4,421,353**	**£4,193,799**	**£4,056,276**
60% LAR : 40% CIR	15%	£4,887,129	£4,262,280	£4,258,596	£4,251,848	£4,218,116	£3,990,735	£3,853,309
60% LAR : 40% CIR	20%	£4,534,427	£3,922,936	£3,919,263	£3,912,533	£3,878,845	£3,651,735	£3,514,458
60% LAR : 40% CIR	25%	£4,181,058	£3,582,931	£3,579,267	£3,572,553	£3,538,906	£3,312,037	£3,174,896
60% LAR : 40% CIR	30%	£3,827,027	£3,242,270	£3,238,613	£3,231,914	£3,198,303	£2,971,651	£2,834,631
60% LAR : 40% CIR	35%	£3,472,343	£2,900,959	£2,897,309	£2,890,623	£2,857,043	£2,630,582	£2,493,667
60% LAR : 40% CIR	40%	£3,117,012	£2,559,006	£2,555,362	£2,548,686	£2,515,135	£2,288,837	£2,152,012
60% LAR : 40% CIR	45%	£2,761,040	£2,216,415	£2,212,778	£2,206,111	£2,172,582	£1,946,423	£1,809,675
60% LAR : 40% CIR	50%	£2,404,433	£1,873,196	£1,869,561	£1,862,902	£1,829,392	£1,603,346	£1,466,661

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,994,045	£6,329,146	£6,325,424	£6,318,611	£6,284,717	£6,056,365	£5,918,398
60% LAR : 40% CIR	5%	£6,643,382	£5,991,828	£5,988,119	£5,981,330	£5,947,494	£5,719,493	£5,581,722
60% LAR : 40% CIR	10%	£6,292,032	£5,653,828	£5,650,132	£5,643,365	£5,609,582	£5,381,905	£5,244,315
60% LAR : 40% CIR	**12%**	**£6,151,302**	**£5,518,438**	**£5,514,748**	**£5,507,988**	**£5,474,226**	**£5,246,671**	**£5,109,148**
60% LAR : 40% CIR	15%	£5,940,002	£5,315,153	£5,311,469	£5,304,721	£5,270,989	£5,043,608	£4,906,182
60% LAR : 40% CIR	20%	£5,587,300	£4,975,809	£4,972,135	£4,965,406	£4,931,718	£4,704,608	£4,567,331
60% LAR : 40% CIR	25%	£5,233,931	£4,635,804	£4,632,139	£4,625,426	£4,591,779	£4,364,910	£4,227,769
60% LAR : 40% CIR	30%	£4,879,900	£4,295,143	£4,291,486	£4,284,787	£4,251,176	£4,024,524	£3,887,503
60% LAR : 40% CIR	35%	£4,525,216	£3,953,832	£3,950,182	£3,943,496	£3,909,916	£3,683,455	£3,546,540
60% LAR : 40% CIR	40%	£4,169,885	£3,611,879	£3,608,235	£3,601,559	£3,568,008	£3,341,709	£3,204,885
60% LAR : 40% CIR	45%	£3,813,913	£3,269,288	£3,265,650	£3,258,984	£3,225,455	£2,999,296	£2,862,548
60% LAR : 40% CIR	50%	£3,457,306	£2,926,069	£2,922,434	£2,915,775	£2,882,265	£2,656,219	£2,519,534

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,238,641	£7,573,742	£7,570,019	£7,563,207	£7,529,312	£7,300,960	£7,162,994
60% LAR : 40% CIR	5%	£7,887,977	£7,236,423	£7,232,715	£7,225,925	£7,192,089	£6,964,088	£6,826,318
60% LAR : 40% CIR	10%	£7,536,628	£6,898,423	£6,894,728	£6,887,960	£6,854,177	£6,626,501	£6,488,910
60% LAR : 40% CIR	**12%**	**£7,395,897**	**£6,763,034**	**£6,759,343**	**£6,752,584**	**£6,718,821**	**£6,491,267**	**£6,353,744**
60% LAR : 40% CIR	15%	£7,184,597	£6,559,748	£6,556,064	£6,549,316	£6,515,584	£6,288,204	£6,150,777
60% LAR : 40% CIR	20%	£6,831,895	£6,220,404	£6,216,731	£6,210,001	£6,176,313	£5,949,203	£5,811,926
60% LAR : 40% CIR	25%	£6,478,526	£5,880,399	£5,876,735	£5,870,021	£5,836,374	£5,609,506	£5,472,364
60% LAR : 40% CIR	30%	£6,124,495	£5,539,738	£5,536,081	£5,529,382	£5,495,772	£5,269,119	£5,132,099
60% LAR : 40% CIR	35%	£5,769,811	£5,198,427	£5,194,778	£5,188,091	£5,154,512	£4,928,050	£4,791,135
60% LAR : 40% CIR	40%	£5,414,480	£4,856,474	£4,852,830	£4,846,155	£4,812,603	£4,586,305	£4,449,480
60% LAR : 40% CIR	45%	£5,058,508	£4,513,883	£4,510,246	£4,503,579	£4,470,050	£4,243,891	£4,107,144
60% LAR : 40% CIR	50%	£4,701,901	£4,170,664	£4,167,029	£4,160,371	£4,126,860	£3,900,814	£3,764,130

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR in Perp	Value Area	Zone A - Zone 1 and Eastern Central Zone

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,653,329	£5,050,456	£5,046,733	£5,039,921	£5,006,026	£4,777,674	£4,639,708
60% LAR : 40% CIR	5%	£5,447,395	£4,855,552	£4,851,844	£4,845,055	£4,811,219	£4,583,218	£4,445,447
60% LAR : 40% CIR	10%	£5,240,774	£4,659,967	£4,656,272	£4,649,504	£4,615,722	£4,388,045	£4,250,454
60% LAR : 40% CIR	**12%**	**£5,157,935**	**£4,581,544**	**£4,577,853**	**£4,571,094**	**£4,537,332**	**£4,309,777**	**£4,172,254**
60% LAR : 40% CIR	15%	£5,033,474	£4,463,707	£4,460,024	£4,453,275	£4,419,542	£4,192,162	£4,054,736
60% LAR : 40% CIR	20%	£4,825,500	£4,266,779	£4,263,105	£4,256,375	£4,222,687	£3,995,576	£3,858,300
60% LAR : 40% CIR	25%	£4,616,860	£4,069,187	£4,065,524	£4,058,810	£4,025,163	£3,798,294	£3,661,153
60% LAR : 40% CIR	30%	£4,407,558	£3,870,941	£3,867,286	£3,860,586	£3,826,975	£3,600,323	£3,463,302
60% LAR : 40% CIR	35%	£4,197,603	£3,672,046	£3,668,397	£3,661,710	£3,628,131	£3,401,669	£3,264,753
60% LAR : 40% CIR	40%	£3,987,001	£3,472,507	£3,468,864	£3,462,188	£3,428,636	£3,202,338	£3,065,514
60% LAR : 40% CIR	45%	£3,775,759	£3,272,332	£3,268,694	£3,262,027	£3,228,498	£3,002,339	£2,865,592
60% LAR : 40% CIR	50%	£3,563,880	£3,071,527	£3,067,892	£3,061,233	£3,027,723	£2,801,677	£2,664,992

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£478,842	-£1,081,714	-£1,085,438	-£1,092,250	-£1,126,145	-£1,354,497	-£1,492,462
60% LAR : 40% CIR	5%	-£684,776	-£1,276,619	-£1,280,327	-£1,287,116	-£1,320,952	-£1,548,953	-£1,686,724
60% LAR : 40% CIR	10%	-£891,397	-£1,472,204	-£1,475,899	-£1,482,667	-£1,516,449	-£1,744,126	-£1,881,717
60% LAR : 40% CIR	**12%**	**-£974,236**	**-£1,550,627**	**-£1,554,317**	**-£1,561,077**	**-£1,594,839**	**-£1,822,394**	**-£1,959,917**
60% LAR : 40% CIR	15%	-£1,098,697	-£1,668,463	-£1,672,147	-£1,678,895	-£1,712,628	-£1,940,009	-£2,077,434
60% LAR : 40% CIR	20%	-£1,306,671	-£1,865,392	-£1,869,066	-£1,875,796	-£1,909,484	-£2,136,595	-£2,273,871
60% LAR : 40% CIR	25%	-£1,515,311	-£2,062,984	-£2,066,647	-£2,073,361	-£2,107,008	-£2,333,877	-£2,471,018
60% LAR : 40% CIR	30%	-£1,724,613	-£2,261,230	-£2,264,885	-£2,271,585	-£2,305,196	-£2,531,848	-£2,668,869
60% LAR : 40% CIR	35%	-£1,934,568	-£2,460,125	-£2,463,774	-£2,470,461	-£2,504,040	-£2,730,502	-£2,867,418
60% LAR : 40% CIR	40%	-£2,145,170	-£2,659,664	-£2,663,307	-£2,669,983	-£2,703,535	-£2,929,833	-£3,066,657
60% LAR : 40% CIR	45%	-£2,356,412	-£2,859,839	-£2,863,477	-£2,870,144	-£2,903,673	-£3,129,832	-£3,266,579
60% LAR : 40% CIR	50%	-£2,568,291	-£3,060,644	-£3,064,279	-£3,070,938	-£3,104,448	-£3,330,494	-£3,467,178

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,062,157	£1,459,285	£1,455,561	£1,448,749	£1,414,854	£1,186,502	£1,048,537
60% LAR : 40% CIR	5%	£1,856,223	£1,264,381	£1,260,672	£1,253,883	£1,220,047	£992,046	£854,275
60% LAR : 40% CIR	10%	£1,649,602	£1,068,795	£1,065,100	£1,058,333	£1,024,550	£796,873	£659,282
60% LAR : 40% CIR	**12%**	**£1,566,763**	**£990,372**	**£986,682**	**£979,922**	**£946,160**	**£718,605**	**£581,082**
60% LAR : 40% CIR	15%	£1,442,302	£872,536	£868,852	£862,104	£828,371	£600,990	£463,565
60% LAR : 40% CIR	20%	£1,234,328	£675,607	£671,933	£665,203	£631,516	£404,405	£267,129
60% LAR : 40% CIR	25%	£1,025,688	£478,016	£474,352	£467,639	£433,991	£207,123	£69,981
60% LAR : 40% CIR	30%	£816,386	£279,770	£276,114	£269,414	£235,803	£9,151	-£127,870
60% LAR : 40% CIR	35%	£606,432	£80,874	£77,225	£70,539	£36,959	-£189,503	-£326,419
60% LAR : 40% CIR	40%	£395,830	-£118,665	-£122,308	-£128,983	-£162,536	-£388,833	-£525,658
60% LAR : 40% CIR	45%	£184,587	-£318,840	-£322,478	-£329,144	-£362,674	-£588,833	-£725,580
60% LAR : 40% CIR	50%	-£27,292	-£519,645	-£523,280	-£529,938	-£563,449	-£789,495	-£926,179

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,115,030	£2,512,158	£2,508,434	£2,501,622	£2,467,727	£2,239,375	£2,101,410
60% LAR : 40% CIR	5%	£2,909,096	£2,317,253	£2,313,545	£2,306,756	£2,272,920	£2,044,919	£1,907,148
60% LAR : 40% CIR	10%	£2,702,475	£2,121,668	£2,117,973	£2,111,205	£2,077,423	£1,849,746	£1,712,155
60% LAR : 40% CIR	**12%**	**£2,619,636**	**£2,043,245**	**£2,039,555**	**£2,032,795**	**£1,999,033**	**£1,771,478**	**£1,633,955**
60% LAR : 40% CIR	15%	£2,495,175	£1,925,409	£1,921,725	£1,914,977	£1,881,244	£1,653,863	£1,516,438
60% LAR : 40% CIR	20%	£2,287,201	£1,728,480	£1,724,806	£1,718,076	£1,684,388	£1,457,277	£1,320,001
60% LAR : 40% CIR	25%	£2,078,561	£1,530,888	£1,527,225	£1,520,511	£1,486,864	£1,259,995	£1,122,854
60% LAR : 40% CIR	30%	£1,869,259	£1,332,642	£1,328,987	£1,322,287	£1,288,676	£1,062,024	£925,003
60% LAR : 40% CIR	35%	£1,659,304	£1,133,747	£1,130,098	£1,123,411	£1,089,832	£863,370	£726,454
60% LAR : 40% CIR	40%	£1,448,702	£934,208	£930,565	£923,889	£890,337	£664,039	£527,215
60% LAR : 40% CIR	45%	£1,237,460	£734,033	£730,395	£723,728	£690,199	£464,040	£327,293
60% LAR : 40% CIR	50%	£1,025,581	£533,228	£529,593	£522,934	£489,424	£263,378	£126,694

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,359,625	£3,756,753	£3,753,030	£3,746,217	£3,712,322	£3,483,970	£3,346,005
60% LAR : 40% CIR	5%	£4,153,692	£3,561,849	£3,558,141	£3,551,351	£3,517,515	£3,289,514	£3,151,743
60% LAR : 40% CIR	10%	£3,947,071	£3,366,264	£3,362,568	£3,355,801	£3,322,019	£3,094,341	£2,956,751
60% LAR : 40% CIR	**12%**	**£3,864,232**	**£3,287,840**	**£3,284,150**	**£3,277,390**	**£3,243,628**	**£3,016,073**	**£2,878,550**
60% LAR : 40% CIR	15%	£3,739,770	£3,170,004	£3,166,320	£3,159,572	£3,125,839	£2,898,459	£2,761,033
60% LAR : 40% CIR	20%	£3,531,796	£2,973,075	£2,969,401	£2,962,672	£2,928,984	£2,701,873	£2,564,597
60% LAR : 40% CIR	25%	£3,323,156	£2,775,484	£2,771,820	£2,765,107	£2,731,459	£2,504,591	£2,367,449
60% LAR : 40% CIR	30%	£3,113,854	£2,577,238	£2,573,582	£2,566,882	£2,533,271	£2,306,619	£2,169,599
60% LAR : 40% CIR	35%	£2,903,900	£2,378,342	£2,374,693	£2,368,007	£2,334,427	£2,107,966	£1,971,049
60% LAR : 40% CIR	40%	£2,693,298	£2,178,803	£2,175,160	£2,168,485	£2,134,932	£1,908,635	£1,771,811
60% LAR : 40% CIR	45%	£2,482,055	£1,978,628	£1,974,990	£1,968,324	£1,934,794	£1,708,635	£1,571,888
60% LAR : 40% CIR	50%	£2,270,177	£1,777,823	£1,774,188	£1,767,530	£1,734,019	£1,507,973	£1,371,289

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR in Perp		**Value Area**	**Zone A - Kings Cross Lower**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,697,720	£6,078,147	£6,074,425	£6,067,612	£6,033,717	£5,805,365	£5,667,399
60% LAR : 40% CIR	5%	£6,491,785	£5,883,243	£5,879,535	£5,872,745	£5,838,909	£5,610,908	£5,473,138
60% LAR : 40% CIR	10%	£6,285,165	£5,687,659	£5,683,962	£5,677,195	£5,643,413	£5,415,735	£5,278,145
60% LAR : 40% CIR	**12%**	**£6,202,326**	**£5,609,235**	**£5,605,544**	**£5,598,784**	**£5,565,022**	**£5,337,467**	**£5,199,945**
60% LAR : 40% CIR	15%	£6,077,865	£5,491,398	£5,487,714	£5,480,966	£5,447,233	£5,219,853	£5,082,427
60% LAR : 40% CIR	20%	£5,869,891	£5,294,469	£5,290,795	£5,284,066	£5,250,378	£5,023,268	£4,885,991
60% LAR : 40% CIR	25%	£5,661,250	£5,096,879	£5,093,214	£5,086,501	£5,052,853	£4,825,985	£4,688,844
60% LAR : 40% CIR	30%	£5,451,949	£4,898,632	£4,894,976	£4,888,277	£4,854,665	£4,628,014	£4,490,993
60% LAR : 40% CIR	35%	£5,241,994	£4,699,736	£4,696,087	£4,689,401	£4,655,821	£4,429,360	£4,292,444
60% LAR : 40% CIR	40%	£5,031,392	£4,500,197	£4,496,554	£4,489,879	£4,456,326	£4,230,029	£4,093,205
60% LAR : 40% CIR	45%	£4,820,148	£4,300,022	£4,296,384	£4,289,718	£4,256,189	£4,030,030	£3,893,282
60% LAR : 40% CIR	50%	£4,608,271	£4,099,217	£4,095,584	£4,088,924	£4,055,413	£3,829,368	£3,692,683

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£565,549	-£54,024	-£57,746	-£64,559	-£98,454	-£326,806	-£464,772
60% LAR : 40% CIR	5%	£359,614	-£248,928	-£252,636	-£259,426	-£293,262	-£521,263	-£659,033
60% LAR : 40% CIR	10%	£152,994	-£444,512	-£448,209	-£454,976	-£488,758	-£716,436	-£854,026
60% LAR : 40% CIR	**12%**	**£70,155**	**-£522,936**	**-£526,627**	**-£533,386**	**-£567,149**	**-£794,703**	**-£932,226**
60% LAR : 40% CIR	15%	-£54,306	-£640,773	-£644,457	-£651,205	-£684,938	-£912,318	-£1,049,744
60% LAR : 40% CIR	20%	-£262,280	-£837,702	-£841,375	-£848,105	-£881,793	-£1,108,903	-£1,246,180
60% LAR : 40% CIR	25%	-£470,921	-£1,035,292	-£1,038,957	-£1,045,670	-£1,079,318	-£1,306,186	-£1,443,327
60% LAR : 40% CIR	30%	-£680,222	-£1,233,539	-£1,237,195	-£1,243,894	-£1,277,505	-£1,504,157	-£1,641,178
60% LAR : 40% CIR	35%	-£890,177	-£1,432,434	-£1,436,084	-£1,442,770	-£1,476,350	-£1,702,811	-£1,839,727
60% LAR : 40% CIR	40%	-£1,100,779	-£1,631,974	-£1,635,617	-£1,642,292	-£1,675,845	-£1,902,142	-£2,038,966
60% LAR : 40% CIR	45%	-£1,312,022	-£1,832,149	-£1,835,786	-£1,842,453	-£1,875,982	-£2,102,141	-£2,238,889
60% LAR : 40% CIR	50%	-£1,523,900	-£2,032,954	-£2,036,587	-£2,043,247	-£2,076,757	-£2,302,803	-£2,439,488

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,106,548	£2,486,975	£2,483,253	£2,476,440	£2,442,546	£2,214,193	£2,076,227
60% LAR : 40% CIR	5%	£2,900,613	£2,292,071	£2,288,363	£2,281,573	£2,247,737	£2,019,736	£1,881,966
60% LAR : 40% CIR	10%	£2,693,993	£2,096,487	£2,092,790	£2,086,023	£2,052,241	£1,824,564	£1,686,973
60% LAR : 40% CIR	**12%**	**£2,611,154**	**£2,018,064**	**£2,014,372**	**£2,007,613**	**£1,973,850**	**£1,746,296**	**£1,608,773**
60% LAR : 40% CIR	15%	£2,486,693	£1,900,226	£1,896,542	£1,889,794	£1,856,061	£1,628,681	£1,491,255
60% LAR : 40% CIR	20%	£2,278,719	£1,703,297	£1,699,624	£1,692,894	£1,659,206	£1,432,096	£1,294,819
60% LAR : 40% CIR	25%	£2,070,078	£1,505,707	£1,502,042	£1,495,329	£1,461,682	£1,234,813	£1,097,672
60% LAR : 40% CIR	30%	£1,860,777	£1,307,460	£1,303,804	£1,297,106	£1,263,494	£1,036,842	£899,821
60% LAR : 40% CIR	35%	£1,650,823	£1,108,565	£1,104,915	£1,098,229	£1,064,649	£838,188	£701,272
60% LAR : 40% CIR	40%	£1,440,221	£909,026	£905,383	£898,707	£865,155	£638,857	£502,033
60% LAR : 40% CIR	45%	£1,228,977	£708,851	£705,213	£698,546	£665,017	£438,858	£302,111
60% LAR : 40% CIR	50%	£1,017,099	£508,046	£504,412	£497,752	£464,242	£238,196	£101,511

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,159,421	£3,539,848	£3,536,126	£3,529,313	£3,495,418	£3,267,066	£3,129,100
60% LAR : 40% CIR	5%	£3,953,486	£3,344,944	£3,341,236	£3,334,446	£3,300,610	£3,072,609	£2,934,839
60% LAR : 40% CIR	10%	£3,746,866	£3,149,360	£3,145,663	£3,138,896	£3,105,114	£2,877,436	£2,739,846
60% LAR : 40% CIR	**12%**	**£3,664,027**	**£3,070,936**	**£3,067,245**	**£3,060,486**	**£3,026,723**	**£2,799,169**	**£2,661,646**
60% LAR : 40% CIR	15%	£3,539,566	£2,953,099	£2,949,415	£2,942,667	£2,908,934	£2,681,554	£2,544,128
60% LAR : 40% CIR	20%	£3,331,592	£2,756,170	£2,752,497	£2,745,767	£2,712,079	£2,484,969	£2,347,692
60% LAR : 40% CIR	25%	£3,122,951	£2,558,580	£2,554,915	£2,548,202	£2,514,554	£2,287,686	£2,150,545
60% LAR : 40% CIR	30%	£2,913,650	£2,360,333	£2,356,677	£2,349,978	£2,316,367	£2,089,715	£1,952,694
60% LAR : 40% CIR	35%	£2,703,695	£2,161,438	£2,157,788	£2,151,102	£2,117,522	£1,891,061	£1,754,145
60% LAR : 40% CIR	40%	£2,493,093	£1,961,898	£1,958,255	£1,951,580	£1,918,027	£1,691,730	£1,554,906
60% LAR : 40% CIR	45%	£2,281,850	£1,761,723	£1,758,086	£1,751,419	£1,717,890	£1,491,731	£1,354,983
60% LAR : 40% CIR	50%	£2,069,972	£1,560,918	£1,557,285	£1,550,625	£1,517,115	£1,291,069	£1,154,384

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,404,016	£4,784,444	£4,780,721	£4,773,909	£4,740,014	£4,511,662	£4,373,696
60% LAR : 40% CIR	5%	£5,198,081	£4,589,539	£4,585,831	£4,579,042	£4,545,206	£4,317,205	£4,179,434
60% LAR : 40% CIR	10%	£4,991,462	£4,393,955	£4,390,259	£4,383,491	£4,349,709	£4,122,032	£3,984,441
60% LAR : 40% CIR	**12%**	**£4,908,623**	**£4,315,532**	**£4,311,840**	**£4,305,081**	**£4,271,319**	**£4,043,764**	**£3,906,241**
60% LAR : 40% CIR	15%	£4,784,161	£4,197,695	£4,194,011	£4,187,263	£4,153,529	£3,926,149	£3,788,723
60% LAR : 40% CIR	20%	£4,576,187	£4,000,766	£3,997,092	£3,990,362	£3,956,674	£3,729,564	£3,592,287
60% LAR : 40% CIR	25%	£4,367,546	£3,803,175	£3,799,511	£3,792,797	£3,759,150	£3,532,281	£3,395,140
60% LAR : 40% CIR	30%	£4,158,245	£3,604,928	£3,601,273	£3,594,574	£3,560,962	£3,334,311	£3,197,289
60% LAR : 40% CIR	35%	£3,948,291	£3,406,033	£3,402,384	£3,395,697	£3,362,118	£3,135,656	£2,998,740
60% LAR : 40% CIR	40%	£3,737,689	£3,206,494	£3,202,851	£3,196,175	£3,162,623	£2,936,325	£2,799,501
60% LAR : 40% CIR	45%	£3,526,445	£3,006,319	£3,002,681	£2,996,014	£2,962,486	£2,736,327	£2,599,579
60% LAR : 40% CIR	50%	£3,314,568	£2,805,514	£2,801,880	£2,795,220	£2,761,710	£2,535,664	£2,398,979

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR in Perp	
Value Area	Zone A - Kings Cross Higher

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,208,528	£6,580,788	£6,577,065	£6,570,252	£6,536,357	£6,308,005	£6,170,039
60% LAR : 40% CIR	5%	£6,977,054	£6,360,752	£6,357,043	£6,350,254	£6,316,417	£6,088,417	£5,950,647
60% LAR : 40% CIR	10%	£6,744,892	£6,140,035	£6,136,339	£6,129,571	£6,095,789	£5,868,112	£5,730,521
60% LAR : 40% CIR	**12%**	**£6,651,837**	**£6,051,559**	**£6,047,867**	**£6,041,108**	**£6,007,346**	**£5,779,791**	**£5,642,268**
60% LAR : 40% CIR	15%	£6,512,052	£5,918,643	£5,914,959	£5,908,211	£5,874,478	£5,647,098	£5,509,672
60% LAR : 40% CIR	20%	£6,278,537	£5,696,582	£5,692,909	£5,686,179	£5,652,491	£5,425,380	£5,288,104
60% LAR : 40% CIR	25%	£6,044,356	£5,473,859	£5,470,195	£5,463,481	£5,429,834	£5,202,965	£5,065,824
60% LAR : 40% CIR	30%	£5,809,515	£5,250,481	£5,246,824	£5,240,125	£5,206,514	£4,979,862	£4,842,841
60% LAR : 40% CIR	35%	£5,574,020	£5,026,453	£5,022,803	£5,016,117	£4,982,537	£4,756,076	£4,619,161
60% LAR : 40% CIR	40%	£5,337,877	£4,801,782	£4,798,139	£4,791,463	£4,757,911	£4,531,613	£4,394,789
60% LAR : 40% CIR	45%	£5,101,093	£4,576,475	£4,572,837	£4,566,170	£4,532,641	£4,306,482	£4,169,734
60% LAR : 40% CIR	50%	£4,863,676	£4,350,538	£4,346,903	£4,340,245	£4,306,734	£4,080,688	£3,944,003

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,076,357	£448,617	£444,894	£438,081	£404,186	£175,834	£37,868
60% LAR : 40% CIR	5%	£844,883	£228,581	£224,872	£218,084	£184,246	-£43,754	-£181,524
60% LAR : 40% CIR	10%	£612,721	£7,864	£4,168	-£2,600	-£36,382	-£264,059	-£401,650
60% LAR : 40% CIR	**12%**	**£519,667**	**-£80,612**	**-£84,304**	**-£91,063**	**-£124,825**	**-£352,380**	**-£489,903**
60% LAR : 40% CIR	15%	£379,881	-£213,528	-£217,212	-£223,960	-£257,693	-£485,073	-£622,499
60% LAR : 40% CIR	20%	£146,366	-£435,589	-£439,262	-£445,992	-£479,680	-£706,791	-£844,067
60% LAR : 40% CIR	25%	-£87,815	-£658,312	-£661,976	-£668,690	-£702,337	-£929,206	-£1,066,347
60% LAR : 40% CIR	30%	-£322,656	-£881,690	-£885,347	-£892,046	-£925,657	-£1,152,309	-£1,289,329
60% LAR : 40% CIR	35%	-£558,151	-£1,105,718	-£1,109,368	-£1,116,054	-£1,149,634	-£1,376,095	-£1,513,010
60% LAR : 40% CIR	40%	-£794,294	-£1,330,389	-£1,334,032	-£1,340,708	-£1,374,260	-£1,600,558	-£1,737,382
60% LAR : 40% CIR	45%	-£1,031,078	-£1,555,696	-£1,559,334	-£1,566,000	-£1,599,530	-£1,825,689	-£1,962,437
60% LAR : 40% CIR	50%	-£1,268,495	-£1,781,633	-£1,785,267	-£1,791,926	-£1,825,437	-£2,051,483	-£2,188,168

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,617,357	£2,989,616	£2,985,893	£2,979,080	£2,945,185	£2,716,833	£2,578,867
60% LAR : 40% CIR	5%	£3,385,882	£2,769,580	£2,765,871	£2,759,083	£2,725,246	£2,497,246	£2,359,475
60% LAR : 40% CIR	10%	£3,153,720	£2,548,863	£2,545,167	£2,538,400	£2,504,618	£2,276,940	£2,139,350
60% LAR : 40% CIR	**12%**	**£3,060,666**	**£2,460,387**	**£2,456,696**	**£2,449,936**	**£2,416,175**	**£2,188,619**	**£2,051,096**
60% LAR : 40% CIR	15%	£2,920,880	£2,327,471	£2,323,787	£2,317,039	£2,283,306	£2,055,926	£1,918,500
60% LAR : 40% CIR	20%	£2,687,365	£2,105,411	£2,101,737	£2,095,007	£2,061,319	£1,834,208	£1,696,932
60% LAR : 40% CIR	25%	£2,453,184	£1,882,688	£1,879,023	£1,872,310	£1,838,662	£1,611,794	£1,474,652
60% LAR : 40% CIR	30%	£2,218,343	£1,659,309	£1,655,652	£1,648,953	£1,615,343	£1,388,690	£1,251,670
60% LAR : 40% CIR	35%	£1,982,848	£1,435,281	£1,431,632	£1,424,945	£1,391,365	£1,164,904	£1,027,989
60% LAR : 40% CIR	40%	£1,746,705	£1,210,610	£1,206,967	£1,200,291	£1,166,739	£940,442	£803,617
60% LAR : 40% CIR	45%	£1,509,922	£985,303	£981,665	£974,999	£941,469	£715,310	£578,562
60% LAR : 40% CIR	50%	£1,272,504	£759,367	£755,732	£749,073	£715,563	£489,516	£352,831

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,670,230	£4,042,489	£4,038,766	£4,031,953	£3,998,058	£3,769,706	£3,631,740
60% LAR : 40% CIR	5%	£4,438,755	£3,822,453	£3,818,744	£3,811,956	£3,778,119	£3,550,118	£3,412,348
60% LAR : 40% CIR	10%	£4,206,593	£3,601,736	£3,598,040	£3,591,273	£3,557,490	£3,329,813	£3,192,222
60% LAR : 40% CIR	**12%**	**£4,113,539**	**£3,513,260**	**£3,509,568**	**£3,502,809**	**£3,469,048**	**£3,241,492**	**£3,103,969**
60% LAR : 40% CIR	15%	£3,973,753	£3,380,344	£3,376,660	£3,369,912	£3,336,179	£3,108,799	£2,971,373
60% LAR : 40% CIR	20%	£3,740,238	£3,158,283	£3,154,610	£3,147,880	£3,114,192	£2,887,081	£2,749,805
60% LAR : 40% CIR	25%	£3,506,057	£2,935,560	£2,931,896	£2,925,182	£2,891,535	£2,664,666	£2,527,525
60% LAR : 40% CIR	30%	£3,271,216	£2,712,182	£2,708,525	£2,701,826	£2,668,215	£2,441,563	£2,304,543
60% LAR : 40% CIR	35%	£3,035,721	£2,488,154	£2,484,504	£2,477,818	£2,444,238	£2,217,777	£2,080,862
60% LAR : 40% CIR	40%	£2,799,578	£2,263,483	£2,259,840	£2,253,164	£2,219,612	£1,993,314	£1,856,490
60% LAR : 40% CIR	45%	£2,562,794	£2,038,176	£2,034,538	£2,027,872	£1,994,342	£1,768,183	£1,631,435
60% LAR : 40% CIR	50%	£2,325,377	£1,812,239	£1,808,605	£1,801,946	£1,768,435	£1,542,389	£1,405,704

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,914,825	£5,287,084	£5,283,361	£5,276,549	£5,242,654	£5,014,302	£4,876,335
60% LAR : 40% CIR	5%	£5,683,350	£5,067,049	£5,063,339	£5,056,551	£5,022,714	£4,794,714	£4,656,943
60% LAR : 40% CIR	10%	£5,451,189	£4,846,332	£4,842,635	£4,835,868	£4,802,086	£4,574,408	£4,436,818
60% LAR : 40% CIR	**12%**	**£5,358,134**	**£4,757,855**	**£4,754,164**	**£4,747,404**	**£4,713,643**	**£4,486,087**	**£4,348,564**
60% LAR : 40% CIR	15%	£5,218,348	£4,624,939	£4,621,255	£4,614,507	£4,580,774	£4,353,394	£4,215,968
60% LAR : 40% CIR	20%	£4,984,834	£4,402,879	£4,399,205	£4,392,475	£4,358,788	£4,131,677	£3,994,400
60% LAR : 40% CIR	25%	£4,750,652	£4,180,156	£4,176,491	£4,169,778	£4,136,130	£3,909,262	£3,772,121
60% LAR : 40% CIR	30%	£4,515,812	£3,956,777	£3,953,120	£3,946,421	£3,912,811	£3,686,158	£3,549,138
60% LAR : 40% CIR	35%	£4,280,316	£3,732,749	£3,729,100	£3,722,413	£3,688,834	£3,462,372	£3,325,457
60% LAR : 40% CIR	40%	£4,044,173	£3,508,078	£3,504,435	£3,497,760	£3,464,207	£3,237,910	£3,101,085
60% LAR : 40% CIR	45%	£3,807,390	£3,282,771	£3,279,134	£3,272,467	£3,238,937	£3,012,778	£2,876,030
60% LAR : 40% CIR	50%	£3,569,972	£3,056,835	£3,053,200	£3,046,541	£3,013,031	£2,786,984	£2,650,299

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR in Perp

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

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	**% AH**	**Base Build Costs and Access Prt M4(2) & Building Safety Levy**	**Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon**
	0%	£7,328,595	£6,698,935	£6,695,211	£6,688,399	£6,654,504	£6,426,152	£6,288,186
60% LAR : 40% CIR	5%	£7,071,580	£6,453,766	£6,450,058	£6,443,268	£6,409,432	£6,181,431	£6,043,661
60% LAR : 40% CIR	10%	£6,813,878	£6,207,917	£6,204,221	£6,197,454	£6,163,671	£5,935,995	£5,798,403
60% LAR : 40% CIR	**12%**	**£6,710,607**	**£6,109,388**	**£6,105,697**	**£6,098,938**	**£6,065,175**	**£5,837,621**	**£5,700,098**
60% LAR : 40% CIR	15%	£6,555,497	£5,961,393	£5,957,708	£5,950,961	£5,917,228	£5,689,848	£5,552,422
60% LAR : 40% CIR	20%	£6,296,442	£5,714,200	£5,710,526	£5,703,797	£5,670,109	£5,442,998	£5,305,722
60% LAR : 40% CIR	25%	£6,036,721	£5,466,345	£5,462,681	£5,455,967	£5,422,320	£5,195,452	£5,058,311
60% LAR : 40% CIR	30%	£5,776,338	£5,217,835	£5,214,178	£5,207,479	£5,173,868	£4,947,216	£4,810,196
60% LAR : 40% CIR	35%	£5,515,303	£4,968,675	£4,965,026	£4,958,340	£4,924,760	£4,698,298	£4,561,382
60% LAR : 40% CIR	40%	£5,253,620	£4,718,873	£4,715,229	£4,708,553	£4,675,001	£4,448,703	£4,311,879
60% LAR : 40% CIR	45%	£4,991,296	£4,468,433	£4,464,794	£4,458,129	£4,424,599	£4,198,440	£4,061,692
60% LAR : 40% CIR	50%	£4,728,338	£4,217,364	£4,213,730	£4,207,071	£4,173,560	£3,947,514	£3,810,830

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

£97,649,000

Tenure	**% AH**	**Base Build Costs and Access Prt M4(2) & Building Safety Levy**	**Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon**
	0%	£1,196,424	£566,764	£563,040	£556,228	£522,333	£293,981	£156,015
60% LAR : 40% CIR	5%	£939,409	£321,595	£317,887	£311,097	£277,261	£49,260	-£88,510
60% LAR : 40% CIR	10%	£681,707	£75,746	£72,050	£65,283	£31,501	-£196,176	-£333,767
60% LAR : 40% CIR	**12%**	**£578,436**	**-£22,782**	**-£26,474**	**-£33,233**	**-£66,996**	**-£294,550**	**-£432,073**
60% LAR : 40% CIR	15%	£423,326	-£170,778	-£174,462	-£181,209	-£214,943	-£442,323	-£579,749
60% LAR : 40% CIR	20%	£164,271	-£417,971	-£421,644	-£428,374	-£462,062	-£689,173	-£826,449
60% LAR : 40% CIR	25%	-£95,450	-£665,826	-£669,490	-£676,204	-£709,851	-£936,718	-£1,073,860
60% LAR : 40% CIR	30%	-£355,833	-£914,336	-£917,993	-£924,692	-£958,303	-£1,184,955	-£1,321,975
60% LAR : 40% CIR	35%	-£616,868	-£1,163,496	-£1,167,145	-£1,173,831	-£1,207,411	-£1,433,872	-£1,570,789
60% LAR : 40% CIR	40%	-£878,551	-£1,413,298	-£1,416,942	-£1,423,618	-£1,457,170	-£1,683,468	-£1,820,292
60% LAR : 40% CIR	45%	-£1,140,875	-£1,663,738	-£1,667,376	-£1,674,042	-£1,707,572	-£1,933,731	-£2,070,479
60% LAR : 40% CIR	50%	-£1,403,833	-£1,914,807	-£1,918,441	-£1,925,100	-£1,958,611	-£2,184,657	-£2,321,341

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

£57,186,000

Tenure	**% AH**	**Base Build Costs and Access Prt M4(2) & Building Safety Levy**	**Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon**
	0%	£3,737,423	£3,107,763	£3,104,039	£3,097,227	£3,063,332	£2,834,980	£2,697,014
60% LAR : 40% CIR	5%	£3,480,408	£2,862,594	£2,858,886	£2,852,097	£2,818,261	£2,590,260	£2,452,489
60% LAR : 40% CIR	10%	£3,222,706	£2,616,746	£2,613,049	£2,606,282	£2,572,500	£2,344,823	£2,207,232
60% LAR : 40% CIR	**12%**	**£3,119,435**	**£2,518,217**	**£2,514,525**	**£2,507,766**	**£2,474,004**	**£2,246,449**	**£2,108,926**
60% LAR : 40% CIR	15%	£2,964,325	£2,370,222	£2,366,537	£2,359,790	£2,326,057	£2,098,676	£1,961,251
60% LAR : 40% CIR	20%	£2,705,270	£2,123,028	£2,119,355	£2,112,625	£2,078,937	£1,851,826	£1,714,550
60% LAR : 40% CIR	25%	£2,445,549	£1,875,174	£1,871,509	£1,864,796	£1,831,148	£1,604,281	£1,467,139
60% LAR : 40% CIR	30%	£2,185,167	£1,626,663	£1,623,007	£1,616,308	£1,582,696	£1,356,045	£1,219,024
60% LAR : 40% CIR	35%	£1,924,131	£1,377,504	£1,373,854	£1,367,168	£1,333,588	£1,107,127	£970,211
60% LAR : 40% CIR	40%	£1,662,449	£1,127,701	£1,124,057	£1,117,381	£1,083,829	£857,532	£720,707
60% LAR : 40% CIR	45%	£1,400,124	£877,262	£873,623	£866,957	£833,427	£607,268	£470,521
60% LAR : 40% CIR	50%	£1,137,166	£626,192	£622,558	£615,899	£582,388	£356,342	£219,658

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

£40,420,000

Tenure	**% AH**	**Base Build Costs and Access Prt M4(2) & Building Safety Levy**	**Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon**
	0%	£4,790,296	£4,160,636	£4,156,912	£4,150,100	£4,116,205	£3,887,853	£3,749,887
60% LAR : 40% CIR	5%	£4,533,281	£3,915,467	£3,911,759	£3,904,969	£3,871,133	£3,643,132	£3,505,362
60% LAR : 40% CIR	10%	£4,275,579	£3,669,618	£3,665,922	£3,659,155	£3,625,373	£3,397,696	£3,260,105
60% LAR : 40% CIR	**12%**	**£4,172,308**	**£3,571,090**	**£3,567,398**	**£3,560,639**	**£3,526,876**	**£3,299,322**	**£3,161,799**
60% LAR : 40% CIR	15%	£4,017,198	£3,423,094	£3,419,410	£3,412,663	£3,378,929	£3,151,549	£3,014,123
60% LAR : 40% CIR	20%	£3,758,143	£3,175,901	£3,172,228	£3,165,498	£3,131,810	£2,904,699	£2,767,423
60% LAR : 40% CIR	25%	£3,498,422	£2,928,046	£2,924,382	£2,917,668	£2,884,021	£2,657,154	£2,520,012
60% LAR : 40% CIR	30%	£3,238,039	£2,679,536	£2,675,879	£2,669,180	£2,635,569	£2,408,917	£2,271,897
60% LAR : 40% CIR	35%	£2,977,004	£2,430,376	£2,426,727	£2,420,041	£2,386,461	£2,160,000	£2,023,083
60% LAR : 40% CIR	40%	£2,715,321	£2,180,574	£2,176,930	£2,170,254	£2,136,702	£1,910,404	£1,773,580
60% LAR : 40% CIR	45%	£2,452,997	£1,930,134	£1,926,496	£1,919,830	£1,886,300	£1,660,141	£1,523,393
60% LAR : 40% CIR	50%	£2,190,039	£1,679,065	£1,675,431	£1,668,772	£1,635,261	£1,409,215	£1,272,531

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

£20,601,000

Tenure	**% AH**	**Base Build Costs and Access Prt M4(2) & Building Safety Levy**	**Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon**
	0%	£6,034,891	£5,405,231	£5,401,508	£5,394,695	£5,360,800	£5,132,448	£4,994,482
60% LAR : 40% CIR	5%	£5,777,876	£5,160,063	£5,156,354	£5,149,565	£5,115,729	£4,887,728	£4,749,957
60% LAR : 40% CIR	10%	£5,520,174	£4,914,214	£4,910,517	£4,903,750	£4,869,968	£4,642,292	£4,504,700
60% LAR : 40% CIR	**12%**	**£5,416,903**	**£4,815,685**	**£4,811,994**	**£4,805,234**	**£4,771,472**	**£4,543,917**	**£4,406,394**
60% LAR : 40% CIR	15%	£5,261,793	£4,667,690	£4,664,005	£4,657,258	£4,623,525	£4,396,145	£4,258,719
60% LAR : 40% CIR	20%	£5,002,739	£4,420,497	£4,416,823	£4,410,093	£4,376,405	£4,149,294	£4,012,018
60% LAR : 40% CIR	25%	£4,743,017	£4,172,642	£4,168,977	£4,162,264	£4,128,616	£3,901,749	£3,764,608
60% LAR : 40% CIR	30%	£4,482,635	£3,924,132	£3,920,475	£3,913,776	£3,880,164	£3,653,513	£3,516,492
60% LAR : 40% CIR	35%	£4,221,600	£3,674,972	£3,671,322	£3,664,636	£3,631,056	£3,404,595	£3,267,679
60% LAR : 40% CIR	40%	£3,959,917	£3,425,169	£3,421,525	£3,414,850	£3,381,297	£3,155,000	£3,018,176
60% LAR : 40% CIR	45%	£3,697,592	£3,174,730	£3,171,091	£3,164,425	£3,130,896	£2,904,737	£2,767,989
60% LAR : 40% CIR	50%	£3,434,634	£2,923,660	£2,920,027	£2,913,367	£2,879,857	£2,653,811	£2,517,126

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR in Perp	
No Units	**7**
Site Area	**0.06 Ha**

Value Area	**Zone A - Medium Central Zone**	
Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,520,481	£7,871,762	£7,868,039	£7,861,227	£7,827,332	£7,598,980	£7,461,014
60% LAR : 40% CIR	5%	£8,203,871	£7,567,953	£7,564,244	£7,557,456	£7,523,619	£7,295,619	£7,157,848
60% LAR : 40% CIR	10%	£7,886,576	£7,263,463	£7,259,766	£7,252,999	£7,219,217	£6,991,540	£6,853,949
60% LAR : 40% CIR	**12%**	**£7,759,467**	**£7,141,477**	**£7,137,785**	**£7,131,027**	**£7,097,265**	**£6,869,710**	**£6,732,186**
60% LAR : 40% CIR	15%	£7,568,601	£6,958,297	£6,954,613	£6,947,865	£6,914,132	£6,686,751	£6,549,326
60% LAR : 40% CIR	20%	£7,249,952	£6,652,462	£6,648,789	£6,642,059	£6,608,371	£6,381,260	£6,243,984
60% LAR : 40% CIR	25%	£6,930,635	£6,345,967	£6,342,302	£6,335,589	£6,301,941	£6,075,073	£5,937,931
60% LAR : 40% CIR	30%	£6,610,659	£6,038,815	£6,035,159	£6,028,459	£5,994,848	£5,768,196	£5,631,175
60% LAR : 40% CIR	35%	£6,290,029	£5,731,013	£5,727,364	£5,720,678	£5,687,098	£5,460,636	£5,323,721
60% LAR : 40% CIR	40%	£5,968,752	£5,422,569	£5,418,926	£5,412,251	£5,378,698	£5,152,401	£5,015,577
60% LAR : 40% CIR	45%	£5,646,833	£5,113,489	£5,109,850	£5,103,184	£5,069,655	£4,843,496	£4,706,748
60% LAR : 40% CIR	50%	£5,324,281	£4,803,779	£4,800,144	£4,793,485	£4,759,975	£4,533,928	£4,397,243

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,388,310	£1,739,591	£1,735,868	£1,729,056	£1,695,161	£1,466,809	£1,328,843
60% LAR : 40% CIR	5%	£2,071,700	£1,435,782	£1,432,073	£1,425,285	£1,391,448	£1,163,448	£1,025,677
60% LAR : 40% CIR	10%	£1,754,405	£1,131,292	£1,127,595	£1,120,828	£1,087,046	£859,369	£721,778
60% LAR : 40% CIR	**12%**	**£1,627,296**	**£1,009,306**	**£1,005,615**	**£998,856**	**£965,094**	**£737,539**	**£600,015**
60% LAR : 40% CIR	15%	£1,436,430	£826,126	£822,442	£815,694	£781,961	£554,580	£417,155
60% LAR : 40% CIR	20%	£1,117,781	£520,292	£516,618	£509,888	£476,200	£249,089	£111,813
60% LAR : 40% CIR	25%	£798,464	£213,796	£210,131	£203,418	£169,770	-£57,098	-£194,239
60% LAR : 40% CIR	30%	£478,488	-£93,356	-£97,012	-£103,712	-£137,323	-£363,975	-£500,996
60% LAR : 40% CIR	35%	£157,859	-£401,158	-£404,806	-£411,493	-£445,073	-£671,535	-£808,450
60% LAR : 40% CIR	40%	-£163,419	-£709,602	-£713,245	-£719,920	-£753,473	-£979,770	-£1,116,594
60% LAR : 40% CIR	45%	-£485,338	-£1,018,682	-£1,022,321	-£1,028,987	-£1,062,516	-£1,288,675	-£1,425,423
60% LAR : 40% CIR	50%	-£807,890	-£1,328,392	-£1,332,027	-£1,338,686	-£1,372,196	-£1,598,243	-£1,734,928

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,929,309	£4,280,590	£4,276,868	£4,270,055	£4,236,160	£4,007,808	£3,869,842
60% LAR : 40% CIR	5%	£4,612,700	£3,976,782	£3,973,072	£3,966,284	£3,932,447	£3,704,447	£3,566,676
60% LAR : 40% CIR	10%	£4,295,404	£3,672,291	£3,668,594	£3,661,827	£3,628,045	£3,400,369	£3,262,777
60% LAR : 40% CIR	**12%**	**£4,168,295**	**£3,550,305**	**£3,546,614**	**£3,539,855**	**£3,506,093**	**£3,278,538**	**£3,141,014**
60% LAR : 40% CIR	15%	£3,977,429	£3,367,125	£3,363,441	£3,356,693	£3,322,960	£3,095,580	£2,958,154
60% LAR : 40% CIR	20%	£3,658,780	£3,061,291	£3,057,617	£3,050,887	£3,017,199	£2,790,088	£2,652,812
60% LAR : 40% CIR	25%	£3,339,463	£2,754,795	£2,751,130	£2,744,417	£2,710,770	£2,483,901	£2,346,760
60% LAR : 40% CIR	30%	£3,019,487	£2,447,643	£2,443,987	£2,437,287	£2,403,676	£2,177,024	£2,040,004
60% LAR : 40% CIR	35%	£2,698,858	£2,139,841	£2,136,193	£2,129,506	£2,095,927	£1,869,464	£1,732,549
60% LAR : 40% CIR	40%	£2,377,581	£1,831,397	£1,827,755	£1,821,079	£1,787,527	£1,561,229	£1,424,405
60% LAR : 40% CIR	45%	£2,055,662	£1,522,317	£1,518,678	£1,512,013	£1,478,483	£1,252,324	£1,115,576
60% LAR : 40% CIR	50%	£1,733,109	£1,212,607	£1,208,972	£1,202,313	£1,168,803	£942,756	£806,071

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,982,182	£5,333,463	£5,329,740	£5,322,928	£5,289,033	£5,060,681	£4,922,715
60% LAR : 40% CIR	5%	£5,665,572	£5,029,654	£5,025,945	£5,019,157	£4,985,320	£4,757,320	£4,619,549
60% LAR : 40% CIR	10%	£5,348,277	£4,725,164	£4,721,467	£4,714,700	£4,680,918	£4,453,241	£4,315,650
60% LAR : 40% CIR	**12%**	**£5,221,168**	**£4,603,178**	**£4,599,487**	**£4,592,728**	**£4,558,966**	**£4,331,411**	**£4,193,887**
60% LAR : 40% CIR	15%	£5,030,302	£4,419,998	£4,416,314	£4,409,566	£4,375,833	£4,148,453	£4,011,027
60% LAR : 40% CIR	20%	£4,711,653	£4,114,164	£4,110,490	£4,103,760	£4,070,072	£3,842,961	£3,705,685
60% LAR : 40% CIR	25%	£4,392,336	£3,807,668	£3,804,003	£3,797,290	£3,763,642	£3,536,774	£3,399,633
60% LAR : 40% CIR	30%	£4,072,360	£3,500,516	£3,496,860	£3,490,160	£3,456,549	£3,229,897	£3,092,876
60% LAR : 40% CIR	35%	£3,751,731	£3,192,714	£3,189,066	£3,182,379	£3,148,799	£2,922,337	£2,785,422
60% LAR : 40% CIR	40%	£3,430,453	£2,884,270	£2,880,627	£2,873,952	£2,840,399	£2,614,102	£2,477,278
60% LAR : 40% CIR	45%	£3,108,534	£2,575,190	£2,571,551	£2,564,885	£2,531,356	£2,305,197	£2,168,449
60% LAR : 40% CIR	50%	£2,785,982	£2,265,480	£2,261,845	£2,255,186	£2,221,676	£1,995,629	£1,858,944

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,226,778	£6,578,058	£6,574,336	£6,567,523	£6,533,628	£6,305,276	£6,167,310
60% LAR : 40% CIR	5%	£6,910,168	£6,274,250	£6,270,540	£6,263,752	£6,229,915	£6,001,915	£5,864,144
60% LAR : 40% CIR	10%	£6,592,873	£5,969,759	£5,966,063	£5,959,295	£5,925,513	£5,697,837	£5,560,245
60% LAR : 40% CIR	**12%**	**£6,465,764**	**£5,847,773**	**£5,844,082**	**£5,837,323**	**£5,803,561**	**£5,576,006**	**£5,438,483**
60% LAR : 40% CIR	15%	£6,274,897	£5,664,593	£5,660,909	£5,654,161	£5,620,428	£5,393,048	£5,255,622
60% LAR : 40% CIR	20%	£5,956,248	£5,358,759	£5,355,085	£5,348,356	£5,314,668	£5,087,557	£4,950,281
60% LAR : 40% CIR	25%	£5,636,932	£5,052,263	£5,048,599	£5,041,885	£5,008,238	£4,781,369	£4,644,228
60% LAR : 40% CIR	30%	£5,316,956	£4,745,111	£4,741,455	£4,734,755	£4,701,145	£4,474,492	£4,337,472
60% LAR : 40% CIR	35%	£4,996,326	£4,437,309	£4,433,661	£4,426,975	£4,393,395	£4,166,932	£4,030,017
60% LAR : 40% CIR	40%	£4,675,049	£4,128,866	£4,125,223	£4,118,547	£4,084,995	£3,858,697	£3,721,873
60% LAR : 40% CIR	45%	£4,353,130	£3,819,785	£3,816,147	£3,809,481	£3,775,951	£3,549,792	£3,413,044
60% LAR : 40% CIR	50%	£4,030,577	£3,510,075	£3,506,440	£3,499,782	£3,466,271	£3,240,224	£3,103,540

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR in Perp

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

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,201,559	£8,541,950	£8,538,227	£8,531,414	£8,497,519	£8,269,167	£8,131,201
60% LAR : 40% CIR	5%	£8,850,895	£8,204,631	£8,200,922	£8,194,134	£8,160,297	£7,932,296	£7,794,526
60% LAR : 40% CIR	10%	£8,499,545	£7,866,631	£7,862,935	£7,856,168	£7,822,385	£7,594,709	£7,457,117
60% LAR : 40% CIR	**12%**	**£8,358,815**	**£7,731,242**	**£7,727,550**	**£7,720,791**	**£7,687,030**	**£7,459,475**	**£7,321,951**
60% LAR : 40% CIR	15%	£8,147,516	£7,527,956	£7,524,272	£7,517,524	£7,483,791	£7,256,411	£7,118,985
60% LAR : 40% CIR	20%	£7,794,814	£7,188,613	£7,184,939	£7,178,209	£7,144,521	£6,917,410	£6,780,134
60% LAR : 40% CIR	25%	£7,441,444	£6,848,607	£6,844,943	£6,838,229	£6,804,581	£6,577,714	£6,440,572
60% LAR : 40% CIR	30%	£7,087,414	£6,507,945	£6,504,289	£6,497,590	£6,463,979	£6,237,327	£6,100,306
60% LAR : 40% CIR	35%	£6,732,730	£6,166,635	£6,162,986	£6,156,300	£6,122,720	£5,896,258	£5,759,342
60% LAR : 40% CIR	40%	£6,377,398	£5,824,681	£5,821,038	£5,814,363	£5,780,810	£5,554,513	£5,417,689
60% LAR : 40% CIR	45%	£6,021,426	£5,482,092	£5,478,454	£5,471,787	£5,438,258	£5,212,099	£5,075,351
60% LAR : 40% CIR	50%	£5,664,820	£5,138,872	£5,135,237	£5,128,579	£5,095,068	£4,869,021	£4,732,337

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,069,389	£2,409,779	£2,406,056	£2,399,243	£2,365,348	£2,136,996	£1,999,030
60% LAR : 40% CIR	5%	£2,718,724	£2,072,460	£2,068,751	£2,061,963	£2,028,127	£1,800,126	£1,662,355
60% LAR : 40% CIR	10%	£2,367,375	£1,734,460	£1,730,764	£1,723,997	£1,690,215	£1,462,538	£1,324,947
60% LAR : 40% CIR	**12%**	**£2,226,644**	**£1,599,071**	**£1,595,380**	**£1,588,620**	**£1,554,859**	**£1,327,304**	**£1,189,780**
60% LAR : 40% CIR	15%	£2,015,346	£1,395,785	£1,392,101	£1,385,353	£1,351,620	£1,124,240	£986,814
60% LAR : 40% CIR	20%	£1,662,643	£1,056,442	£1,052,768	£1,046,038	£1,012,350	£785,239	£647,963
60% LAR : 40% CIR	25%	£1,309,273	£716,436	£712,772	£706,058	£672,410	£445,543	£308,402
60% LAR : 40% CIR	30%	£955,243	£375,774	£372,118	£365,420	£331,808	£105,156	-£31,865
60% LAR : 40% CIR	35%	£600,559	£34,464	£30,815	£24,129	-£9,451	-£235,913	-£372,829
60% LAR : 40% CIR	40%	£245,228	-£307,490	-£311,133	-£317,808	-£351,361	-£577,658	-£714,482
60% LAR : 40% CIR	45%	-£110,745	-£650,079	-£653,717	-£660,384	-£693,913	-£920,072	-£1,056,820
60% LAR : 40% CIR	50%	-£467,351	-£993,299	-£996,934	-£1,003,592	-£1,037,103	-£1,263,150	-£1,399,834

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,610,388	£4,950,778	£4,947,055	£4,940,242	£4,906,347	£4,677,995	£4,540,029
60% LAR : 40% CIR	5%	£5,259,723	£4,613,460	£4,609,750	£4,602,962	£4,569,126	£4,341,125	£4,203,354
60% LAR : 40% CIR	10%	£4,908,374	£4,275,460	£4,271,763	£4,264,996	£4,231,214	£4,003,537	£3,865,946
60% LAR : 40% CIR	**12%**	**£4,767,643**	**£4,140,070**	**£4,136,379**	**£4,129,619**	**£4,095,858**	**£3,868,303**	**£3,730,779**
60% LAR : 40% CIR	15%	£4,556,345	£3,936,784	£3,933,100	£3,926,352	£3,892,619	£3,665,239	£3,527,813
60% LAR : 40% CIR	20%	£4,203,642	£3,597,441	£3,593,767	£3,587,038	£3,553,350	£3,326,239	£3,188,963
60% LAR : 40% CIR	25%	£3,850,272	£3,257,435	£3,253,771	£3,247,057	£3,213,410	£2,986,542	£2,849,401
60% LAR : 40% CIR	30%	£3,496,243	£2,916,774	£2,913,118	£2,906,419	£2,872,807	£2,646,156	£2,509,134
60% LAR : 40% CIR	35%	£3,141,559	£2,575,463	£2,571,814	£2,565,128	£2,531,548	£2,305,087	£2,168,170
60% LAR : 40% CIR	40%	£2,786,227	£2,233,510	£2,229,867	£2,223,191	£2,189,639	£1,963,341	£1,826,517
60% LAR : 40% CIR	45%	£2,430,254	£1,890,920	£1,887,282	£1,880,616	£1,847,086	£1,620,927	£1,484,179
60% LAR : 40% CIR	50%	£2,073,648	£1,547,700	£1,544,066	£1,537,407	£1,503,897	£1,277,850	£1,141,165

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,663,261	£6,003,651	£5,999,928	£5,993,115	£5,959,220	£5,730,868	£5,592,902
60% LAR : 40% CIR	5%	£6,312,596	£5,666,332	£5,662,623	£5,655,835	£5,621,999	£5,393,998	£5,256,227
60% LAR : 40% CIR	10%	£5,961,247	£5,328,332	£5,324,636	£5,317,869	£5,284,087	£5,056,410	£4,918,819
60% LAR : 40% CIR	**12%**	**£5,820,516**	**£5,192,943**	**£5,189,252**	**£5,182,492**	**£5,148,731**	**£4,921,176**	**£4,783,652**
60% LAR : 40% CIR	15%	£5,609,218	£4,989,657	£4,985,973	£4,979,225	£4,945,492	£4,718,112	£4,580,686
60% LAR : 40% CIR	20%	£5,256,515	£4,650,314	£4,646,640	£4,639,910	£4,606,222	£4,379,111	£4,241,835
60% LAR : 40% CIR	25%	£4,903,145	£4,310,308	£4,306,644	£4,299,930	£4,266,282	£4,039,415	£3,902,274
60% LAR : 40% CIR	30%	£4,549,115	£3,969,646	£3,965,990	£3,959,292	£3,925,680	£3,699,028	£3,562,007
60% LAR : 40% CIR	35%	£4,194,431	£3,628,336	£3,624,687	£3,618,001	£3,584,421	£3,357,959	£3,221,043
60% LAR : 40% CIR	40%	£3,839,100	£3,286,382	£3,282,739	£3,276,064	£3,242,512	£3,016,214	£2,879,390
60% LAR : 40% CIR	45%	£3,483,127	£2,943,793	£2,940,155	£2,933,488	£2,899,959	£2,673,800	£2,537,052
60% LAR : 40% CIR	50%	£3,126,521	£2,600,573	£2,596,938	£2,590,280	£2,556,769	£2,330,722	£2,194,038

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,907,856	£7,248,247	£7,244,523	£7,237,711	£7,203,816	£6,975,464	£6,837,497
60% LAR : 40% CIR	5%	£7,557,192	£6,910,928	£6,907,218	£6,900,430	£6,866,594	£6,638,593	£6,500,822
60% LAR : 40% CIR	10%	£7,205,842	£6,572,928	£6,569,231	£6,562,464	£6,528,682	£6,301,005	£6,163,414
60% LAR : 40% CIR	**12%**	**£7,065,112**	**£6,437,538**	**£6,433,847**	**£6,427,087**	**£6,393,326**	**£6,165,771**	**£6,028,248**
60% LAR : 40% CIR	15%	£6,853,813	£6,234,253	£6,230,569	£6,223,821	£6,190,088	£5,962,707	£5,825,282
60% LAR : 40% CIR	20%	£6,501,110	£5,894,909	£5,891,235	£5,884,506	£5,850,818	£5,623,707	£5,486,431
60% LAR : 40% CIR	25%	£6,147,740	£5,554,903	£5,551,240	£5,544,525	£5,510,878	£5,284,010	£5,146,869
60% LAR : 40% CIR	30%	£5,793,711	£5,214,242	£5,210,586	£5,203,887	£5,170,275	£4,943,624	£4,806,602
60% LAR : 40% CIR	35%	£5,439,027	£4,872,932	£4,869,282	£4,862,596	£4,829,016	£4,602,555	£4,465,639
60% LAR : 40% CIR	40%	£5,083,695	£4,530,978	£4,527,335	£4,520,659	£4,487,107	£4,260,809	£4,123,985
60% LAR : 40% CIR	45%	£4,727,723	£4,188,388	£4,184,750	£4,178,084	£4,144,554	£3,918,395	£3,781,647
60% LAR : 40% CIR	50%	£4,371,116	£3,845,169	£3,841,534	£3,834,875	£3,801,365	£3,575,318	£3,438,633

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR for 15 Years	
Value Area	**Zone A - Zone 1 and Eastern Central Zone**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,269,005	£5,656,287	£5,652,564	£5,645,751	£5,611,857	£5,383,504	£5,245,538
60% LAR : 40% CIR	5%	£6,063,070	£5,461,383	£5,457,675	£5,450,885	£5,417,049	£5,189,048	£5,051,278
60% LAR : 40% CIR	10%	£5,856,449	£5,265,798	£5,262,102	£5,255,335	£5,221,552	£4,993,876	£4,856,285
60% LAR : 40% CIR	**12%**	**£5,773,610**	**£5,187,375**	**£5,183,683**	**£5,176,924**	**£5,143,162**	**£4,915,608**	**£4,778,084**
60% LAR : 40% CIR	15%	£5,649,149	£5,069,538	£5,065,853	£5,059,106	£5,025,373	£4,797,993	£4,660,567
60% LAR : 40% CIR	20%	£5,441,175	£4,872,609	£4,868,936	£4,862,206	£4,828,518	£4,601,407	£4,464,131
60% LAR : 40% CIR	25%	£5,232,534	£4,675,018	£4,671,354	£4,664,640	£4,630,993	£4,404,125	£4,266,984
60% LAR : 40% CIR	30%	£5,023,234	£4,476,772	£4,473,115	£4,466,416	£4,432,805	£4,206,153	£4,069,133
60% LAR : 40% CIR	35%	£4,813,279	£4,277,876	£4,274,227	£4,267,540	£4,233,960	£4,007,499	£3,870,584
60% LAR : 40% CIR	40%	£4,602,676	£4,078,338	£4,074,695	£4,068,019	£4,034,467	£3,808,169	£3,671,345
60% LAR : 40% CIR	45%	£4,391,433	£3,878,163	£3,874,524	£3,867,858	£3,834,328	£3,608,169	£3,471,422
60% LAR : 40% CIR	50%	£4,179,556	£3,677,358	£3,673,723	£3,667,064	£3,633,554	£3,407,508	£3,270,822

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£136,834	-£475,884	-£479,607	-£486,420	-£520,314	-£748,666	-£886,633
60% LAR : 40% CIR	5%	-£69,101	-£670,788	-£674,496	-£681,285	-£715,121	-£943,122	-£1,080,893
60% LAR : 40% CIR	10%	-£275,722	-£866,373	-£870,069	-£876,836	-£910,619	-£1,138,295	-£1,275,886
60% LAR : 40% CIR	**12%**	**-£358,561**	**-£944,796**	**-£948,488**	**-£955,247**	**-£989,008**	**-£1,216,563**	**-£1,354,087**
60% LAR : 40% CIR	15%	-£483,022	-£1,062,633	-£1,066,318	-£1,073,065	-£1,106,798	-£1,334,178	-£1,471,604
60% LAR : 40% CIR	20%	-£690,996	-£1,259,562	-£1,263,235	-£1,269,965	-£1,303,653	-£1,530,764	-£1,668,040
60% LAR : 40% CIR	25%	-£899,636	-£1,457,153	-£1,460,816	-£1,467,531	-£1,501,178	-£1,728,046	-£1,865,187
60% LAR : 40% CIR	30%	-£1,108,937	-£1,655,399	-£1,659,056	-£1,665,754	-£1,699,366	-£1,926,018	-£2,063,038
60% LAR : 40% CIR	35%	-£1,318,892	-£1,854,295	-£1,857,943	-£1,864,631	-£1,898,210	-£2,124,672	-£2,261,587
60% LAR : 40% CIR	40%	-£1,529,495	-£2,053,833	-£2,057,476	-£2,064,152	-£2,097,704	-£2,324,002	-£2,460,826
60% LAR : 40% CIR	45%	-£1,740,738	-£2,254,008	-£2,257,647	-£2,264,313	-£2,297,842	-£2,524,001	-£2,660,749
60% LAR : 40% CIR	50%	-£1,952,615	-£2,454,813	-£2,458,448	-£2,465,107	-£2,498,617	-£2,724,663	-£2,861,349

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,677,833	£2,065,116	£2,061,392	£2,054,580	£2,020,685	£1,792,333	£1,654,367
60% LAR : 40% CIR	5%	£2,471,898	£1,870,211	£1,866,503	£1,859,714	£1,825,878	£1,597,877	£1,460,106
60% LAR : 40% CIR	10%	£2,265,277	£1,674,626	£1,670,931	£1,664,163	£1,630,380	£1,402,704	£1,265,113
60% LAR : 40% CIR	**12%**	**£2,182,438**	**£1,596,203**	**£1,592,512**	**£1,585,752**	**£1,551,991**	**£1,324,436**	**£1,186,912**
60% LAR : 40% CIR	15%	£2,057,977	£1,478,367	£1,474,682	£1,467,935	£1,434,202	£1,206,821	£1,069,396
60% LAR : 40% CIR	20%	£1,850,003	£1,281,438	£1,277,764	£1,271,034	£1,237,346	£1,010,235	£872,959
60% LAR : 40% CIR	25%	£1,641,363	£1,083,846	£1,080,183	£1,073,468	£1,039,821	£812,953	£675,812
60% LAR : 40% CIR	30%	£1,432,062	£885,601	£881,944	£875,245	£841,633	£614,982	£477,961
60% LAR : 40% CIR	35%	£1,222,107	£686,704	£683,056	£676,368	£642,789	£416,327	£279,412
60% LAR : 40% CIR	40%	£1,011,504	£487,166	£483,523	£476,847	£443,295	£216,998	£80,173
60% LAR : 40% CIR	45%	£800,262	£286,991	£283,352	£276,686	£243,157	£16,998	-£119,750
60% LAR : 40% CIR	50%	£588,384	£86,186	£82,551	£75,892	£42,382	-£183,664	-£320,349

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,730,706	£3,117,988	£3,114,265	£3,107,453	£3,073,558	£2,845,206	£2,707,239
60% LAR : 40% CIR	5%	£3,524,771	£2,923,084	£2,919,376	£2,912,587	£2,878,751	£2,650,750	£2,512,979
60% LAR : 40% CIR	10%	£3,318,150	£2,727,499	£2,723,803	£2,717,036	£2,683,253	£2,455,577	£2,317,986
60% LAR : 40% CIR	**12%**	**£3,235,311**	**£2,649,076**	**£2,645,384**	**£2,638,625**	**£2,604,864**	**£2,377,309**	**£2,239,785**
60% LAR : 40% CIR	15%	£3,110,850	£2,531,239	£2,527,554	£2,520,807	£2,487,074	£2,259,694	£2,122,268
60% LAR : 40% CIR	20%	£2,902,876	£2,334,311	£2,330,637	£2,323,907	£2,290,219	£2,063,108	£1,925,832
60% LAR : 40% CIR	25%	£2,694,236	£2,136,719	£2,133,056	£2,126,341	£2,092,694	£1,865,826	£1,728,685
60% LAR : 40% CIR	30%	£2,484,935	£1,938,473	£1,934,817	£1,928,118	£1,894,506	£1,667,854	£1,530,834
60% LAR : 40% CIR	35%	£2,274,980	£1,739,577	£1,735,929	£1,729,241	£1,695,662	£1,469,200	£1,332,285
60% LAR : 40% CIR	40%	£2,064,377	£1,540,039	£1,536,396	£1,529,720	£1,496,168	£1,269,870	£1,133,046
60% LAR : 40% CIR	45%	£1,853,134	£1,339,864	£1,336,225	£1,329,559	£1,296,030	£1,069,871	£933,123
60% LAR : 40% CIR	50%	£1,641,257	£1,139,059	£1,135,424	£1,128,765	£1,095,255	£869,209	£732,523

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,975,301	£4,362,584	£4,358,860	£4,352,048	£4,318,153	£4,089,801	£3,951,835
60% LAR : 40% CIR	5%	£4,769,366	£4,167,680	£4,163,971	£4,157,182	£4,123,346	£3,895,345	£3,757,574
60% LAR : 40% CIR	10%	£4,562,745	£3,972,094	£3,968,399	£3,961,632	£3,927,849	£3,700,172	£3,562,581
60% LAR : 40% CIR	**12%**	**£4,479,906**	**£3,893,671**	**£3,889,980**	**£3,883,220**	**£3,849,459**	**£3,621,904**	**£3,484,380**
60% LAR : 40% CIR	15%	£4,355,445	£3,775,835	£3,772,150	£3,765,403	£3,731,670	£3,504,290	£3,366,864
60% LAR : 40% CIR	20%	£4,147,471	£3,578,906	£3,575,232	£3,568,503	£3,534,815	£3,307,704	£3,170,428
60% LAR : 40% CIR	25%	£3,938,831	£3,381,315	£3,377,651	£3,370,937	£3,337,289	£3,110,422	£2,973,280
60% LAR : 40% CIR	30%	£3,729,530	£3,183,069	£3,179,412	£3,172,713	£3,139,101	£2,912,450	£2,775,429
60% LAR : 40% CIR	35%	£3,519,576	£2,984,172	£2,980,524	£2,973,837	£2,940,257	£2,713,795	£2,576,880
60% LAR : 40% CIR	40%	£3,308,973	£2,784,634	£2,780,991	£2,774,316	£2,740,763	£2,514,466	£2,377,641
60% LAR : 40% CIR	45%	£3,097,730	£2,584,459	£2,580,820	£2,574,155	£2,540,625	£2,314,466	£2,177,718
60% LAR : 40% CIR	50%	£2,885,852	£2,383,654	£2,380,019	£2,373,361	£2,339,850	£2,113,804	£1,977,119

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR for 15 Years		Value Area	Zone A - Kings Cross Lower

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,447,343	£6,815,783	£6,812,061	£6,805,248	£6,771,354	£6,543,001	£6,405,035
60% LAR : 40% CIR	5%	£7,241,408	£6,620,880	£6,617,171	£6,610,382	£6,576,546	£6,348,544	£6,210,774
60% LAR : 40% CIR	10%	£7,034,788	£6,425,295	£6,421,598	£6,414,831	£6,381,049	£6,153,373	£6,015,781
60% LAR : 40% CIR	**12%**	**£6,951,949**	**£6,346,872**	**£6,343,180**	**£6,336,421**	**£6,302,658**	**£6,075,104**	**£5,937,581**
60% LAR : 40% CIR	15%	£6,827,487	£6,229,034	£6,225,350	£6,218,602	£6,184,869	£5,957,489	£5,820,063
60% LAR : 40% CIR	20%	£6,619,513	£6,032,105	£6,028,432	£6,021,702	£5,988,014	£5,760,904	£5,623,627
60% LAR : 40% CIR	25%	£6,410,873	£5,834,515	£5,830,851	£5,824,137	£5,790,490	£5,563,622	£5,426,481
60% LAR : 40% CIR	30%	£6,201,572	£5,636,268	£5,632,612	£5,625,914	£5,592,302	£5,365,650	£5,228,629
60% LAR : 40% CIR	35%	£5,991,617	£5,437,373	£5,433,724	£5,427,037	£5,393,457	£5,166,996	£5,030,080
60% LAR : 40% CIR	40%	£5,781,015	£5,237,834	£5,234,191	£5,227,515	£5,193,963	£4,967,665	£4,830,841
60% LAR : 40% CIR	45%	£5,569,772	£5,037,659	£5,034,021	£5,027,354	£4,993,825	£4,767,666	£4,630,919
60% LAR : 40% CIR	50%	£5,357,895	£4,836,854	£4,833,220	£4,826,560	£4,793,050	£4,567,004	£4,430,319

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,315,172	£683,612	£679,890	£673,078	£639,183	£410,831	£272,864
60% LAR : 40% CIR	5%	£1,109,238	£488,709	£485,000	£478,211	£444,375	£216,374	£78,603
60% LAR : 40% CIR	10%	£902,617	£293,124	£289,428	£282,660	£248,878	£21,202	-£116,390
60% LAR : 40% CIR	**12%**	**£819,778**	**£214,701**	**£211,009**	**£204,250**	**£170,488**	**-£57,067**	**-£194,590**
60% LAR : 40% CIR	15%	£695,316	£96,863	£93,180	£86,431	£52,698	-£174,682	-£312,108
60% LAR : 40% CIR	20%	£487,342	-£100,065	-£103,739	-£110,469	-£144,157	-£371,267	-£508,544
60% LAR : 40% CIR	25%	£278,702	-£297,656	-£301,320	-£308,034	-£341,681	-£568,549	-£705,690
60% LAR : 40% CIR	30%	£69,401	-£495,903	-£499,558	-£506,257	-£539,869	-£766,521	-£903,542
60% LAR : 40% CIR	35%	-£140,554	-£694,798	-£698,447	-£705,134	-£738,713	-£965,175	-£1,102,091
60% LAR : 40% CIR	40%	-£351,156	-£894,337	-£897,980	-£904,656	-£938,208	-£1,164,506	-£1,301,330
60% LAR : 40% CIR	45%	-£562,399	-£1,094,512	-£1,098,150	-£1,104,817	-£1,138,345	-£1,364,504	-£1,501,252
60% LAR : 40% CIR	50%	-£774,276	-£1,295,317	-£1,298,951	-£1,305,611	-£1,339,121	-£1,565,167	-£1,701,852

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,856,171	£3,224,612	£3,220,889	£3,214,077	£3,180,182	£2,951,830	£2,813,864
60% LAR : 40% CIR	5%	£3,650,237	£3,029,709	£3,025,999	£3,019,210	£2,985,374	£2,757,373	£2,619,602
60% LAR : 40% CIR	10%	£3,443,616	£2,834,123	£2,830,427	£2,823,659	£2,789,877	£2,562,201	£2,424,609
60% LAR : 40% CIR	**12%**	**£3,360,777**	**£2,755,700**	**£2,752,009**	**£2,745,249**	**£2,711,487**	**£2,483,932**	**£2,346,409**
60% LAR : 40% CIR	15%	£3,236,315	£2,637,863	£2,634,179	£2,627,431	£2,593,698	£2,366,317	£2,228,892
60% LAR : 40% CIR	20%	£3,028,342	£2,440,934	£2,437,260	£2,430,530	£2,396,843	£2,169,733	£2,032,455
60% LAR : 40% CIR	25%	£2,819,701	£2,243,343	£2,239,679	£2,232,965	£2,199,318	£1,972,451	£1,835,309
60% LAR : 40% CIR	30%	£2,610,400	£2,045,097	£2,041,441	£2,034,742	£2,001,130	£1,774,479	£1,637,457
60% LAR : 40% CIR	35%	£2,400,445	£1,846,201	£1,842,552	£1,835,866	£1,802,286	£1,575,824	£1,438,908
60% LAR : 40% CIR	40%	£2,189,843	£1,646,662	£1,643,019	£1,636,343	£1,602,791	£1,376,494	£1,239,669
60% LAR : 40% CIR	45%	£1,978,600	£1,446,487	£1,442,849	£1,436,182	£1,402,654	£1,176,495	£1,039,747
60% LAR : 40% CIR	50%	£1,766,723	£1,245,682	£1,242,048	£1,235,389	£1,201,878	£975,832	£839,148

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,909,044	£4,277,485	£4,273,762	£4,266,950	£4,233,055	£4,004,703	£3,866,736
60% LAR : 40% CIR	5%	£4,703,110	£4,082,581	£4,078,872	£4,072,083	£4,038,247	£3,810,246	£3,672,475
60% LAR : 40% CIR	10%	£4,496,489	£3,886,996	£3,883,300	£3,876,532	£3,842,750	£3,615,074	£3,477,482
60% LAR : 40% CIR	**12%**	**£4,413,650**	**£3,808,573**	**£3,804,881**	**£3,798,122**	**£3,764,360**	**£3,536,805**	**£3,399,282**
60% LAR : 40% CIR	15%	£4,289,188	£3,690,735	£3,687,052	£3,680,304	£3,646,570	£3,419,190	£3,281,764
60% LAR : 40% CIR	20%	£4,081,214	£3,493,807	£3,490,133	£3,483,403	£3,449,715	£3,222,605	£3,085,328
60% LAR : 40% CIR	25%	£3,872,574	£3,296,216	£3,292,552	£3,285,838	£3,252,191	£3,025,323	£2,888,182
60% LAR : 40% CIR	30%	£3,663,273	£3,097,969	£3,094,314	£3,087,615	£3,054,003	£2,827,352	£2,690,330
60% LAR : 40% CIR	35%	£3,453,318	£2,899,074	£2,895,425	£2,888,738	£2,855,159	£2,628,697	£2,491,781
60% LAR : 40% CIR	40%	£3,242,716	£2,699,535	£2,695,892	£2,689,216	£2,655,664	£2,429,366	£2,292,542
60% LAR : 40% CIR	45%	£3,031,473	£2,499,360	£2,495,722	£2,489,055	£2,455,527	£2,229,368	£2,092,620
60% LAR : 40% CIR	50%	£2,819,596	£2,298,555	£2,294,921	£2,288,261	£2,254,751	£2,028,705	£1,892,020

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,153,640	£5,522,080	£5,518,357	£5,511,545	£5,477,650	£5,249,298	£5,111,332
60% LAR : 40% CIR	5%	£5,947,705	£5,327,177	£5,323,467	£5,316,678	£5,282,842	£5,054,841	£4,917,070
60% LAR : 40% CIR	10%	£5,741,084	£5,131,591	£5,127,895	£5,121,128	£5,087,346	£4,859,669	£4,722,078
60% LAR : 40% CIR	**12%**	**£5,658,245**	**£5,053,168**	**£5,049,477**	**£5,042,717**	**£5,008,955**	**£4,781,400**	**£4,643,877**
60% LAR : 40% CIR	15%	£5,533,784	£4,935,331	£4,931,647	£4,924,899	£4,891,166	£4,663,786	£4,526,360
60% LAR : 40% CIR	20%	£5,325,810	£4,738,402	£4,734,728	£4,727,999	£4,694,311	£4,467,201	£4,329,924
60% LAR : 40% CIR	25%	£5,117,170	£4,540,812	£4,537,147	£4,530,434	£4,496,786	£4,269,919	£4,132,777
60% LAR : 40% CIR	30%	£4,907,869	£4,342,565	£4,338,909	£4,332,210	£4,298,598	£4,071,947	£3,934,926
60% LAR : 40% CIR	35%	£4,697,913	£4,143,669	£4,140,020	£4,133,334	£4,099,754	£3,873,292	£3,736,376
60% LAR : 40% CIR	40%	£4,487,311	£3,944,130	£3,940,487	£3,933,812	£3,900,259	£3,673,962	£3,537,137
60% LAR : 40% CIR	45%	£4,276,068	£3,743,955	£3,740,317	£3,733,651	£3,700,122	£3,473,963	£3,337,215
60% LAR : 40% CIR	50%	£4,064,191	£3,543,150	£3,539,516	£3,532,857	£3,499,346	£3,273,300	£3,136,616

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR for 15 Years		**Value Area**	**Zone A - Kings Cross Higher**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,958,151	£7,318,424	£7,314,701	£7,307,888	£7,273,994	£7,045,641	£6,907,675
60% LAR : 40% CIR	5%	£7,726,676	£7,098,388	£7,094,679	£7,087,891	£7,054,055	£6,826,054	£6,688,283
60% LAR : 40% CIR	10%	£7,494,516	£6,877,671	£6,873,975	£6,867,208	£6,833,426	£6,605,749	£6,468,158
60% LAR : 40% CIR	**12%**	**£7,401,460**	**£6,789,195**	**£6,785,504**	**£6,778,744**	**£6,744,983**	**£6,517,428**	**£6,379,904**
60% LAR : 40% CIR	15%	£7,261,674	£6,656,279	£6,652,595	£6,645,847	£6,612,114	£6,384,734	£6,247,308
60% LAR : 40% CIR	20%	£7,028,161	£6,434,219	£6,430,545	£6,423,815	£6,390,127	£6,163,016	£6,025,740
60% LAR : 40% CIR	25%	£6,793,979	£6,211,496	£6,207,831	£6,201,118	£6,167,470	£5,940,603	£5,803,461
60% LAR : 40% CIR	30%	£6,559,138	£5,988,117	£5,984,461	£5,977,761	£5,944,151	£5,717,498	£5,580,478
60% LAR : 40% CIR	35%	£6,323,642	£5,764,089	£5,760,440	£5,753,753	£5,720,174	£5,493,712	£5,356,797
60% LAR : 40% CIR	40%	£6,087,500	£5,539,418	£5,535,775	£5,529,099	£5,495,547	£5,269,250	£5,132,425
60% LAR : 40% CIR	45%	£5,850,717	£5,314,111	£5,310,473	£5,303,807	£5,270,277	£5,044,118	£4,907,370
60% LAR : 40% CIR	50%	£5,613,298	£5,088,175	£5,084,540	£5,077,881	£5,044,371	£4,818,324	£4,681,639

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,825,980	£1,186,253	£1,182,530	£1,175,717	£1,141,823	£913,471	£775,504
60% LAR : 40% CIR	5%	£1,594,505	£966,218	£962,508	£955,720	£921,884	£693,883	£556,112
60% LAR : 40% CIR	10%	£1,362,345	£745,501	£741,804	£735,037	£701,255	£473,578	£335,987
60% LAR : 40% CIR	**12%**	**£1,269,289**	**£657,024**	**£653,333**	**£646,573**	**£612,812**	**£385,257**	**£247,733**
60% LAR : 40% CIR	15%	£1,129,503	£524,108	£520,424	£513,676	£479,943	£252,563	£115,137
60% LAR : 40% CIR	20%	£895,990	£302,048	£298,374	£291,644	£257,956	£30,845	-£106,431
60% LAR : 40% CIR	25%	£661,808	£79,325	£75,660	£68,947	£35,299	-£191,568	-£328,710
60% LAR : 40% CIR	30%	£426,967	-£144,054	-£147,710	-£154,410	-£188,020	-£414,673	-£551,693
60% LAR : 40% CIR	35%	£191,471	-£368,082	-£371,731	-£378,418	-£411,997	-£638,459	-£775,374
60% LAR : 40% CIR	40%	-£44,671	-£592,753	-£596,396	-£603,071	-£636,624	-£862,921	-£999,746
60% LAR : 40% CIR	45%	-£281,454	-£818,060	-£821,697	-£828,364	-£861,894	-£1,088,053	-£1,224,801
60% LAR : 40% CIR	50%	-£518,872	-£1,043,996	-£1,047,631	-£1,054,290	-£1,087,800	-£1,313,847	-£1,450,532

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,366,979	£3,727,253	£3,723,529	£3,716,717	£3,682,822	£3,454,470	£3,316,504
60% LAR : 40% CIR	5%	£4,135,505	£3,507,217	£3,503,507	£3,496,719	£3,462,883	£3,234,882	£3,097,111
60% LAR : 40% CIR	10%	£3,903,344	£3,286,500	£3,282,803	£3,276,036	£3,242,254	£3,014,577	£2,876,986
60% LAR : 40% CIR	**12%**	**£3,810,288**	**£3,198,023**	**£3,194,332**	**£3,187,572**	**£3,153,811**	**£2,926,256**	**£2,788,732**
60% LAR : 40% CIR	15%	£3,670,503	£3,065,107	£3,061,424	£3,054,676	£3,020,942	£2,793,562	£2,656,136
60% LAR : 40% CIR	20%	£3,436,989	£2,843,047	£2,839,373	£2,832,644	£2,798,956	£2,571,845	£2,434,569
60% LAR : 40% CIR	25%	£3,202,808	£2,620,324	£2,616,659	£2,609,946	£2,576,298	£2,349,431	£2,212,290
60% LAR : 40% CIR	30%	£2,967,966	£2,396,945	£2,393,290	£2,386,590	£2,352,979	£2,126,326	£1,989,306
60% LAR : 40% CIR	35%	£2,732,471	£2,172,917	£2,169,268	£2,162,582	£2,129,002	£1,902,540	£1,765,625
60% LAR : 40% CIR	40%	£2,496,329	£1,948,246	£1,944,603	£1,937,928	£1,904,375	£1,678,078	£1,541,254
60% LAR : 40% CIR	45%	£2,259,545	£1,722,940	£1,719,302	£1,712,635	£1,679,105	£1,452,946	£1,316,199
60% LAR : 40% CIR	50%	£2,022,127	£1,497,003	£1,493,368	£1,486,710	£1,453,199	£1,227,152	£1,090,468

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,419,852	£4,780,125	£4,776,402	£4,769,589	£4,735,695	£4,507,343	£4,369,376
60% LAR : 40% CIR	5%	£5,188,377	£4,560,090	£4,556,380	£4,549,592	£4,515,756	£4,287,755	£4,149,984
60% LAR : 40% CIR	10%	£4,956,217	£4,339,373	£4,335,676	£4,328,909	£4,295,127	£4,067,450	£3,929,859
60% LAR : 40% CIR	**12%**	**£4,863,161**	**£4,250,896**	**£4,247,205**	**£4,240,445**	**£4,206,684**	**£3,979,129**	**£3,841,605**
60% LAR : 40% CIR	15%	£4,723,375	£4,117,980	£4,114,296	£4,107,548	£4,073,815	£3,846,435	£3,709,009
60% LAR : 40% CIR	20%	£4,489,862	£3,895,920	£3,892,246	£3,885,516	£3,851,828	£3,624,717	£3,487,441
60% LAR : 40% CIR	25%	£4,255,680	£3,673,197	£3,669,532	£3,662,819	£3,629,171	£3,402,304	£3,265,162
60% LAR : 40% CIR	30%	£4,020,839	£3,449,818	£3,446,162	£3,439,462	£3,405,852	£3,179,199	£3,042,179
60% LAR : 40% CIR	35%	£3,785,343	£3,225,790	£3,222,141	£3,215,454	£3,181,875	£2,955,413	£2,818,498
60% LAR : 40% CIR	40%	£3,549,201	£3,001,119	£2,997,476	£2,990,801	£2,957,248	£2,730,951	£2,594,126
60% LAR : 40% CIR	45%	£3,312,418	£2,775,812	£2,772,175	£2,765,508	£2,731,978	£2,505,819	£2,369,071
60% LAR : 40% CIR	50%	£3,075,000	£2,549,876	£2,546,241	£2,539,582	£2,506,072	£2,280,025	£2,143,340

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,664,447	£6,024,721	£6,020,997	£6,014,185	£5,980,290	£5,751,938	£5,613,972
60% LAR : 40% CIR	5%	£6,432,973	£5,804,685	£5,800,976	£5,794,187	£5,760,351	£5,532,350	£5,394,580
60% LAR : 40% CIR	10%	£6,200,812	£5,583,968	£5,580,271	£5,573,504	£5,539,722	£5,312,046	£5,174,454
60% LAR : 40% CIR	**12%**	**£6,107,756**	**£5,495,491**	**£5,491,800**	**£5,485,041**	**£5,451,279**	**£5,223,725**	**£5,086,201**
60% LAR : 40% CIR	15%	£5,967,971	£5,362,576	£5,358,892	£5,352,144	£5,318,411	£5,091,030	£4,953,605
60% LAR : 40% CIR	20%	£5,734,457	£5,140,515	£5,136,841	£5,130,112	£5,096,424	£4,869,313	£4,732,037
60% LAR : 40% CIR	25%	£5,500,276	£4,917,792	£4,914,127	£4,907,414	£4,873,767	£4,646,899	£4,509,758
60% LAR : 40% CIR	30%	£5,265,434	£4,694,414	£4,690,758	£4,684,058	£4,650,447	£4,423,795	£4,286,774
60% LAR : 40% CIR	35%	£5,029,939	£4,470,385	£4,466,736	£4,460,050	£4,426,470	£4,200,009	£4,063,093
60% LAR : 40% CIR	40%	£4,793,797	£4,245,714	£4,242,072	£4,235,396	£4,201,844	£3,975,546	£3,838,722
60% LAR : 40% CIR	45%	£4,557,013	£4,020,408	£4,016,770	£4,010,103	£3,976,574	£3,750,415	£3,613,667
60% LAR : 40% CIR	50%	£4,319,595	£3,794,471	£3,790,836	£3,784,178	£3,750,667	£3,524,620	£3,387,936

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR for 15 Years		Value Area	Zone A - Lower Cenral Zone

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,032,786	£7,391,865	£7,388,143	£7,381,330	£7,347,435	£7,119,083	£6,981,117
60% LAR : 40% CIR	5%	£7,775,771	£7,146,697	£7,142,989	£7,136,200	£7,102,364	£6,874,363	£6,736,592
60% LAR : 40% CIR	10%	£7,518,069	£6,900,849	£6,897,152	£6,890,385	£6,856,603	£6,628,925	£6,491,335
60% LAR : 40% CIR	**12%**	**£7,414,798**	**£6,802,319**	**£6,798,629**	**£6,791,869**	**£6,758,107**	**£6,530,552**	**£6,393,029**
60% LAR : 40% CIR	15%	£7,259,688	£6,654,324	£6,650,640	£6,643,892	£6,610,160	£6,382,779	£6,245,353
60% LAR : 40% CIR	20%	£7,000,633	£6,407,131	£6,403,458	£6,396,728	£6,363,040	£6,135,929	£5,998,653
60% LAR : 40% CIR	25%	£6,740,912	£6,159,277	£6,155,612	£6,148,899	£6,115,251	£5,888,383	£5,751,241
60% LAR : 40% CIR	30%	£6,480,530	£5,910,765	£5,907,110	£5,900,411	£5,866,799	£5,640,148	£5,503,126
60% LAR : 40% CIR	35%	£6,219,494	£5,661,606	£5,657,957	£5,651,271	£5,617,691	£5,391,230	£5,254,314
60% LAR : 40% CIR	40%	£5,957,811	£5,411,803	£5,408,160	£5,401,485	£5,367,932	£5,141,635	£5,004,810
60% LAR : 40% CIR	45%	£5,695,487	£5,161,365	£5,157,726	£5,151,060	£5,117,530	£4,891,371	£4,754,624
60% LAR : 40% CIR	50%	£5,432,529	£4,910,295	£4,906,660	£4,900,002	£4,866,491	£4,640,445	£4,503,760

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,900,615	£1,259,694	£1,255,972	£1,249,159	£1,215,264	£986,912	£848,946
60% LAR : 40% CIR	5%	£1,643,600	£1,014,526	£1,010,818	£1,004,029	£970,193	£742,192	£604,421
60% LAR : 40% CIR	10%	£1,385,898	£768,678	£764,981	£758,214	£724,432	£496,754	£359,164
60% LAR : 40% CIR	**12%**	**£1,282,627**	**£670,148**	**£666,458**	**£659,698**	**£625,936**	**£398,381**	**£260,858**
60% LAR : 40% CIR	15%	£1,127,517	£522,153	£518,469	£511,721	£477,989	£250,609	£113,182
60% LAR : 40% CIR	20%	£868,462	£274,961	£271,287	£264,557	£230,869	£3,758	-£133,518
60% LAR : 40% CIR	25%	£608,741	£27,106	£23,441	£16,728	-£16,920	-£243,788	-£380,929
60% LAR : 40% CIR	30%	£348,360	-£221,405	-£225,061	-£231,760	-£265,372	-£492,023	-£629,045
60% LAR : 40% CIR	35%	£87,323	-£470,565	-£474,214	-£480,900	-£514,480	-£740,941	-£877,857
60% LAR : 40% CIR	40%	-£174,360	-£720,368	-£724,011	-£730,686	-£764,239	-£990,536	-£1,127,361
60% LAR : 40% CIR	45%	-£436,684	-£970,806	-£974,445	-£981,111	-£1,014,640	-£1,240,799	-£1,377,547
60% LAR : 40% CIR	50%	-£699,642	-£1,221,876	-£1,225,510	-£1,232,169	-£1,265,680	-£1,491,725	-£1,628,411

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,441,614	£3,800,693	£3,796,971	£3,790,158	£3,756,263	£3,527,911	£3,389,945
60% LAR : 40% CIR	5%	£4,184,599	£3,555,526	£3,551,817	£3,545,028	£3,511,192	£3,283,191	£3,145,420
60% LAR : 40% CIR	10%	£3,926,897	£3,309,677	£3,305,980	£3,299,213	£3,265,431	£3,037,754	£2,900,163
60% LAR : 40% CIR	**12%**	**£3,823,626**	**£3,211,147**	**£3,207,457**	**£3,200,697**	**£3,166,935**	**£2,939,380**	**£2,801,857**
60% LAR : 40% CIR	15%	£3,668,516	£3,063,152	£3,059,468	£3,052,720	£3,018,988	£2,791,608	£2,654,181
60% LAR : 40% CIR	20%	£3,409,461	£2,815,960	£2,812,286	£2,805,556	£2,771,868	£2,544,757	£2,407,481
60% LAR : 40% CIR	25%	£3,149,740	£2,568,105	£2,564,440	£2,557,727	£2,524,080	£2,297,211	£2,160,070
60% LAR : 40% CIR	30%	£2,889,359	£2,319,594	£2,315,938	£2,309,239	£2,275,627	£2,048,976	£1,911,954
60% LAR : 40% CIR	35%	£2,628,323	£2,070,434	£2,066,786	£2,060,099	£2,026,520	£1,800,058	£1,663,142
60% LAR : 40% CIR	40%	£2,366,640	£1,820,631	£1,816,988	£1,810,313	£1,776,760	£1,550,463	£1,413,639
60% LAR : 40% CIR	45%	£2,104,315	£1,570,193	£1,566,554	£1,559,888	£1,526,359	£1,300,200	£1,163,452
60% LAR : 40% CIR	50%	£1,841,357	£1,319,124	£1,315,489	£1,308,830	£1,275,320	£1,049,274	£912,588

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,494,487	£4,853,566	£4,849,844	£4,843,031	£4,809,136	£4,580,784	£4,442,818
60% LAR : 40% CIR	5%	£5,237,472	£4,608,398	£4,604,690	£4,597,901	£4,564,065	£4,336,064	£4,198,293
60% LAR : 40% CIR	10%	£4,979,770	£4,362,550	£4,358,853	£4,352,086	£4,318,304	£4,090,626	£3,953,036
60% LAR : 40% CIR	**12%**	**£4,876,499**	**£4,264,020**	**£4,260,330**	**£4,253,570**	**£4,219,808**	**£3,992,253**	**£3,854,730**
60% LAR : 40% CIR	15%	£4,721,389	£4,116,025	£4,112,341	£4,105,593	£4,071,861	£3,844,481	£3,707,054
60% LAR : 40% CIR	20%	£4,462,334	£3,868,833	£3,865,159	£3,858,429	£3,824,741	£3,597,630	£3,460,354
60% LAR : 40% CIR	25%	£4,202,613	£3,620,978	£3,617,313	£3,610,600	£3,576,952	£3,350,084	£3,212,943
60% LAR : 40% CIR	30%	£3,942,232	£3,372,467	£3,368,811	£3,362,112	£3,328,500	£3,101,849	£2,964,827
60% LAR : 40% CIR	35%	£3,681,195	£3,123,307	£3,119,658	£3,112,972	£3,079,392	£2,852,931	£2,716,015
60% LAR : 40% CIR	40%	£3,419,512	£2,873,504	£2,869,861	£2,863,186	£2,829,633	£2,603,336	£2,466,511
60% LAR : 40% CIR	45%	£3,157,188	£2,623,066	£2,619,427	£2,612,761	£2,579,232	£2,353,073	£2,216,325
60% LAR : 40% CIR	50%	£2,894,230	£2,371,996	£2,368,362	£2,361,703	£2,328,192	£2,102,147	£1,965,461

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,739,082	£6,098,161	£6,094,439	£6,087,626	£6,053,732	£5,825,380	£5,687,413
60% LAR : 40% CIR	5%	£6,482,067	£5,852,994	£5,849,286	£5,842,496	£5,808,660	£5,580,659	£5,442,889
60% LAR : 40% CIR	10%	£6,224,365	£5,607,145	£5,603,449	£5,596,681	£5,562,899	£5,335,222	£5,197,631
60% LAR : 40% CIR	**12%**	**£6,121,094**	**£5,508,615**	**£5,504,925**	**£5,498,165**	**£5,464,403**	**£5,236,848**	**£5,099,326**
60% LAR : 40% CIR	15%	£5,965,984	£5,360,620	£5,356,936	£5,350,188	£5,316,456	£5,089,076	£4,951,649
60% LAR : 40% CIR	20%	£5,706,930	£5,113,428	£5,109,754	£5,103,025	£5,069,337	£4,842,226	£4,704,950
60% LAR : 40% CIR	25%	£5,447,209	£4,865,573	£4,861,909	£4,855,195	£4,821,548	£4,594,679	£4,457,538
60% LAR : 40% CIR	30%	£5,186,827	£4,617,062	£4,613,406	£4,606,707	£4,573,095	£4,346,444	£4,209,423
60% LAR : 40% CIR	35%	£4,925,791	£4,367,902	£4,364,254	£4,357,568	£4,323,988	£4,097,526	£3,960,610
60% LAR : 40% CIR	40%	£4,664,108	£4,118,100	£4,114,457	£4,107,781	£4,074,229	£3,847,931	£3,711,107
60% LAR : 40% CIR	45%	£4,401,783	£3,867,661	£3,864,022	£3,857,357	£3,823,827	£3,597,668	£3,460,920
60% LAR : 40% CIR	50%	£4,138,825	£3,616,592	£3,612,957	£3,606,298	£3,572,788	£3,346,742	£3,210,056

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR for 15 Years	
Value Area	Zone A - Medium Central Zone

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,224,672	£8,564,693	£8,560,971	£8,554,158	£8,520,263	£8,291,911	£8,153,945
60% LAR : 40% CIR	5%	£8,908,063	£8,260,885	£8,257,175	£8,250,386	£8,216,550	£7,988,549	£7,850,778
60% LAR : 40% CIR	10%	£8,590,767	£7,956,394	£7,952,697	£7,945,930	£7,912,148	£7,684,471	£7,546,880
60% LAR : 40% CIR	**12%**	**£8,463,658**	**£7,834,408**	**£7,830,717**	**£7,823,957**	**£7,790,196**	**£7,562,640**	**£7,425,117**
60% LAR : 40% CIR	15%	£8,272,792	£7,651,228	£7,647,544	£7,640,796	£7,607,063	£7,379,683	£7,242,257
60% LAR : 40% CIR	20%	£7,954,143	£7,345,394	£7,341,720	£7,334,990	£7,301,303	£7,074,192	£6,936,915
60% LAR : 40% CIR	25%	£7,634,827	£7,038,897	£7,035,233	£7,028,520	£6,994,873	£6,768,004	£6,630,863
60% LAR : 40% CIR	30%	£7,314,850	£6,731,746	£6,728,089	£6,721,390	£6,687,778	£6,461,127	£6,324,107
60% LAR : 40% CIR	35%	£6,994,221	£6,423,944	£6,420,295	£6,413,608	£6,380,029	£6,153,567	£6,016,652
60% LAR : 40% CIR	40%	£6,672,943	£6,115,501	£6,111,858	£6,105,182	£6,071,630	£5,845,332	£5,708,507
60% LAR : 40% CIR	45%	£6,351,025	£5,806,420	£5,802,781	£5,796,115	£5,762,586	£5,536,427	£5,399,679
60% LAR : 40% CIR	50%	£6,028,472	£5,496,710	£5,493,075	£5,486,416	£5,452,906	£5,226,859	£5,090,175

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,092,501	£2,432,522	£2,428,800	£2,421,987	£2,388,092	£2,159,740	£2,021,774
60% LAR : 40% CIR	5%	£2,775,892	£2,128,714	£2,125,004	£2,118,215	£2,084,379	£1,856,378	£1,718,607
60% LAR : 40% CIR	10%	£2,458,596	£1,824,223	£1,820,527	£1,813,759	£1,779,977	£1,552,300	£1,414,709
60% LAR : 40% CIR	**12%**	**£2,331,487**	**£1,702,237**	**£1,698,546**	**£1,691,786**	**£1,658,025**	**£1,430,469**	**£1,292,946**
60% LAR : 40% CIR	15%	£2,140,621	£1,519,057	£1,515,373	£1,508,625	£1,474,892	£1,247,512	£1,110,086
60% LAR : 40% CIR	20%	£1,821,972	£1,213,223	£1,209,549	£1,202,819	£1,169,132	£942,021	£804,745
60% LAR : 40% CIR	25%	£1,502,656	£906,726	£903,063	£896,349	£862,702	£635,833	£498,692
60% LAR : 40% CIR	30%	£1,182,679	£599,575	£595,918	£589,219	£555,607	£328,956	£191,936
60% LAR : 40% CIR	35%	£862,050	£291,773	£288,124	£281,438	£247,858	£21,396	-£115,519
60% LAR : 40% CIR	40%	£540,772	-£16,670	-£20,313	-£26,989	-£60,541	-£286,839	-£423,664
60% LAR : 40% CIR	45%	£218,854	-£325,751	-£329,390	-£336,056	-£369,585	-£595,744	-£732,492
60% LAR : 40% CIR	50%	-£103,699	-£635,461	-£639,096	-£645,754	-£679,265	-£905,312	-£1,041,996

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,633,500	£4,973,521	£4,969,799	£4,962,986	£4,929,092	£4,700,740	£4,562,773
60% LAR : 40% CIR	5%	£5,316,892	£4,669,713	£4,666,004	£4,659,214	£4,625,378	£4,397,377	£4,259,607
60% LAR : 40% CIR	10%	£4,999,595	£4,365,222	£4,361,526	£4,354,759	£4,320,976	£4,093,299	£3,955,708
60% LAR : 40% CIR	**12%**	**£4,872,486**	**£4,243,236**	**£4,239,545**	**£4,232,786**	**£4,199,024**	**£3,971,469**	**£3,833,946**
60% LAR : 40% CIR	15%	£4,681,620	£4,060,056	£4,056,372	£4,049,624	£4,015,891	£3,788,511	£3,651,085
60% LAR : 40% CIR	20%	£4,362,971	£3,754,222	£3,750,548	£3,743,819	£3,710,131	£3,483,020	£3,345,744
60% LAR : 40% CIR	25%	£4,043,655	£3,447,725	£3,444,062	£3,437,348	£3,403,701	£3,176,832	£3,039,691
60% LAR : 40% CIR	30%	£3,723,678	£3,140,574	£3,136,917	£3,130,218	£3,096,607	£2,869,955	£2,732,935
60% LAR : 40% CIR	35%	£3,403,049	£2,832,772	£2,829,123	£2,822,437	£2,788,857	£2,562,396	£2,425,480
60% LAR : 40% CIR	40%	£3,081,772	£2,524,329	£2,520,686	£2,514,010	£2,480,458	£2,254,160	£2,117,335
60% LAR : 40% CIR	45%	£2,759,854	£2,215,248	£2,211,610	£2,204,943	£2,171,414	£1,945,255	£1,808,507
60% LAR : 40% CIR	50%	£2,437,300	£1,905,538	£1,901,903	£1,895,245	£1,861,734	£1,635,687	£1,499,003

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,686,373	£6,026,394	£6,022,672	£6,015,859	£5,981,964	£5,753,612	£5,615,646
60% LAR : 40% CIR	5%	£6,369,764	£5,722,586	£5,718,876	£5,712,087	£5,678,251	£5,450,250	£5,312,479
60% LAR : 40% CIR	10%	£6,052,468	£5,418,095	£5,414,399	£5,407,631	£5,373,849	£5,146,172	£5,008,581
60% LAR : 40% CIR	**12%**	**£5,925,359**	**£5,296,109**	**£5,292,418**	**£5,285,658**	**£5,251,897**	**£5,024,341**	**£4,886,818**
60% LAR : 40% CIR	15%	£5,734,493	£5,112,929	£5,109,245	£5,102,497	£5,068,764	£4,841,384	£4,703,958
60% LAR : 40% CIR	20%	£5,415,844	£4,807,095	£4,803,421	£4,796,691	£4,763,004	£4,535,893	£4,398,617
60% LAR : 40% CIR	25%	£5,096,528	£4,500,598	£4,496,935	£4,490,221	£4,456,574	£4,229,705	£4,092,564
60% LAR : 40% CIR	30%	£4,776,551	£4,193,447	£4,189,790	£4,183,091	£4,149,480	£3,922,828	£3,785,808
60% LAR : 40% CIR	35%	£4,455,922	£3,885,645	£3,881,996	£3,875,310	£3,841,730	£3,615,268	£3,478,353
60% LAR : 40% CIR	40%	£4,134,644	£3,577,202	£3,573,559	£3,566,883	£3,533,331	£3,307,033	£3,170,208
60% LAR : 40% CIR	45%	£3,812,726	£3,268,121	£3,264,482	£3,257,816	£3,224,287	£2,998,128	£2,861,380
60% LAR : 40% CIR	50%	£3,490,173	£2,958,411	£2,954,776	£2,948,118	£2,914,607	£2,688,560	£2,551,876

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,930,969	£7,270,990	£7,267,267	£7,260,455	£7,226,560	£6,998,208	£6,860,242
60% LAR : 40% CIR	5%	£7,614,360	£6,967,181	£6,963,472	£6,956,682	£6,922,846	£6,694,845	£6,557,075
60% LAR : 40% CIR	10%	£7,297,064	£6,662,690	£6,658,994	£6,652,227	£6,618,445	£6,390,767	£6,253,177
60% LAR : 40% CIR	**12%**	**£7,169,955**	**£6,540,705**	**£6,537,013**	**£6,530,254**	**£6,496,492**	**£6,268,937**	**£6,131,414**
60% LAR : 40% CIR	15%	£6,979,088	£6,357,525	£6,353,841	£6,347,093	£6,313,360	£6,085,979	£5,948,553
60% LAR : 40% CIR	20%	£6,660,439	£6,051,690	£6,048,017	£6,041,287	£6,007,599	£5,780,488	£5,643,212
60% LAR : 40% CIR	25%	£6,341,124	£5,745,194	£5,741,530	£5,734,817	£5,701,169	£5,474,301	£5,337,159
60% LAR : 40% CIR	30%	£6,021,147	£5,438,042	£5,434,386	£5,427,687	£5,394,075	£5,167,424	£5,030,403
60% LAR : 40% CIR	35%	£5,700,517	£5,130,241	£5,126,591	£5,119,905	£5,086,325	£4,859,864	£4,722,949
60% LAR : 40% CIR	40%	£5,379,240	£4,821,797	£4,818,154	£4,811,479	£4,777,926	£4,551,629	£4,414,803
60% LAR : 40% CIR	45%	£5,057,322	£4,512,717	£4,509,078	£4,502,411	£4,468,883	£4,242,724	£4,105,976
60% LAR : 40% CIR	50%	£4,734,768	£4,203,006	£4,199,372	£4,192,713	£4,159,202	£3,933,156	£3,796,471

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR for 15 Years		Value Area	Zone A - Higher Central Zone

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,905,751	£9,234,880	£9,231,158	£9,224,345	£9,190,451	£8,962,098	£8,824,132
60% LAR : 40% CIR	5%	£9,555,087	£8,897,563	£8,893,853	£8,887,065	£8,853,228	£8,625,228	£8,487,457
60% LAR : 40% CIR	10%	£9,203,738	£8,559,563	£8,555,866	£8,549,099	£8,515,317	£8,287,639	£8,150,049
60% LAR : 40% CIR	**12%**	**£9,063,007**	**£8,424,173**	**£8,420,482**	**£8,413,722**	**£8,379,961**	**£8,152,405**	**£8,014,882**
60% LAR : 40% CIR	15%	£8,851,707	£8,220,887	£8,217,204	£8,210,456	£8,176,722	£7,949,342	£7,811,916
60% LAR : 40% CIR	20%	£8,499,005	£7,881,544	£7,877,870	£7,871,141	£7,837,453	£7,610,342	£7,473,066
60% LAR : 40% CIR	25%	£8,145,635	£7,541,538	£7,537,873	£7,531,160	£7,497,513	£7,270,645	£7,133,504
60% LAR : 40% CIR	30%	£7,791,605	£7,200,877	£7,197,221	£7,190,522	£7,156,910	£6,930,259	£6,793,237
60% LAR : 40% CIR	35%	£7,436,921	£6,859,566	£6,855,917	£6,849,231	£6,815,651	£6,589,190	£6,452,274
60% LAR : 40% CIR	40%	£7,081,589	£6,517,613	£6,513,970	£6,507,294	£6,473,742	£6,247,444	£6,110,620
60% LAR : 40% CIR	45%	£6,725,618	£6,175,023	£6,171,384	£6,164,719	£6,131,189	£5,905,030	£5,768,282
60% LAR : 40% CIR	50%	£6,369,011	£5,831,804	£5,828,169	£5,821,510	£5,788,000	£5,561,953	£5,425,268

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,773,580	£3,102,709	£3,098,987	£3,092,174	£3,058,280	£2,829,928	£2,691,961
60% LAR : 40% CIR	5%	£3,422,916	£2,765,392	£2,761,682	£2,754,894	£2,721,057	£2,493,057	£2,355,286
60% LAR : 40% CIR	10%	£3,071,567	£2,427,392	£2,423,695	£2,416,928	£2,383,146	£2,155,468	£2,017,878
60% LAR : 40% CIR	**12%**	**£2,930,836**	**£2,292,002**	**£2,288,311**	**£2,281,551**	**£2,247,790**	**£2,020,234**	**£1,882,711**
60% LAR : 40% CIR	15%	£2,719,537	£2,088,717	£2,085,033	£2,078,285	£2,044,552	£1,817,171	£1,679,746
60% LAR : 40% CIR	20%	£2,366,834	£1,749,373	£1,745,699	£1,738,970	£1,705,282	£1,478,171	£1,340,895
60% LAR : 40% CIR	25%	£2,013,464	£1,409,367	£1,405,702	£1,398,989	£1,365,342	£1,138,474	£1,001,333
60% LAR : 40% CIR	30%	£1,659,434	£1,068,706	£1,065,050	£1,058,351	£1,024,739	£798,088	£661,066
60% LAR : 40% CIR	35%	£1,304,750	£727,396	£723,746	£717,060	£683,480	£457,019	£320,103
60% LAR : 40% CIR	40%	£949,419	£385,442	£381,799	£375,123	£341,571	£115,273	-£21,551
60% LAR : 40% CIR	45%	£593,447	£42,852	£39,213	£32,548	-£982	-£227,141	-£363,889
60% LAR : 40% CIR	50%	£236,840	-£300,367	-£304,002	-£310,661	-£344,171	-£570,218	-£706,903

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,314,579	£5,643,709	£5,639,986	£5,633,174	£5,599,279	£5,370,927	£5,232,961
60% LAR : 40% CIR	5%	£5,963,916	£5,306,391	£5,302,682	£5,295,893	£5,262,056	£5,034,056	£4,896,286
60% LAR : 40% CIR	10%	£5,612,566	£4,968,391	£4,964,694	£4,957,927	£4,924,145	£4,696,468	£4,558,877
60% LAR : 40% CIR	**12%**	**£5,471,835**	**£4,833,001**	**£4,829,310**	**£4,822,551**	**£4,788,789**	**£4,561,234**	**£4,423,711**
60% LAR : 40% CIR	15%	£5,260,536	£4,629,716	£4,626,032	£4,619,284	£4,585,551	£4,358,171	£4,220,745
60% LAR : 40% CIR	20%	£4,907,833	£4,290,372	£4,286,699	£4,279,969	£4,246,281	£4,019,170	£3,881,894
60% LAR : 40% CIR	25%	£4,554,463	£3,950,366	£3,946,702	£3,939,988	£3,906,341	£3,679,473	£3,542,332
60% LAR : 40% CIR	30%	£4,200,434	£3,609,705	£3,606,049	£3,599,350	£3,565,738	£3,339,087	£3,202,066
60% LAR : 40% CIR	35%	£3,845,750	£3,268,395	£3,264,745	£3,258,059	£3,224,479	£2,998,018	£2,861,102
60% LAR : 40% CIR	40%	£3,490,418	£2,926,441	£2,922,798	£2,916,122	£2,882,570	£2,656,273	£2,519,448
60% LAR : 40% CIR	45%	£3,134,446	£2,583,851	£2,580,213	£2,573,547	£2,540,017	£2,313,858	£2,177,110
60% LAR : 40% CIR	50%	£2,777,839	£2,240,632	£2,236,997	£2,230,338	£2,196,828	£1,970,781	£1,834,096

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,367,452	£6,696,581	£6,692,859	£6,686,047	£6,652,152	£6,423,800	£6,285,833
60% LAR : 40% CIR	5%	£7,016,788	£6,359,264	£6,355,554	£6,348,766	£6,314,929	£6,086,929	£5,949,158
60% LAR : 40% CIR	10%	£6,665,439	£6,021,264	£6,017,567	£6,010,800	£5,977,018	£5,749,340	£5,611,750
60% LAR : 40% CIR	**12%**	**£6,524,708**	**£5,885,874**	**£5,882,183**	**£5,875,423**	**£5,841,662**	**£5,614,106**	**£5,476,583**
60% LAR : 40% CIR	15%	£6,313,409	£5,682,589	£5,678,905	£5,672,157	£5,638,424	£5,411,043	£5,273,618
60% LAR : 40% CIR	20%	£5,960,706	£5,343,245	£5,339,571	£5,332,842	£5,299,154	£5,072,043	£4,934,767
60% LAR : 40% CIR	25%	£5,607,336	£5,003,239	£4,999,575	£4,992,861	£4,959,214	£4,732,346	£4,595,205
60% LAR : 40% CIR	30%	£5,253,306	£4,662,578	£4,658,922	£4,652,223	£4,618,611	£4,391,960	£4,254,938
60% LAR : 40% CIR	35%	£4,898,622	£4,321,268	£4,317,618	£4,310,932	£4,277,352	£4,050,891	£3,913,975
60% LAR : 40% CIR	40%	£4,543,291	£3,979,314	£3,975,671	£3,968,995	£3,935,443	£3,709,145	£3,572,321
60% LAR : 40% CIR	45%	£4,187,319	£3,636,724	£3,633,085	£3,626,420	£3,592,890	£3,366,731	£3,229,983
60% LAR : 40% CIR	50%	£3,830,712	£3,293,505	£3,289,870	£3,283,211	£3,249,701	£3,023,654	£2,886,969

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,612,047	£7,941,177	£7,937,454	£7,930,642	£7,896,747	£7,668,395	£7,530,429
60% LAR : 40% CIR	5%	£8,261,384	£7,603,859	£7,600,150	£7,593,361	£7,559,524	£7,331,524	£7,193,754
60% LAR : 40% CIR	10%	£7,910,034	£7,265,859	£7,262,163	£7,255,395	£7,221,613	£6,993,936	£6,856,345
60% LAR : 40% CIR	**12%**	**£7,769,304**	**£7,130,470**	**£7,126,778**	**£7,120,019**	**£7,086,257**	**£6,858,702**	**£6,721,179**
60% LAR : 40% CIR	15%	£7,558,004	£6,927,184	£6,923,500	£6,916,752	£6,883,019	£6,655,639	£6,518,213
60% LAR : 40% CIR	20%	£7,205,301	£6,587,840	£6,584,167	£6,577,437	£6,543,749	£6,316,638	£6,179,362
60% LAR : 40% CIR	25%	£6,851,931	£6,247,835	£6,244,170	£6,237,457	£6,203,809	£5,976,942	£5,839,800
60% LAR : 40% CIR	30%	£6,497,902	£5,907,173	£5,903,517	£5,896,818	£5,863,207	£5,636,555	£5,499,534
60% LAR : 40% CIR	35%	£6,143,218	£5,565,863	£5,562,214	£5,555,527	£5,521,948	£5,295,486	£5,158,570
60% LAR : 40% CIR	40%	£5,787,886	£5,223,909	£5,220,266	£5,213,591	£5,180,038	£4,953,741	£4,816,917
60% LAR : 40% CIR	45%	£5,431,915	£4,881,320	£4,877,681	£4,871,015	£4,837,485	£4,611,326	£4,474,579
60% LAR : 40% CIR	50%	£5,075,307	£4,538,100	£4,534,465	£4,527,807	£4,494,296	£4,268,249	£4,131,565

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR for 15 Years		**Value Area**	**Zone A - Zone 1 and Eastern Central Zone**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,073,693	£5,464,099	£5,460,375	£5,453,564	£5,419,669	£5,191,316	£5,053,351
60% LAR : 40% CIR	5%	£5,867,759	£5,269,195	£5,265,486	£5,258,697	£5,224,861	£4,996,860	£4,859,089
60% LAR : 40% CIR	10%	£5,661,139	£5,073,609	£5,069,914	£5,063,147	£5,029,365	£4,801,687	£4,664,097
60% LAR : 40% CIR	**12%**	**£5,578,300**	**£4,995,186**	**£4,991,496**	**£4,984,736**	**£4,950,974**	**£4,723,419**	**£4,585,896**
60% LAR : 40% CIR	15%	£5,453,838	£4,877,350	£4,873,666	£4,866,918	£4,833,185	£4,605,805	£4,468,379
60% LAR : 40% CIR	20%	£5,245,864	£4,680,421	£4,676,747	£4,670,018	£4,636,330	£4,409,219	£4,271,943
60% LAR : 40% CIR	25%	£5,037,223	£4,482,831	£4,479,166	£4,472,453	£4,438,805	£4,211,937	£4,074,795
60% LAR : 40% CIR	30%	£4,827,922	£4,284,584	£4,280,928	£4,274,228	£4,240,617	£4,013,966	£3,876,944
60% LAR : 40% CIR	35%	£4,617,968	£4,085,688	£4,082,039	£4,075,353	£4,041,773	£3,815,311	£3,678,395
60% LAR : 40% CIR	40%	£4,407,366	£3,886,149	£3,882,506	£3,875,831	£3,842,278	£3,615,981	£3,479,156
60% LAR : 40% CIR	45%	£4,196,122	£3,685,974	£3,682,336	£3,675,670	£3,642,140	£3,415,981	£3,279,234
60% LAR : 40% CIR	50%	£3,984,245	£3,485,169	£3,481,534	£3,474,876	£3,441,365	£3,215,319	£3,078,635

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£58,478	-£668,072	-£671,795	-£678,607	-£712,502	-£940,855	-£1,078,820
60% LAR : 40% CIR	5%	-£264,412	-£862,976	-£866,684	-£873,474	-£907,310	-£1,135,311	-£1,273,082
60% LAR : 40% CIR	10%	-£471,032	-£1,058,562	-£1,062,257	-£1,069,024	-£1,102,806	-£1,330,484	-£1,468,074
60% LAR : 40% CIR	**12%**	**-£553,871**	**-£1,136,985**	**-£1,140,675**	**-£1,147,435**	**-£1,181,197**	**-£1,408,752**	**-£1,546,275**
60% LAR : 40% CIR	15%	-£678,333	-£1,254,821	-£1,258,505	-£1,265,253	-£1,298,986	-£1,526,366	-£1,663,792
60% LAR : 40% CIR	20%	-£886,307	-£1,451,750	-£1,455,424	-£1,462,153	-£1,495,841	-£1,722,952	-£1,860,228
60% LAR : 40% CIR	25%	-£1,094,948	-£1,649,340	-£1,653,005	-£1,659,718	-£1,693,366	-£1,920,234	-£2,057,376
60% LAR : 40% CIR	30%	-£1,304,249	-£1,847,587	-£1,851,243	-£1,857,943	-£1,891,554	-£2,118,205	-£2,255,226
60% LAR : 40% CIR	35%	-£1,514,203	-£2,046,483	-£2,050,132	-£2,056,818	-£2,090,398	-£2,316,859	-£2,453,776
60% LAR : 40% CIR	40%	-£1,724,805	-£2,246,022	-£2,249,665	-£2,256,340	-£2,289,893	-£2,516,190	-£2,653,014
60% LAR : 40% CIR	45%	-£1,936,049	-£2,446,197	-£2,449,835	-£2,456,501	-£2,490,031	-£2,716,190	-£2,852,937
60% LAR : 40% CIR	50%	-£2,147,926	-£2,647,002	-£2,650,637	-£2,657,295	-£2,690,806	-£2,916,852	-£3,053,536

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,482,521	£1,872,927	£1,869,204	£1,862,392	£1,828,497	£1,600,144	£1,462,179
60% LAR : 40% CIR	5%	£2,276,587	£1,678,023	£1,674,315	£1,667,525	£1,633,689	£1,405,688	£1,267,918
60% LAR : 40% CIR	10%	£2,069,967	£1,482,438	£1,478,742	£1,471,975	£1,438,193	£1,210,515	£1,072,925
60% LAR : 40% CIR	**12%**	**£1,987,128**	**£1,404,014**	**£1,400,324**	**£1,393,565**	**£1,359,802**	**£1,132,248**	**£994,725**
60% LAR : 40% CIR	15%	£1,862,666	£1,286,178	£1,282,494	£1,275,746	£1,242,013	£1,014,633	£877,207
60% LAR : 40% CIR	20%	£1,654,693	£1,089,249	£1,085,576	£1,078,846	£1,045,158	£818,047	£680,771
60% LAR : 40% CIR	25%	£1,446,051	£891,659	£887,994	£881,281	£847,633	£620,765	£483,624
60% LAR : 40% CIR	30%	£1,236,751	£693,412	£689,756	£683,056	£649,446	£422,794	£285,773
60% LAR : 40% CIR	35%	£1,026,796	£494,517	£490,867	£484,181	£450,601	£224,140	£87,224
60% LAR : 40% CIR	40%	£816,194	£294,977	£291,334	£284,659	£251,106	£24,809	-£112,015
60% LAR : 40% CIR	45%	£604,950	£94,802	£91,165	£84,498	£50,968	-£175,191	-£311,938
60% LAR : 40% CIR	50%	£393,073	-£106,003	-£109,637	-£116,296	-£149,806	-£375,852	-£512,537

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,535,394	£2,925,800	£2,922,077	£2,915,265	£2,881,370	£2,653,017	£2,515,052
60% LAR : 40% CIR	5%	£3,329,460	£2,730,896	£2,727,188	£2,720,398	£2,686,562	£2,458,561	£2,320,790
60% LAR : 40% CIR	10%	£3,122,840	£2,535,311	£2,531,615	£2,524,848	£2,491,066	£2,263,388	£2,125,798
60% LAR : 40% CIR	**12%**	**£3,040,001**	**£2,456,887**	**£2,453,197**	**£2,446,437**	**£2,412,675**	**£2,185,120**	**£2,047,597**
60% LAR : 40% CIR	15%	£2,915,539	£2,339,051	£2,335,367	£2,328,619	£2,294,886	£2,067,506	£1,930,080
60% LAR : 40% CIR	20%	£2,707,565	£2,142,122	£2,138,448	£2,131,719	£2,098,031	£1,870,920	£1,733,644
60% LAR : 40% CIR	25%	£2,498,924	£1,944,532	£1,940,867	£1,934,154	£1,900,506	£1,673,638	£1,536,496
60% LAR : 40% CIR	30%	£2,289,623	£1,746,285	£1,742,629	£1,735,929	£1,702,318	£1,475,667	£1,338,646
60% LAR : 40% CIR	35%	£2,079,669	£1,547,389	£1,543,740	£1,537,054	£1,503,474	£1,277,013	£1,140,096
60% LAR : 40% CIR	40%	£1,869,067	£1,347,850	£1,344,207	£1,337,532	£1,303,979	£1,077,682	£940,858
60% LAR : 40% CIR	45%	£1,657,823	£1,147,675	£1,144,037	£1,137,371	£1,103,841	£877,682	£740,935
60% LAR : 40% CIR	50%	£1,445,946	£946,870	£943,235	£936,577	£903,066	£677,020	£540,336

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,779,990	£4,170,395	£4,166,672	£4,159,860	£4,125,966	£3,897,612	£3,759,647
60% LAR : 40% CIR	5%	£4,574,055	£3,975,491	£3,971,783	£3,964,994	£3,931,157	£3,703,156	£3,565,386
60% LAR : 40% CIR	10%	£4,367,435	£3,779,906	£3,776,210	£3,769,443	£3,735,661	£3,507,984	£3,370,393
60% LAR : 40% CIR	**12%**	**£4,284,596**	**£3,701,483**	**£3,697,792**	**£3,691,033**	**£3,657,270**	**£3,429,716**	**£3,292,193**
60% LAR : 40% CIR	15%	£4,160,135	£3,583,646	£3,579,962	£3,573,214	£3,539,481	£3,312,101	£3,174,675
60% LAR : 40% CIR	20%	£3,952,161	£3,386,717	£3,383,044	£3,376,314	£3,342,626	£3,115,515	£2,978,239
60% LAR : 40% CIR	25%	£3,743,520	£3,189,127	£3,185,463	£3,178,749	£3,145,102	£2,918,233	£2,781,092
60% LAR : 40% CIR	30%	£3,534,219	£2,990,880	£2,987,224	£2,980,525	£2,946,914	£2,720,262	£2,583,241
60% LAR : 40% CIR	35%	£3,324,264	£2,791,985	£2,788,336	£2,781,649	£2,748,069	£2,521,608	£2,384,692
60% LAR : 40% CIR	40%	£3,113,662	£2,592,446	£2,588,803	£2,582,127	£2,548,575	£2,322,277	£2,185,453
60% LAR : 40% CIR	45%	£2,902,419	£2,392,271	£2,388,633	£2,381,966	£2,348,436	£2,122,277	£1,985,531
60% LAR : 40% CIR	50%	£2,690,541	£2,191,466	£2,187,831	£2,181,172	£2,147,662	£1,921,616	£1,784,931

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR for 15 Years

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

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,232,347	£6,604,226	£6,600,503	£6,593,690	£6,559,795	£6,331,443	£6,193,477
60% LAR : 40% CIR	5%	£7,026,412	£6,409,322	£6,405,614	£6,398,824	£6,364,988	£6,136,987	£5,999,216
60% LAR : 40% CIR	10%	£6,819,792	£6,213,736	£6,210,041	£6,203,274	£6,169,491	£5,941,814	£5,804,224
60% LAR : 40% CIR	**12%**	**£6,736,953**	**£6,135,313**	**£6,131,622**	**£6,124,863**	**£6,091,101**	**£5,863,546**	**£5,726,022**
60% LAR : 40% CIR	15%	£6,612,492	£6,017,477	£6,013,792	£6,007,045	£5,973,312	£5,745,932	£5,608,506
60% LAR : 40% CIR	20%	£6,404,518	£5,820,548	£5,816,874	£5,810,145	£5,776,457	£5,549,346	£5,412,070
60% LAR : 40% CIR	25%	£6,195,877	£5,622,957	£5,619,293	£5,612,580	£5,578,931	£5,352,064	£5,214,922
60% LAR : 40% CIR	30%	£5,986,576	£5,424,711	£5,421,054	£5,414,355	£5,380,744	£5,154,092	£5,017,072
60% LAR : 40% CIR	35%	£5,776,622	£5,225,814	£5,222,166	£5,215,479	£5,181,899	£4,955,438	£4,818,522
60% LAR : 40% CIR	40%	£5,566,020	£5,026,276	£5,022,633	£5,015,958	£4,982,405	£4,756,108	£4,619,284
60% LAR : 40% CIR	45%	£5,354,776	£4,826,101	£4,822,462	£4,815,797	£4,782,267	£4,556,108	£4,419,360
60% LAR : 40% CIR	50%	£5,142,898	£4,625,296	£4,621,661	£4,615,003	£4,581,492	£4,355,446	£4,218,761

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,100,176	£472,055	£468,332	£461,519	£427,624	£199,272	£61,306
60% LAR : 40% CIR	5%	£894,242	£277,151	£273,443	£266,653	£232,817	£4,816	-£132,954
60% LAR : 40% CIR	10%	£687,622	£81,566	£77,870	£71,103	£37,320	-£190,357	-£327,947
60% LAR : 40% CIR	**12%**	**£604,783**	**£3,142**	**-£549**	**-£7,308**	**-£41,070**	**-£268,625**	**-£406,148**
60% LAR : 40% CIR	15%	£480,321	-£114,694	-£118,379	-£125,126	-£158,859	-£386,239	-£523,665
60% LAR : 40% CIR	20%	£272,347	-£311,623	-£315,297	-£322,026	-£355,714	-£582,825	-£720,101
60% LAR : 40% CIR	25%	£63,706	-£509,214	-£512,878	-£519,591	-£553,240	-£780,107	-£917,248
60% LAR : 40% CIR	30%	-£145,595	-£707,460	-£711,117	-£717,816	-£751,427	-£978,079	-£1,115,099
60% LAR : 40% CIR	35%	-£355,549	-£906,357	-£910,005	-£916,692	-£950,272	-£1,176,733	-£1,313,648
60% LAR : 40% CIR	40%	-£566,151	-£1,105,895	-£1,109,538	-£1,116,213	-£1,149,766	-£1,376,063	-£1,512,887
60% LAR : 40% CIR	45%	-£777,395	-£1,306,070	-£1,309,708	-£1,316,374	-£1,349,904	-£1,576,063	-£1,712,811
60% LAR : 40% CIR	50%	-£989,272	-£1,506,875	-£1,510,509	-£1,517,168	-£1,550,679	-£1,776,724	-£1,913,410

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,641,175	£3,013,054	£3,009,331	£3,002,518	£2,968,623	£2,740,271	£2,602,305
60% LAR : 40% CIR	5%	£3,435,241	£2,818,150	£2,814,442	£2,807,652	£2,773,816	£2,545,815	£2,408,045
60% LAR : 40% CIR	10%	£3,228,621	£2,622,565	£2,618,869	£2,612,102	£2,578,319	£2,350,642	£2,213,052
60% LAR : 40% CIR	**12%**	**£3,145,782**	**£2,544,141**	**£2,540,450**	**£2,533,692**	**£2,499,929**	**£2,272,375**	**£2,134,851**
60% LAR : 40% CIR	15%	£3,021,320	£2,426,305	£2,422,620	£2,415,873	£2,382,140	£2,154,760	£2,017,334
60% LAR : 40% CIR	20%	£2,813,347	£2,229,376	£2,225,703	£2,218,973	£2,185,285	£1,958,174	£1,820,898
60% LAR : 40% CIR	25%	£2,604,705	£2,031,785	£2,028,121	£2,021,408	£1,987,760	£1,760,892	£1,623,751
60% LAR : 40% CIR	30%	£2,395,404	£1,833,539	£1,829,882	£1,823,183	£1,789,573	£1,562,920	£1,425,900
60% LAR : 40% CIR	35%	£2,185,450	£1,634,643	£1,630,994	£1,624,307	£1,590,727	£1,364,266	£1,227,351
60% LAR : 40% CIR	40%	£1,974,848	£1,435,104	£1,431,462	£1,424,786	£1,391,234	£1,164,936	£1,028,112
60% LAR : 40% CIR	45%	£1,763,604	£1,234,929	£1,231,291	£1,224,625	£1,191,095	£964,936	£828,189
60% LAR : 40% CIR	50%	£1,551,727	£1,034,125	£1,030,490	£1,023,831	£990,321	£764,275	£627,589

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,694,048	£4,065,927	£4,062,204	£4,055,391	£4,021,496	£3,793,144	£3,655,178
60% LAR : 40% CIR	5%	£4,488,114	£3,871,023	£3,867,315	£3,860,525	£3,826,689	£3,598,688	£3,460,918
60% LAR : 40% CIR	10%	£4,281,494	£3,675,438	£3,671,742	£3,664,975	£3,631,192	£3,403,515	£3,265,925
60% LAR : 40% CIR	**12%**	**£4,198,655**	**£3,597,014**	**£3,593,323**	**£3,586,564**	**£3,552,802**	**£3,325,247**	**£3,187,724**
60% LAR : 40% CIR	15%	£4,074,193	£3,479,178	£3,475,493	£3,468,746	£3,435,013	£3,207,633	£3,070,207
60% LAR : 40% CIR	20%	£3,866,219	£3,282,249	£3,278,576	£3,271,846	£3,238,158	£3,011,047	£2,873,771
60% LAR : 40% CIR	25%	£3,657,578	£3,084,658	£3,080,994	£3,074,281	£3,040,632	£2,813,765	£2,676,624
60% LAR : 40% CIR	30%	£3,448,277	£2,886,412	£2,882,755	£2,876,056	£2,842,445	£2,615,793	£2,478,773
60% LAR : 40% CIR	35%	£3,238,323	£2,687,516	£2,683,867	£2,677,180	£2,643,600	£2,417,139	£2,280,224
60% LAR : 40% CIR	40%	£3,027,721	£2,487,977	£2,484,334	£2,477,659	£2,444,106	£2,217,809	£2,080,985
60% LAR : 40% CIR	45%	£2,816,477	£2,287,802	£2,284,164	£2,277,498	£2,243,968	£2,017,809	£1,881,061
60% LAR : 40% CIR	50%	£2,604,600	£2,086,997	£2,083,363	£2,076,704	£2,043,193	£1,817,148	£1,680,462

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,938,644	£5,310,522	£5,306,799	£5,299,987	£5,266,092	£5,037,740	£4,899,773
60% LAR : 40% CIR	5%	£5,732,709	£5,115,618	£5,111,910	£5,105,121	£5,071,285	£4,843,284	£4,705,513
60% LAR : 40% CIR	10%	£5,526,089	£4,920,033	£4,916,338	£4,909,570	£4,875,787	£4,648,111	£4,510,520
60% LAR : 40% CIR	**12%**	**£5,443,250**	**£4,841,610**	**£4,837,918**	**£4,831,160**	**£4,797,398**	**£4,569,843**	**£4,432,319**
60% LAR : 40% CIR	15%	£5,318,789	£4,723,773	£4,720,089	£4,713,341	£4,679,608	£4,452,228	£4,314,802
60% LAR : 40% CIR	20%	£5,110,815	£4,526,845	£4,523,171	£4,516,441	£4,482,753	£4,255,642	£4,118,366
60% LAR : 40% CIR	25%	£4,902,173	£4,329,253	£4,325,590	£4,318,876	£4,285,228	£4,058,360	£3,921,219
60% LAR : 40% CIR	30%	£4,692,873	£4,131,007	£4,127,351	£4,120,652	£4,087,041	£3,860,388	£3,723,368
60% LAR : 40% CIR	35%	£4,482,918	£3,932,111	£3,928,463	£3,921,775	£3,888,196	£3,661,734	£3,524,819
60% LAR : 40% CIR	40%	£4,272,316	£3,732,573	£3,728,930	£3,722,254	£3,688,702	£3,462,404	£3,325,580
60% LAR : 40% CIR	45%	£4,061,072	£3,532,398	£3,528,759	£3,522,093	£3,488,564	£3,262,405	£3,125,657
60% LAR : 40% CIR	50%	£3,849,195	£3,331,593	£3,327,958	£3,321,299	£3,287,789	£3,061,743	£2,925,057

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR for 15 Years		**Value Area**	**Zone A - Kings Cross Higher**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,743,156	£7,106,866	£7,103,144	£7,096,331	£7,062,436	£6,834,084	£6,696,118
60% LAR : 40% CIR	5%	£7,511,680	£6,886,830	£6,883,122	£6,876,332	£6,842,496	£6,614,495	£6,476,725
60% LAR : 40% CIR	10%	£7,279,519	£6,666,113	£6,662,418	£6,655,650	£6,621,867	£6,394,191	£6,256,600
60% LAR : 40% CIR	**12%**	**£7,186,465**	**£6,577,637**	**£6,573,946**	**£6,567,187**	**£6,533,424**	**£6,305,870**	**£6,168,347**
60% LAR : 40% CIR	15%	£7,046,679	£6,444,721	£6,441,037	£6,434,289	£6,400,557	£6,173,177	£6,035,750
60% LAR : 40% CIR	20%	£6,813,165	£6,222,660	£6,218,987	£6,212,257	£6,178,569	£5,951,458	£5,814,182
60% LAR : 40% CIR	25%	£6,578,983	£5,999,937	£5,996,274	£5,989,560	£5,955,912	£5,729,044	£5,591,903
60% LAR : 40% CIR	30%	£6,344,143	£5,776,559	£5,772,903	£5,766,204	£5,732,592	£5,505,941	£5,368,919
60% LAR : 40% CIR	35%	£6,108,647	£5,552,531	£5,548,882	£5,542,196	£5,508,616	£5,282,155	£5,145,239
60% LAR : 40% CIR	40%	£5,872,504	£5,327,861	£5,324,218	£5,317,542	£5,283,990	£5,057,692	£4,920,868
60% LAR : 40% CIR	45%	£5,635,721	£5,102,554	£5,098,915	£5,092,249	£5,058,720	£4,832,561	£4,695,813
60% LAR : 40% CIR	50%	£5,398,302	£4,876,616	£4,872,982	£4,866,323	£4,832,812	£4,606,766	£4,470,082

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,610,985	£974,695	£970,973	£964,160	£930,265	£701,913	£563,947
60% LAR : 40% CIR	5%	£1,379,509	£754,659	£750,951	£744,161	£710,325	£482,324	£344,554
60% LAR : 40% CIR	10%	£1,147,349	£533,942	£530,247	£523,479	£489,696	£262,020	£124,429
60% LAR : 40% CIR	**12%**	**£1,054,294**	**£445,467**	**£441,775**	**£435,016**	**£401,253**	**£173,699**	**£36,176**
60% LAR : 40% CIR	15%	£914,508	£312,550	£308,866	£302,118	£268,386	£41,006	-£96,421
60% LAR : 40% CIR	20%	£680,994	£90,489	£86,816	£80,086	£46,398	-£180,713	-£317,989
60% LAR : 40% CIR	25%	£446,812	-£132,234	-£135,897	-£142,611	-£176,259	-£403,127	-£540,268
60% LAR : 40% CIR	30%	£211,972	-£355,612	-£359,268	-£365,967	-£399,579	-£626,230	-£763,252
60% LAR : 40% CIR	35%	-£23,524	-£579,639	-£583,289	-£589,975	-£623,555	-£850,016	-£986,932
60% LAR : 40% CIR	40%	-£259,667	-£804,310	-£807,953	-£814,629	-£848,181	-£1,074,479	-£1,211,303
60% LAR : 40% CIR	45%	-£496,450	-£1,029,617	-£1,033,256	-£1,039,922	-£1,073,451	-£1,299,610	-£1,436,358
60% LAR : 40% CIR	50%	-£733,869	-£1,255,555	-£1,259,189	-£1,265,848	-£1,299,359	-£1,525,404	-£1,662,089

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,151,984	£3,515,694	£3,511,972	£3,505,159	£3,471,264	£3,242,912	£3,104,946
60% LAR : 40% CIR	5%	£3,920,509	£3,295,658	£3,291,950	£3,285,161	£3,251,325	£3,023,324	£2,885,553
60% LAR : 40% CIR	10%	£3,688,348	£3,074,941	£3,071,246	£3,064,479	£3,030,696	£2,803,019	£2,665,428
60% LAR : 40% CIR	**12%**	**£3,595,293**	**£2,986,466**	**£2,982,774**	**£2,976,015**	**£2,942,253**	**£2,714,698**	**£2,577,175**
60% LAR : 40% CIR	15%	£3,455,508	£2,853,549	£2,849,865	£2,843,117	£2,809,385	£2,582,005	£2,444,578
60% LAR : 40% CIR	20%	£3,221,993	£2,631,488	£2,627,815	£2,621,085	£2,587,397	£2,360,286	£2,223,010
60% LAR : 40% CIR	25%	£2,987,812	£2,408,765	£2,405,102	£2,398,388	£2,364,740	£2,137,873	£2,000,731
60% LAR : 40% CIR	30%	£2,752,971	£2,185,387	£2,181,731	£2,175,032	£2,141,420	£1,914,769	£1,777,748
60% LAR : 40% CIR	35%	£2,517,476	£1,961,360	£1,957,710	£1,951,024	£1,917,444	£1,690,983	£1,554,067
60% LAR : 40% CIR	40%	£2,281,333	£1,736,689	£1,733,046	£1,726,370	£1,692,818	£1,466,521	£1,329,696
60% LAR : 40% CIR	45%	£2,044,549	£1,511,382	£1,507,743	£1,501,078	£1,467,548	£1,241,389	£1,104,641
60% LAR : 40% CIR	50%	£1,807,131	£1,285,445	£1,281,811	£1,275,151	£1,241,641	£1,015,595	£878,910

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,204,857	£4,568,567	£4,564,845	£4,558,032	£4,524,137	£4,295,785	£4,157,819
60% LAR : 40% CIR	5%	£4,973,381	£4,348,531	£4,344,823	£4,338,033	£4,304,197	£4,076,196	£3,938,426
60% LAR : 40% CIR	10%	£4,741,221	£4,127,814	£4,124,119	£4,117,351	£4,083,568	£3,855,892	£3,718,301
60% LAR : 40% CIR	**12%**	**£4,648,166**	**£4,039,339**	**£4,035,647**	**£4,028,888**	**£3,995,125**	**£3,767,571**	**£3,630,048**
60% LAR : 40% CIR	15%	£4,508,380	£3,906,422	£3,902,738	£3,895,990	£3,862,258	£3,634,878	£3,497,451
60% LAR : 40% CIR	20%	£4,274,866	£3,684,361	£3,680,688	£3,673,958	£3,640,270	£3,413,159	£3,275,883
60% LAR : 40% CIR	25%	£4,040,684	£3,461,638	£3,457,975	£3,451,261	£3,417,613	£3,190,745	£3,053,604
60% LAR : 40% CIR	30%	£3,805,844	£3,238,260	£3,234,604	£3,227,905	£3,194,293	£2,967,642	£2,830,620
60% LAR : 40% CIR	35%	£3,570,348	£3,014,233	£3,010,583	£3,003,897	£2,970,317	£2,743,856	£2,606,940
60% LAR : 40% CIR	40%	£3,334,205	£2,789,562	£2,785,919	£2,779,243	£2,745,691	£2,519,393	£2,382,569
60% LAR : 40% CIR	45%	£3,097,422	£2,564,255	£2,560,616	£2,553,951	£2,520,421	£2,294,262	£2,157,514
60% LAR : 40% CIR	50%	£2,860,003	£2,338,317	£2,334,684	£2,328,024	£2,294,513	£2,068,468	£1,931,783

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,449,452	£5,813,162	£5,809,440	£5,802,627	£5,768,733	£5,540,381	£5,402,414
60% LAR : 40% CIR	5%	£6,217,977	£5,593,127	£5,589,418	£5,582,629	£5,548,793	£5,320,792	£5,183,021
60% LAR : 40% CIR	10%	£5,985,816	£5,372,410	£5,368,714	£5,361,947	£5,328,164	£5,100,487	£4,962,897
60% LAR : 40% CIR	**12%**	**£5,892,761**	**£5,283,934**	**£5,280,243**	**£5,273,483**	**£5,239,721**	**£5,012,166**	**£4,874,643**
60% LAR : 40% CIR	15%	£5,752,976	£5,151,017	£5,147,333	£5,140,585	£5,106,853	£4,879,473	£4,742,046
60% LAR : 40% CIR	20%	£5,519,461	£4,928,957	£4,925,283	£4,918,553	£4,884,865	£4,657,754	£4,520,478
60% LAR : 40% CIR	25%	£5,285,280	£4,706,234	£4,702,570	£4,695,857	£4,662,208	£4,435,341	£4,298,199
60% LAR : 40% CIR	30%	£5,050,439	£4,482,855	£4,479,199	£4,472,500	£4,438,889	£4,212,237	£4,075,216
60% LAR : 40% CIR	35%	£4,814,944	£4,258,828	£4,255,179	£4,248,492	£4,214,913	£3,988,451	£3,851,535
60% LAR : 40% CIR	40%	£4,578,801	£4,034,157	£4,030,514	£4,023,839	£3,990,286	£3,763,989	£3,627,164
60% LAR : 40% CIR	45%	£4,342,017	£3,808,850	£3,805,212	£3,798,546	£3,765,016	£3,538,857	£3,402,109
60% LAR : 40% CIR	50%	£4,104,599	£3,582,913	£3,579,279	£3,572,619	£3,539,109	£3,313,063	£3,176,378

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR for 15 Years		**Value Area**	**Zone A - Lower Cenral Zone**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,830,821	£7,193,129	£7,189,406	£7,182,594	£7,148,699	£6,920,347	£6,782,381
60% LAR : 40% CIR	5%	£7,573,805	£6,947,961	£6,944,253	£6,937,463	£6,903,627	£6,675,626	£6,537,856
60% LAR : 40% CIR	10%	£7,316,104	£6,702,112	£6,698,416	£6,691,649	£6,657,867	£6,430,190	£6,292,599
60% LAR : 40% CIR	**12%**	**£7,212,832**	**£6,603,584**	**£6,599,892**	**£6,593,133**	**£6,559,370**	**£6,331,816**	**£6,194,293**
60% LAR : 40% CIR	15%	£7,057,722	£6,455,587	£6,451,904	£6,445,157	£6,411,423	£6,184,043	£6,046,617
60% LAR : 40% CIR	20%	£6,798,668	£6,208,395	£6,204,722	£6,197,992	£6,164,304	£5,937,193	£5,799,917
60% LAR : 40% CIR	25%	£6,538,947	£5,960,540	£5,956,876	£5,950,162	£5,916,515	£5,689,648	£5,552,506
60% LAR : 40% CIR	30%	£6,278,564	£5,712,029	£5,708,373	£5,701,674	£5,668,063	£5,441,411	£5,304,390
60% LAR : 40% CIR	35%	£6,017,529	£5,462,870	£5,459,221	£5,452,535	£5,418,955	£5,192,494	£5,055,577
60% LAR : 40% CIR	40%	£5,755,846	£5,213,067	£5,209,424	£5,202,748	£5,169,196	£4,942,898	£4,806,074
60% LAR : 40% CIR	45%	£5,493,522	£4,962,628	£4,958,990	£4,952,324	£4,918,794	£4,692,635	£4,555,887
60% LAR : 40% CIR	50%	£5,230,563	£4,711,559	£4,707,924	£4,701,266	£4,667,755	£4,441,709	£4,305,025

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,698,650	£1,060,958	£1,057,235	£1,050,423	£1,016,528	£788,176	£650,210
60% LAR : 40% CIR	5%	£1,441,634	£815,790	£812,082	£805,293	£771,457	£543,455	£405,685
60% LAR : 40% CIR	10%	£1,183,933	£569,942	£566,245	£559,478	£525,696	£298,019	£160,428
60% LAR : 40% CIR	**12%**	**£1,080,661**	**£471,413**	**£467,721**	**£460,962**	**£427,200**	**£199,645**	**£62,122**
60% LAR : 40% CIR	15%	£925,551	£323,417	£319,733	£312,986	£279,253	£51,872	-£85,553
60% LAR : 40% CIR	20%	£666,497	£76,224	£72,551	£65,821	£32,133	-£194,978	-£332,254
60% LAR : 40% CIR	25%	£406,776	-£171,630	-£175,295	-£182,008	-£215,656	-£442,523	-£579,665
60% LAR : 40% CIR	30%	£146,393	-£420,142	-£423,798	-£430,496	-£464,108	-£690,760	-£827,781
60% LAR : 40% CIR	35%	-£114,642	-£669,301	-£672,950	-£679,636	-£713,216	-£939,677	-£1,076,593
60% LAR : 40% CIR	40%	-£376,325	-£919,104	-£922,747	-£929,423	-£962,975	-£1,189,272	-£1,326,097
60% LAR : 40% CIR	45%	-£638,649	-£1,169,543	-£1,173,181	-£1,179,847	-£1,213,377	-£1,439,536	-£1,576,284
60% LAR : 40% CIR	50%	-£901,608	-£1,420,612	-£1,424,247	-£1,430,905	-£1,464,416	-£1,690,462	-£1,827,146

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,239,649	£3,601,957	£3,598,235	£3,591,422	£3,557,527	£3,329,175	£3,191,209
60% LAR : 40% CIR	5%	£3,982,634	£3,356,789	£3,353,081	£3,346,292	£3,312,456	£3,084,455	£2,946,684
60% LAR : 40% CIR	10%	£3,724,932	£3,110,941	£3,107,244	£3,100,477	£3,066,695	£2,839,018	£2,701,427
60% LAR : 40% CIR	**12%**	**£3,621,661**	**£3,012,412**	**£3,008,721**	**£3,001,961**	**£2,968,199**	**£2,740,644**	**£2,603,121**
60% LAR : 40% CIR	15%	£3,466,551	£2,864,416	£2,860,732	£2,853,985	£2,820,252	£2,592,872	£2,455,446
60% LAR : 40% CIR	20%	£3,207,496	£2,617,223	£2,613,550	£2,606,820	£2,573,132	£2,346,021	£2,208,745
60% LAR : 40% CIR	25%	£2,947,775	£2,369,369	£2,365,704	£2,358,991	£2,325,343	£2,098,476	£1,961,335
60% LAR : 40% CIR	30%	£2,687,392	£2,120,858	£2,117,202	£2,110,503	£2,076,891	£1,850,240	£1,713,218
60% LAR : 40% CIR	35%	£2,426,357	£1,871,699	£1,868,049	£1,861,363	£1,827,783	£1,601,322	£1,464,406
60% LAR : 40% CIR	40%	£2,164,674	£1,621,895	£1,618,252	£1,611,577	£1,578,024	£1,351,727	£1,214,902
60% LAR : 40% CIR	45%	£1,902,350	£1,371,457	£1,367,818	£1,361,152	£1,327,623	£1,101,464	£964,716
60% LAR : 40% CIR	50%	£1,639,392	£1,120,387	£1,116,753	£1,110,094	£1,076,583	£850,538	£713,853

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,292,522	£4,654,830	£4,651,107	£4,644,295	£4,610,400	£4,382,048	£4,244,082
60% LAR : 40% CIR	5%	£5,035,506	£4,409,662	£4,405,954	£4,399,165	£4,365,329	£4,137,328	£3,999,557
60% LAR : 40% CIR	10%	£4,777,805	£4,163,814	£4,160,117	£4,153,350	£4,119,568	£3,891,891	£3,754,300
60% LAR : 40% CIR	**12%**	**£4,674,534**	**£4,065,285**	**£4,061,593**	**£4,054,834**	**£4,021,072**	**£3,793,517**	**£3,655,994**
60% LAR : 40% CIR	15%	£4,519,423	£3,917,289	£3,913,605	£3,906,858	£3,873,125	£3,645,744	£3,508,319
60% LAR : 40% CIR	20%	£4,260,369	£3,670,096	£3,666,423	£3,659,693	£3,626,005	£3,398,894	£3,261,618
60% LAR : 40% CIR	25%	£4,000,648	£3,422,242	£3,418,577	£3,411,864	£3,378,216	£3,151,349	£3,014,207
60% LAR : 40% CIR	30%	£3,740,265	£3,173,730	£3,170,075	£3,163,376	£3,129,764	£2,903,112	£2,766,091
60% LAR : 40% CIR	35%	£3,479,230	£2,924,571	£2,920,922	£2,914,236	£2,880,656	£2,654,195	£2,517,279
60% LAR : 40% CIR	40%	£3,217,547	£2,674,768	£2,671,125	£2,664,449	£2,630,897	£2,404,600	£2,267,775
60% LAR : 40% CIR	45%	£2,955,223	£2,424,329	£2,420,691	£2,414,025	£2,380,495	£2,154,336	£2,017,589
60% LAR : 40% CIR	50%	£2,692,264	£2,173,260	£2,169,625	£2,162,967	£2,129,456	£1,903,410	£1,766,726

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,537,117	£5,899,425	£5,895,703	£5,888,890	£5,854,995	£5,626,643	£5,488,677
60% LAR : 40% CIR	5%	£6,280,102	£5,654,258	£5,650,549	£5,643,760	£5,609,924	£5,381,923	£5,244,152
60% LAR : 40% CIR	10%	£6,022,400	£5,408,409	£5,404,712	£5,397,945	£5,364,163	£5,136,487	£4,998,895
60% LAR : 40% CIR	**12%**	**£5,919,129**	**£5,309,880**	**£5,306,189**	**£5,299,429**	**£5,265,667**	**£5,038,112**	**£4,900,589**
60% LAR : 40% CIR	15%	£5,764,019	£5,161,884	£5,158,200	£5,151,453	£5,117,720	£4,890,340	£4,752,914
60% LAR : 40% CIR	20%	£5,504,964	£4,914,692	£4,911,018	£4,904,288	£4,870,600	£4,643,489	£4,506,213
60% LAR : 40% CIR	25%	£5,245,243	£4,666,837	£4,663,172	£4,656,459	£4,622,812	£4,395,944	£4,258,803
60% LAR : 40% CIR	30%	£4,984,861	£4,418,326	£4,414,670	£4,407,971	£4,374,359	£4,147,708	£4,010,686
60% LAR : 40% CIR	35%	£4,723,825	£4,169,167	£4,165,518	£4,158,831	£4,125,252	£3,898,790	£3,761,874
60% LAR : 40% CIR	40%	£4,462,143	£3,919,363	£3,915,720	£3,909,045	£3,875,492	£3,649,195	£3,512,371
60% LAR : 40% CIR	45%	£4,199,818	£3,668,925	£3,665,286	£3,658,620	£3,625,091	£3,398,932	£3,262,184
60% LAR : 40% CIR	50%	£3,936,860	£3,417,856	£3,414,221	£3,407,562	£3,374,052	£3,148,006	£3,011,321

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR for 15 Years	
No Units	**7**
Site Area	**0.06 Ha**

Value Area	**Zone A - Medium Central Zone**	
Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,022,707	£8,365,957	£8,362,234	£8,355,422	£8,321,527	£8,093,175	£7,955,209
60% LAR : 40% CIR	5%	£8,706,097	£8,062,148	£8,058,439	£8,051,651	£8,017,814	£7,789,814	£7,652,042
60% LAR : 40% CIR	10%	£8,388,802	£7,757,658	£7,753,961	£7,747,194	£7,713,412	£7,485,735	£7,348,144
60% LAR : 40% CIR	**12%**	**£8,261,693**	**£7,635,672**	**£7,631,981**	**£7,625,221**	**£7,591,460**	**£7,363,904**	**£7,226,381**
60% LAR : 40% CIR	15%	£8,070,825	£7,452,492	£7,448,808	£7,442,060	£7,408,327	£7,180,947	£7,043,521
60% LAR : 40% CIR	20%	£7,752,177	£7,146,658	£7,142,984	£7,136,254	£7,102,566	£6,875,455	£6,738,179
60% LAR : 40% CIR	25%	£7,432,861	£6,840,161	£6,836,497	£6,829,784	£6,796,136	£6,569,268	£6,432,127
60% LAR : 40% CIR	30%	£7,112,885	£6,533,010	£6,529,353	£6,522,654	£6,489,043	£6,262,391	£6,125,370
60% LAR : 40% CIR	35%	£6,792,255	£6,225,208	£6,221,560	£6,214,872	£6,181,292	£5,954,831	£5,817,916
60% LAR : 40% CIR	40%	£6,470,978	£5,916,764	£5,913,121	£5,906,446	£5,872,893	£5,646,596	£5,509,772
60% LAR : 40% CIR	45%	£6,149,059	£5,607,684	£5,604,045	£5,597,379	£5,563,850	£5,337,691	£5,200,943
60% LAR : 40% CIR	50%	£5,826,506	£5,297,974	£5,294,339	£5,287,680	£5,254,170	£5,028,123	£4,891,438

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,890,536	£2,233,786	£2,230,064	£2,223,251	£2,189,356	£1,961,004	£1,823,038
60% LAR : 40% CIR	5%	£2,573,926	£1,929,977	£1,926,268	£1,919,480	£1,885,643	£1,657,643	£1,519,871
60% LAR : 40% CIR	10%	£2,256,631	£1,625,487	£1,621,790	£1,615,023	£1,581,241	£1,353,564	£1,215,973
60% LAR : 40% CIR	**12%**	**£2,129,522**	**£1,503,501**	**£1,499,810**	**£1,493,050**	**£1,459,289**	**£1,231,733**	**£1,094,210**
60% LAR : 40% CIR	15%	£1,938,654	£1,320,321	£1,316,637	£1,309,889	£1,276,156	£1,048,776	£911,350
60% LAR : 40% CIR	20%	£1,620,006	£1,014,487	£1,010,813	£1,004,083	£970,395	£743,284	£606,008
60% LAR : 40% CIR	25%	£1,300,690	£707,990	£704,326	£697,613	£663,966	£437,097	£299,956
60% LAR : 40% CIR	30%	£980,714	£400,839	£397,182	£390,483	£356,872	£130,220	-£6,801
60% LAR : 40% CIR	35%	£660,084	£93,037	£89,389	£82,701	£49,122	-£177,340	-£314,255
60% LAR : 40% CIR	40%	£338,807	-£215,407	-£219,050	-£225,725	-£259,278	-£485,575	-£622,399
60% LAR : 40% CIR	45%	£16,888	-£524,487	-£528,126	-£534,791	-£568,321	-£794,480	-£931,228
60% LAR : 40% CIR	50%	-£305,665	-£834,197	-£837,832	-£844,491	-£878,001	-£1,104,048	-£1,240,733

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,431,535	£4,774,785	£4,771,063	£4,764,250	£4,730,355	£4,502,003	£4,364,037
60% LAR : 40% CIR	5%	£5,114,925	£4,470,977	£4,467,267	£4,460,479	£4,426,642	£4,198,642	£4,060,870
60% LAR : 40% CIR	10%	£4,797,630	£4,166,486	£4,162,790	£4,156,022	£4,122,240	£3,894,564	£3,756,972
60% LAR : 40% CIR	**12%**	**£4,670,521**	**£4,044,500**	**£4,040,809**	**£4,034,049**	**£4,000,288**	**£3,772,732**	**£3,635,209**
60% LAR : 40% CIR	15%	£4,479,654	£3,861,320	£3,857,636	£3,850,888	£3,817,155	£3,589,775	£3,452,349
60% LAR : 40% CIR	20%	£4,161,006	£3,555,486	£3,551,812	£3,545,082	£3,511,395	£3,284,284	£3,147,008
60% LAR : 40% CIR	25%	£3,841,689	£3,248,989	£3,245,326	£3,238,612	£3,204,965	£2,978,096	£2,840,955
60% LAR : 40% CIR	30%	£3,521,713	£2,941,838	£2,938,181	£2,931,482	£2,897,871	£2,671,219	£2,534,199
60% LAR : 40% CIR	35%	£3,201,083	£2,634,036	£2,630,388	£2,623,701	£2,590,121	£2,363,659	£2,226,744
60% LAR : 40% CIR	40%	£2,879,806	£2,325,593	£2,321,950	£2,315,274	£2,281,722	£2,055,424	£1,918,600
60% LAR : 40% CIR	45%	£2,557,887	£2,016,512	£2,012,873	£2,006,208	£1,972,678	£1,746,519	£1,609,771
60% LAR : 40% CIR	50%	£2,235,335	£1,706,802	£1,703,167	£1,696,509	£1,662,998	£1,436,951	£1,300,267

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,484,408	£5,827,658	£5,823,936	£5,817,123	£5,783,228	£5,554,876	£5,416,910
60% LAR : 40% CIR	5%	£6,167,798	£5,523,849	£5,520,140	£5,513,352	£5,479,515	£5,251,515	£5,113,743
60% LAR : 40% CIR	10%	£5,850,503	£5,219,359	£5,215,662	£5,208,895	£5,175,113	£4,947,436	£4,809,845
60% LAR : 40% CIR	**12%**	**£5,723,394**	**£5,097,373**	**£5,093,682**	**£5,086,922**	**£5,053,161**	**£4,825,605**	**£4,688,082**
60% LAR : 40% CIR	15%	£5,532,526	£4,914,193	£4,910,509	£4,903,761	£4,870,028	£4,642,648	£4,505,222
60% LAR : 40% CIR	20%	£5,213,878	£4,608,359	£4,604,685	£4,597,955	£4,564,267	£4,337,156	£4,199,880
60% LAR : 40% CIR	25%	£4,894,562	£4,301,862	£4,298,198	£4,291,485	£4,257,838	£4,030,969	£3,893,828
60% LAR : 40% CIR	30%	£4,574,586	£3,994,711	£3,991,054	£3,984,355	£3,950,744	£3,724,092	£3,587,071
60% LAR : 40% CIR	35%	£4,253,956	£3,686,909	£3,683,261	£3,676,573	£3,642,994	£3,416,532	£3,279,617
60% LAR : 40% CIR	40%	£3,932,679	£3,378,465	£3,374,822	£3,368,147	£3,334,594	£3,108,297	£2,971,473
60% LAR : 40% CIR	45%	£3,610,760	£3,069,385	£3,065,746	£3,059,081	£3,025,551	£2,799,392	£2,662,644
60% LAR : 40% CIR	50%	£3,288,208	£2,759,675	£2,756,040	£2,749,381	£2,715,871	£2,489,824	£2,353,139

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,729,003	£7,072,253	£7,068,531	£7,061,718	£7,027,824	£6,799,471	£6,661,505
60% LAR : 40% CIR	5%	£7,412,394	£6,768,445	£6,764,736	£6,757,947	£6,724,110	£6,496,110	£6,358,338
60% LAR : 40% CIR	10%	£7,095,098	£6,463,954	£6,460,258	£6,453,490	£6,419,708	£6,192,032	£6,054,440
60% LAR : 40% CIR	**12%**	**£6,967,989**	**£6,341,968**	**£6,338,277**	**£6,331,518**	**£6,297,756**	**£6,070,201**	**£5,932,678**
60% LAR : 40% CIR	15%	£6,777,122	£6,158,788	£6,155,104	£6,148,356	£6,114,623	£5,887,243	£5,749,817
60% LAR : 40% CIR	20%	£6,458,474	£5,852,954	£5,849,280	£5,842,551	£5,808,863	£5,581,752	£5,444,476
60% LAR : 40% CIR	25%	£6,139,157	£5,546,457	£5,542,794	£5,536,080	£5,502,433	£5,275,564	£5,138,423
60% LAR : 40% CIR	30%	£5,819,181	£5,239,306	£5,235,649	£5,228,950	£5,195,340	£4,968,687	£4,831,667
60% LAR : 40% CIR	35%	£5,498,552	£4,931,504	£4,927,856	£4,921,169	£4,887,589	£4,661,128	£4,524,212
60% LAR : 40% CIR	40%	£5,177,274	£4,623,061	£4,619,418	£4,612,742	£4,579,190	£4,352,892	£4,216,068
60% LAR : 40% CIR	45%	£4,855,356	£4,313,980	£4,310,342	£4,303,676	£4,270,146	£4,043,987	£3,907,239
60% LAR : 40% CIR	50%	£4,532,803	£4,004,270	£4,000,635	£3,993,977	£3,960,466	£3,734,419	£3,597,735

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR for 15 Years

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

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,703,785	£9,036,144	£9,032,422	£9,025,609	£8,991,714	£8,763,362	£8,625,396
60% LAR : 40% CIR	5%	£9,353,121	£8,698,826	£8,695,117	£8,688,329	£8,654,492	£8,426,492	£8,288,721
60% LAR : 40% CIR	10%	£9,001,771	£8,360,826	£8,357,130	£8,350,363	£8,316,581	£8,088,903	£7,951,313
60% LAR : 40% CIR	**12%**	**£8,861,041**	**£8,225,437**	**£8,221,746**	**£8,214,986**	**£8,181,225**	**£7,953,669**	**£7,816,146**
60% LAR : 40% CIR	15%	£8,649,742	£8,022,151	£8,018,467	£8,011,719	£7,977,986	£7,750,606	£7,613,180
60% LAR : 40% CIR	20%	£8,297,040	£7,682,808	£7,679,134	£7,672,404	£7,638,716	£7,411,605	£7,274,329
60% LAR : 40% CIR	25%	£7,943,670	£7,342,802	£7,339,137	£7,332,424	£7,298,776	£7,071,909	£6,934,768
60% LAR : 40% CIR	30%	£7,589,639	£7,002,140	£6,998,484	£6,991,786	£6,958,174	£6,731,522	£6,594,501
60% LAR : 40% CIR	35%	£7,234,956	£6,660,830	£6,657,181	£6,650,495	£6,616,915	£6,390,453	£6,253,537
60% LAR : 40% CIR	40%	£6,879,624	£6,318,876	£6,315,234	£6,308,558	£6,275,006	£6,048,708	£5,911,884
60% LAR : 40% CIR	45%	£6,523,652	£5,976,287	£5,972,648	£5,965,982	£5,932,453	£5,706,294	£5,569,546
60% LAR : 40% CIR	50%	£6,167,046	£5,633,067	£5,629,432	£5,622,774	£5,589,263	£5,363,216	£5,226,532

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,571,614	£2,903,973	£2,900,251	£2,893,438	£2,859,543	£2,631,191	£2,493,225
60% LAR : 40% CIR	5%	£3,220,950	£2,566,655	£2,562,946	£2,556,158	£2,522,321	£2,294,321	£2,156,550
60% LAR : 40% CIR	10%	£2,869,600	£2,228,656	£2,224,959	£2,218,192	£2,184,410	£1,956,732	£1,819,142
60% LAR : 40% CIR	**12%**	**£2,728,870**	**£2,093,266**	**£2,089,575**	**£2,082,815**	**£2,049,054**	**£1,821,498**	**£1,683,975**
60% LAR : 40% CIR	15%	£2,517,571	£1,889,980	£1,886,296	£1,879,548	£1,845,815	£1,618,435	£1,481,009
60% LAR : 40% CIR	20%	£2,164,869	£1,550,637	£1,546,963	£1,540,233	£1,506,546	£1,279,435	£1,142,159
60% LAR : 40% CIR	25%	£1,811,499	£1,210,631	£1,206,966	£1,200,253	£1,166,605	£939,738	£802,597
60% LAR : 40% CIR	30%	£1,457,468	£869,969	£866,314	£859,615	£826,003	£599,352	£462,330
60% LAR : 40% CIR	35%	£1,102,785	£528,659	£525,010	£518,324	£484,744	£258,283	£121,366
60% LAR : 40% CIR	40%	£747,453	£186,706	£183,063	£176,387	£142,835	-£83,463	-£220,287
60% LAR : 40% CIR	45%	£391,481	-£155,884	-£159,523	-£166,189	-£199,718	-£425,877	-£562,625
60% LAR : 40% CIR	50%	£34,875	-£499,104	-£502,738	-£509,397	-£542,908	-£768,954	-£905,639

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,112,614	£5,444,972	£5,441,250	£5,434,437	£5,400,543	£5,172,191	£5,034,224
60% LAR : 40% CIR	5%	£5,761,949	£5,107,655	£5,103,945	£5,097,157	£5,063,320	£4,835,320	£4,697,549
60% LAR : 40% CIR	10%	£5,410,600	£4,769,655	£4,765,958	£4,759,191	£4,725,409	£4,497,731	£4,360,141
60% LAR : 40% CIR	**12%**	**£5,269,869**	**£4,634,265**	**£4,630,574**	**£4,623,814**	**£4,590,053**	**£4,362,497**	**£4,224,974**
60% LAR : 40% CIR	15%	£5,058,570	£4,430,980	£4,427,296	£4,420,548	£4,386,815	£4,159,434	£4,022,009
60% LAR : 40% CIR	20%	£4,705,868	£4,091,636	£4,087,962	£4,081,233	£4,047,545	£3,820,434	£3,683,158
60% LAR : 40% CIR	25%	£4,352,498	£3,751,630	£3,747,965	£3,741,252	£3,707,605	£3,480,737	£3,343,596
60% LAR : 40% CIR	30%	£3,998,467	£3,410,969	£3,407,313	£3,400,614	£3,367,002	£3,140,351	£3,003,329
60% LAR : 40% CIR	35%	£3,643,784	£3,069,659	£3,066,009	£3,059,323	£3,025,743	£2,799,282	£2,662,366
60% LAR : 40% CIR	40%	£3,288,452	£2,727,705	£2,724,062	£2,717,386	£2,683,834	£2,457,536	£2,320,712
60% LAR : 40% CIR	45%	£2,932,480	£2,385,115	£2,381,476	£2,374,811	£2,341,281	£2,115,122	£1,978,374
60% LAR : 40% CIR	50%	£2,575,874	£2,041,896	£2,038,261	£2,031,602	£1,998,092	£1,772,045	£1,635,360

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,165,486	£6,497,845	£6,494,123	£6,487,310	£6,453,415	£6,225,063	£6,087,097
60% LAR : 40% CIR	5%	£6,814,822	£6,160,527	£6,156,818	£6,150,030	£6,116,193	£5,888,193	£5,750,422
60% LAR : 40% CIR	10%	£6,463,472	£5,822,528	£5,818,831	£5,812,064	£5,778,282	£5,550,604	£5,413,014
60% LAR : 40% CIR	**12%**	**£6,322,742**	**£5,687,138**	**£5,683,447**	**£5,676,687**	**£5,642,926**	**£5,415,370**	**£5,277,847**
60% LAR : 40% CIR	15%	£6,111,443	£5,483,852	£5,480,168	£5,473,420	£5,439,687	£5,212,307	£5,074,881
60% LAR : 40% CIR	20%	£5,758,741	£5,144,509	£5,140,835	£5,134,105	£5,100,418	£4,873,307	£4,736,031
60% LAR : 40% CIR	25%	£5,405,371	£4,804,503	£4,800,838	£4,794,125	£4,760,477	£4,533,610	£4,396,469
60% LAR : 40% CIR	30%	£5,051,340	£4,463,841	£4,460,186	£4,453,487	£4,419,875	£4,193,224	£4,056,202
60% LAR : 40% CIR	35%	£4,696,657	£4,122,531	£4,118,882	£4,112,196	£4,078,616	£3,852,155	£3,715,238
60% LAR : 40% CIR	40%	£4,341,325	£3,780,578	£3,776,935	£3,770,259	£3,736,707	£3,510,409	£3,373,585
60% LAR : 40% CIR	45%	£3,985,353	£3,437,988	£3,434,349	£3,427,683	£3,394,154	£3,167,995	£3,031,247
60% LAR : 40% CIR	50%	£3,628,747	£3,094,768	£3,091,134	£3,084,475	£3,050,964	£2,824,918	£2,688,233

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,410,082	£7,742,441	£7,738,718	£7,731,906	£7,698,011	£7,469,659	£7,331,693
60% LAR : 40% CIR	5%	£8,059,417	£7,405,123	£7,401,414	£7,394,625	£7,360,788	£7,132,788	£6,995,017
60% LAR : 40% CIR	10%	£7,708,068	£7,067,123	£7,063,426	£7,056,659	£7,022,877	£6,795,200	£6,657,609
60% LAR : 40% CIR	**12%**	**£7,567,337**	**£6,931,733**	**£6,928,042**	**£6,921,283**	**£6,887,521**	**£6,659,966**	**£6,522,443**
60% LAR : 40% CIR	15%	£7,356,039	£6,728,448	£6,724,764	£6,718,016	£6,684,283	£6,456,902	£6,319,477
60% LAR : 40% CIR	20%	£7,003,336	£6,389,104	£6,385,431	£6,378,701	£6,345,013	£6,117,902	£5,980,626
60% LAR : 40% CIR	25%	£6,649,966	£6,049,098	£6,045,434	£6,038,720	£6,005,073	£5,778,205	£5,641,064
60% LAR : 40% CIR	30%	£6,295,936	£5,708,437	£5,704,781	£5,698,082	£5,664,470	£5,437,819	£5,300,798
60% LAR : 40% CIR	35%	£5,941,252	£5,367,127	£5,363,477	£5,356,791	£5,323,211	£5,096,750	£4,959,834
60% LAR : 40% CIR	40%	£5,585,921	£5,025,173	£5,021,530	£5,014,854	£4,981,302	£4,755,005	£4,618,180
60% LAR : 40% CIR	45%	£5,229,948	£4,682,583	£4,678,945	£4,672,279	£4,638,749	£4,412,590	£4,275,842
60% LAR : 40% CIR	50%	£4,873,342	£4,339,364	£4,335,729	£4,329,070	£4,295,560	£4,069,513	£3,932,828

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR in Perp	
No Units	7
Site Area	0.06 Ha

Value Area	Zone A - Zone 1 and Eastern Central Zone	
Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,279,594	£5,637,759	£5,634,036	£5,627,149	£5,591,361	£5,349,132	£5,202,335
60% LAR : 40% CIR	5%	£6,073,659	£5,442,856	£5,439,146	£5,432,282	£5,396,553	£5,154,676	£5,008,074
60% LAR : 40% CIR	10%	£5,867,039	£5,247,270	£5,243,575	£5,236,731	£5,201,057	£4,959,503	£4,813,081
60% LAR : 40% CIR	**12%**	**£5,784,200**	**£5,168,847**	**£5,165,156**	**£5,158,321**	**£5,122,666**	**£4,881,234**	**£4,734,881**
60% LAR : 40% CIR	15%	£5,659,739	£5,051,010	£5,047,326	£5,040,503	£5,004,877	£4,763,620	£4,617,363
60% LAR : 40% CIR	20%	£5,451,765	£4,854,082	£4,850,408	£4,843,602	£4,808,022	£4,567,034	£4,420,927
60% LAR : 40% CIR	25%	£5,243,123	£4,656,491	£4,652,826	£4,646,037	£4,610,498	£4,369,752	£4,223,780
60% LAR : 40% CIR	30%	£5,033,823	£4,458,244	£4,454,588	£4,447,813	£4,412,310	£4,171,781	£4,025,929
60% LAR : 40% CIR	35%	£4,823,868	£4,259,348	£4,255,699	£4,248,937	£4,213,465	£3,973,126	£3,827,380
60% LAR : 40% CIR	40%	£4,613,266	£4,059,810	£4,056,167	£4,049,415	£4,013,971	£3,773,796	£3,628,141
60% LAR : 40% CIR	45%	£4,402,022	£3,859,635	£3,855,996	£3,849,254	£3,813,833	£3,573,797	£3,428,218
60% LAR : 40% CIR	50%	£4,190,145	£3,658,830	£3,655,195	£3,648,460	£3,613,058	£3,373,134	£3,227,619

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	147422.653	-£494,412	-£498,134	-£505,022	-£540,810	-£783,039	-£929,836
60% LAR : 40% CIR	5%	-£58,512	-£689,315	-£693,025	-£699,889	-£735,618	-£977,495	-£1,124,097
60% LAR : 40% CIR	10%	-£265,132	-£884,901	-£888,596	-£895,439	-£931,114	-£1,172,668	-£1,319,090
60% LAR : 40% CIR	**12%**	**-£347,971**	**-£963,324**	**-£967,015**	**-£973,850**	**-£1,009,505**	**-£1,250,937**	**-£1,397,290**
60% LAR : 40% CIR	15%	-£472,432	-£1,081,161	-£1,084,845	-£1,091,668	-£1,127,294	-£1,368,551	-£1,514,808
60% LAR : 40% CIR	20%	-£680,406	-£1,278,089	-£1,281,763	-£1,288,569	-£1,324,149	-£1,565,137	-£1,711,244
60% LAR : 40% CIR	25%	-£889,047	-£1,475,680	-£1,479,345	-£1,486,134	-£1,521,673	-£1,762,419	-£1,908,391
60% LAR : 40% CIR	30%	-£1,098,348	-£1,673,927	-£1,677,583	-£1,684,358	-£1,719,861	-£1,960,390	-£2,106,242
60% LAR : 40% CIR	35%	-£1,308,303	-£1,872,823	-£1,876,472	-£1,883,233	-£1,918,706	-£2,159,045	-£2,304,791
60% LAR : 40% CIR	40%	-£1,518,905	-£2,072,361	-£2,076,004	-£2,082,756	-£2,118,200	-£2,358,375	-£2,504,030
60% LAR : 40% CIR	45%	-£1,730,148	-£2,272,536	-£2,276,175	-£2,282,917	-£2,318,338	-£2,558,374	-£2,703,952
60% LAR : 40% CIR	50%	-£1,942,026	-£2,473,341	-£2,476,976	-£2,483,710	-£2,519,113	-£2,759,037	-£2,904,552

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,688,422	£2,046,587	£2,042,865	£2,035,977	£2,000,190	£1,757,960	£1,611,164
60% LAR : 40% CIR	5%	£2,482,487	£1,851,684	£1,847,975	£1,841,110	£1,805,382	£1,563,504	£1,416,902
60% LAR : 40% CIR	10%	£2,275,867	£1,656,099	£1,652,403	£1,645,560	£1,609,885	£1,368,331	£1,221,909
60% LAR : 40% CIR	**12%**	**£2,193,028**	**£1,577,675**	**£1,573,984**	**£1,567,149**	**£1,531,495**	**£1,290,062**	**£1,143,709**
60% LAR : 40% CIR	15%	£2,068,567	£1,459,838	£1,456,154	£1,449,331	£1,413,705	£1,172,449	£1,026,191
60% LAR : 40% CIR	20%	£1,860,593	£1,262,910	£1,259,237	£1,252,431	£1,216,850	£975,863	£829,755
60% LAR : 40% CIR	25%	£1,651,952	£1,065,319	£1,061,654	£1,054,866	£1,019,326	£778,581	£632,608
60% LAR : 40% CIR	30%	£1,442,651	£867,072	£863,416	£856,641	£821,138	£580,609	£434,757
60% LAR : 40% CIR	35%	£1,232,697	£668,177	£664,527	£657,766	£622,294	£381,954	£236,208
60% LAR : 40% CIR	40%	£1,022,094	£468,638	£464,995	£458,244	£422,799	£182,625	£36,969
60% LAR : 40% CIR	45%	£810,851	£268,463	£264,825	£258,083	£222,662	-£17,375	-£162,953
60% LAR : 40% CIR	50%	£598,973	£67,658	£64,024	£57,289	£21,886	-£218,038	-£363,553

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,741,295	£3,099,460	£3,095,738	£3,088,850	£3,053,063	£2,810,833	£2,664,036
60% LAR : 40% CIR	5%	£3,535,360	£2,904,557	£2,900,847	£2,893,983	£2,858,254	£2,616,377	£2,469,775
60% LAR : 40% CIR	10%	£3,328,740	£2,708,971	£2,705,276	£2,698,433	£2,662,758	£2,421,204	£2,274,782
60% LAR : 40% CIR	**12%**	**£3,245,901**	**£2,630,548**	**£2,626,857**	**£2,620,022**	**£2,584,367**	**£2,342,935**	**£2,196,582**
60% LAR : 40% CIR	15%	£3,121,440	£2,512,711	£2,509,027	£2,502,204	£2,466,578	£2,225,321	£2,079,064
60% LAR : 40% CIR	20%	£2,913,466	£2,315,783	£2,312,109	£2,305,303	£2,269,723	£2,028,735	£1,882,628
60% LAR : 40% CIR	25%	£2,704,825	£2,118,192	£2,114,527	£2,107,738	£2,072,199	£1,831,453	£1,685,481
60% LAR : 40% CIR	30%	£2,495,524	£1,919,945	£1,916,289	£1,909,514	£1,874,011	£1,633,482	£1,487,630
60% LAR : 40% CIR	35%	£2,285,569	£1,721,049	£1,717,400	£1,710,639	£1,675,166	£1,434,827	£1,289,081
60% LAR : 40% CIR	40%	£2,074,967	£1,521,511	£1,517,868	£1,511,116	£1,475,672	£1,235,497	£1,089,842
60% LAR : 40% CIR	45%	£1,863,724	£1,321,336	£1,317,697	£1,310,955	£1,275,534	£1,035,498	£889,920
60% LAR : 40% CIR	50%	£1,651,846	£1,120,531	£1,116,896	£1,110,162	£1,074,759	£834,835	£689,320

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,985,890	£4,344,055	£4,340,333	£4,333,445	£4,297,658	£4,055,428	£3,908,632
60% LAR : 40% CIR	5%	£4,779,955	£4,149,152	£4,145,443	£4,138,578	£4,102,850	£3,860,972	£3,714,370
60% LAR : 40% CIR	10%	£4,573,335	£3,953,567	£3,949,871	£3,943,028	£3,907,353	£3,665,799	£3,519,377
60% LAR : 40% CIR	**12%**	**£4,490,496**	**£3,875,144**	**£3,871,452**	**£3,864,618**	**£3,828,963**	**£3,587,530**	**£3,441,177**
60% LAR : 40% CIR	15%	£4,366,035	£3,757,306	£3,753,622	£3,746,799	£3,711,174	£3,469,917	£3,323,660
60% LAR : 40% CIR	20%	£4,158,061	£3,560,378	£3,556,705	£3,549,899	£3,514,319	£3,273,331	£3,127,223
60% LAR : 40% CIR	25%	£3,949,420	£3,362,787	£3,359,122	£3,352,334	£3,316,794	£3,076,049	£2,930,076
60% LAR : 40% CIR	30%	£3,740,119	£3,164,540	£3,160,884	£3,154,109	£3,118,606	£2,878,077	£2,732,225
60% LAR : 40% CIR	35%	£3,530,165	£2,965,645	£2,961,995	£2,955,234	£2,919,762	£2,679,423	£2,533,676
60% LAR : 40% CIR	40%	£3,319,563	£2,766,107	£2,762,464	£2,755,712	£2,720,267	£2,480,093	£2,334,437
60% LAR : 40% CIR	45%	£3,108,319	£2,565,932	£2,562,293	£2,555,551	£2,520,130	£2,280,093	£2,134,515
60% LAR : 40% CIR	50%	£2,896,441	£2,365,127	£2,361,492	£2,354,757	£2,319,354	£2,079,431	£1,933,916

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10%AW @ 80%MR in Perp	
No Units	**7**
Site Area	**0.06 Ha**

Value Area	**Zone A - Kings Cross Lower**	
Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,495,754	£6,834,472	£6,830,750	£6,823,862	£6,788,075	£6,545,845	£6,399,049
60% LAR : 40% CIR	5%	£7,289,820	£6,639,569	£6,635,861	£6,628,995	£6,593,267	£6,351,389	£6,204,787
60% LAR : 40% CIR	10%	£7,083,199	£6,443,984	£6,440,288	£6,433,445	£6,397,770	£6,156,216	£6,009,794
60% LAR : 40% CIR	**12%**	**£7,000,360**	**£6,365,560**	**£6,361,869**	**£6,355,034**	**£6,319,380**	**£6,077,948**	**£5,931,594**
60% LAR : 40% CIR	15%	£6,875,898	£6,247,724	£6,244,039	£6,237,216	£6,201,590	£5,960,334	£5,814,076
60% LAR : 40% CIR	20%	£6,667,925	£6,050,795	£6,047,122	£6,040,316	£6,004,735	£5,763,748	£5,617,640
60% LAR : 40% CIR	25%	£6,459,284	£5,853,204	£5,849,540	£5,842,751	£5,807,211	£5,566,466	£5,420,493
60% LAR : 40% CIR	30%	£6,249,983	£5,654,958	£5,651,301	£5,644,527	£5,609,023	£5,368,494	£5,222,642
60% LAR : 40% CIR	35%	£6,040,028	£5,456,062	£5,452,412	£5,445,651	£5,410,179	£5,169,839	£5,024,093
60% LAR : 40% CIR	40%	£5,829,426	£5,256,523	£5,252,880	£5,246,129	£5,210,684	£4,970,510	£4,824,854
60% LAR : 40% CIR	45%	£5,618,183	£5,056,348	£5,052,710	£5,045,968	£5,010,547	£4,770,510	£4,624,932
60% LAR : 40% CIR	50%	£5,406,306	£4,855,543	£4,851,909	£4,845,174	£4,809,771	£4,569,848	£4,424,333

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,363,583	£702,301	£698,579	£691,691	£655,904	£413,674	£266,878
60% LAR : 40% CIR	5%	£1,157,649	£507,398	£503,690	£496,824	£461,096	£219,218	£72,616
60% LAR : 40% CIR	10%	£951,028	£311,813	£308,117	£301,274	£265,599	£24,045	-£122,377
60% LAR : 40% CIR	**12%**	**£868,189**	**£233,389**	**£229,698**	**£222,863**	**£187,209**	**-£54,223**	**-£200,577**
60% LAR : 40% CIR	15%	£743,727	£115,553	£111,868	£105,045	£69,420	-£171,837	-£318,094
60% LAR : 40% CIR	20%	£535,754	-£81,376	-£85,049	-£91,855	-£127,436	-£368,423	-£514,531
60% LAR : 40% CIR	25%	£327,113	-£278,967	-£282,631	-£289,420	-£324,960	-£565,705	-£711,678
60% LAR : 40% CIR	30%	£117,813	-£477,213	-£480,870	-£487,644	-£523,148	-£763,677	-£909,529
60% LAR : 40% CIR	35%	-£92,143	-£676,109	-£679,759	-£686,520	-£721,992	-£962,331	-£1,108,078
60% LAR : 40% CIR	40%	-£302,745	-£875,648	-£879,290	-£886,042	-£921,487	-£1,161,661	-£1,307,317
60% LAR : 40% CIR	45%	-£513,988	-£1,075,823	-£1,079,461	-£1,086,203	-£1,121,624	-£1,361,661	-£1,507,239
60% LAR : 40% CIR	50%	-£725,865	-£1,276,627	-£1,280,262	-£1,286,997	-£1,322,400	-£1,562,323	-£1,707,838

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,904,583	£3,243,300	£3,239,578	£3,232,690	£3,196,903	£2,954,673	£2,807,877
60% LAR : 40% CIR	5%	£3,698,648	£3,048,397	£3,044,689	£3,037,823	£3,002,095	£2,760,217	£2,613,615
60% LAR : 40% CIR	10%	£3,492,027	£2,852,812	£2,849,117	£2,842,273	£2,806,599	£2,565,044	£2,418,623
60% LAR : 40% CIR	**12%**	**£3,409,188**	**£2,774,389**	**£2,770,697**	**£2,763,863**	**£2,728,208**	**£2,486,777**	**£2,340,422**
60% LAR : 40% CIR	15%	£3,284,727	£2,656,552	£2,652,867	£2,646,044	£2,610,419	£2,369,162	£2,222,905
60% LAR : 40% CIR	20%	£3,076,753	£2,459,624	£2,455,950	£2,449,144	£2,413,564	£2,172,576	£2,026,469
60% LAR : 40% CIR	25%	£2,868,113	£2,262,032	£2,258,369	£2,251,579	£2,216,039	£1,975,294	£1,829,321
60% LAR : 40% CIR	30%	£2,658,812	£2,063,786	£2,060,130	£2,053,355	£2,017,851	£1,777,322	£1,631,470
60% LAR : 40% CIR	35%	£2,448,856	£1,864,890	£1,861,241	£1,854,479	£1,819,007	£1,578,668	£1,432,921
60% LAR : 40% CIR	40%	£2,238,254	£1,665,352	£1,661,709	£1,654,957	£1,619,512	£1,379,338	£1,233,682
60% LAR : 40% CIR	45%	£2,027,012	£1,465,177	£1,461,538	£1,454,796	£1,419,375	£1,179,338	£1,033,760
60% LAR : 40% CIR	50%	£1,815,134	£1,264,372	£1,260,737	£1,254,002	£1,218,599	£978,677	£833,161

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,957,455	£4,296,173	£4,292,451	£4,285,563	£4,249,776	£4,007,546	£3,860,750
60% LAR : 40% CIR	5%	£4,751,521	£4,101,270	£4,097,562	£4,090,696	£4,054,968	£3,813,090	£3,666,488
60% LAR : 40% CIR	10%	£4,544,900	£3,905,685	£3,901,989	£3,895,146	£3,859,471	£3,617,917	£3,471,495
60% LAR : 40% CIR	**12%**	**£4,462,061**	**£3,827,261**	**£3,823,570**	**£3,816,735**	**£3,781,081**	**£3,539,649**	**£3,393,295**
60% LAR : 40% CIR	15%	£4,337,599	£3,709,425	£3,705,740	£3,698,917	£3,663,292	£3,422,035	£3,275,778
60% LAR : 40% CIR	20%	£4,129,626	£3,512,496	£3,508,823	£3,502,017	£3,466,436	£3,225,449	£3,079,341
60% LAR : 40% CIR	25%	£3,920,985	£3,314,905	£3,311,241	£3,304,452	£3,268,912	£3,028,167	£2,882,194
60% LAR : 40% CIR	30%	£3,711,685	£3,116,659	£3,113,002	£3,106,228	£3,070,724	£2,830,195	£2,684,343
60% LAR : 40% CIR	35%	£3,501,729	£2,917,763	£2,914,113	£2,907,352	£2,871,880	£2,631,541	£2,485,794
60% LAR : 40% CIR	40%	£3,291,127	£2,718,224	£2,714,582	£2,707,830	£2,672,385	£2,432,211	£2,286,555
60% LAR : 40% CIR	45%	£3,079,884	£2,518,049	£2,514,411	£2,507,669	£2,472,248	£2,232,211	£2,086,633
60% LAR : 40% CIR	50%	£2,868,007	£2,317,245	£2,313,610	£2,306,875	£2,271,472	£2,031,549	£1,886,034

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,202,051	£5,540,769	£5,537,046	£5,530,159	£5,494,371	£5,252,141	£5,105,345
60% LAR : 40% CIR	5%	£5,996,116	£5,345,866	£5,342,157	£5,335,292	£5,299,563	£5,057,685	£4,911,084
60% LAR : 40% CIR	10%	£5,789,495	£5,150,280	£5,146,585	£5,139,741	£5,104,067	£4,862,513	£4,716,091
60% LAR : 40% CIR	**12%**	**£5,706,656**	**£5,071,857**	**£5,068,166**	**£5,061,331**	**£5,025,676**	**£4,784,245**	**£4,637,891**
60% LAR : 40% CIR	15%	£5,582,195	£4,954,021	£4,950,336	£4,943,512	£4,907,887	£4,666,630	£4,520,373
60% LAR : 40% CIR	20%	£5,374,221	£4,757,092	£4,753,418	£4,746,612	£4,711,032	£4,470,044	£4,323,937
60% LAR : 40% CIR	25%	£5,165,581	£4,559,500	£4,555,837	£4,549,047	£4,513,507	£4,272,762	£4,126,790
60% LAR : 40% CIR	30%	£4,956,280	£4,361,255	£4,357,598	£4,350,824	£4,315,319	£4,074,790	£3,928,939
60% LAR : 40% CIR	35%	£4,746,324	£4,162,358	£4,158,709	£4,151,947	£4,116,475	£3,876,136	£3,730,390
60% LAR : 40% CIR	40%	£4,535,722	£3,962,820	£3,959,177	£3,952,425	£3,916,980	£3,676,806	£3,531,151
60% LAR : 40% CIR	45%	£4,324,480	£3,762,645	£3,759,006	£3,752,264	£3,716,843	£3,476,806	£3,331,228
60% LAR : 40% CIR	50%	£4,112,602	£3,561,840	£3,558,205	£3,551,470	£3,516,067	£3,276,145	£3,130,629

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR in Perp	
No Units	7
Site Area	0.06 Ha

Value Area	Zone A - Kings Cross Higher	
Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,006,562	£7,337,113	£7,333,391	£7,326,502	£7,290,715	£7,048,486	£6,901,688
60% LAR : 40% CIR	5%	£7,775,088	£7,117,077	£7,113,369	£7,106,504	£7,070,776	£6,828,897	£6,682,296
60% LAR : 40% CIR	10%	£7,542,927	£6,896,360	£6,892,665	£6,885,821	£6,850,147	£6,608,593	£6,462,171
60% LAR : 40% CIR	**12%**	**£7,449,871**	**£6,807,884**	**£6,804,193**	**£6,797,358**	**£6,761,704**	**£6,520,271**	**£6,373,917**
60% LAR : 40% CIR	15%	£7,310,085	£6,674,968	£6,671,284	£6,664,461	£6,628,835	£6,387,578	£6,241,321
60% LAR : 40% CIR	20%	£7,076,572	£6,452,907	£6,449,234	£6,442,429	£6,406,849	£6,165,860	£6,019,753
60% LAR : 40% CIR	25%	£6,842,391	£6,230,184	£6,226,521	£6,219,731	£6,184,191	£5,943,446	£5,797,474
60% LAR : 40% CIR	30%	£6,607,549	£6,006,806	£6,003,150	£5,996,375	£5,960,872	£5,720,343	£5,574,491
60% LAR : 40% CIR	35%	£6,372,054	£5,782,779	£5,779,129	£5,772,367	£5,736,895	£5,496,556	£5,350,810
60% LAR : 40% CIR	40%	£6,135,911	£5,558,108	£5,554,465	£5,547,713	£5,512,268	£5,272,094	£5,126,438
60% LAR : 40% CIR	45%	£5,899,128	£5,332,801	£5,329,162	£5,322,420	£5,286,998	£5,046,963	£4,901,383
60% LAR : 40% CIR	50%	£5,661,710	£5,106,863	£5,103,229	£5,096,495	£5,061,092	£4,821,168	£4,675,652

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,874,391	£1,204,942	£1,201,220	£1,194,331	£1,158,544	£916,315	£769,518
60% LAR : 40% CIR	5%	£1,642,917	£984,906	£981,198	£974,333	£938,605	£696,726	£550,125
60% LAR : 40% CIR	10%	£1,410,756	£764,189	£760,494	£753,650	£717,976	£476,422	£330,000
60% LAR : 40% CIR	**12%**	**£1,317,700**	**£675,713**	**£672,022**	**£665,187**	**£629,533**	**£388,101**	**£241,746**
60% LAR : 40% CIR	15%	£1,177,915	£542,797	£539,113	£532,290	£496,664	£255,407	£109,150
60% LAR : 40% CIR	20%	£944,401	£320,736	£317,063	£310,258	£274,678	£33,689	-£112,417
60% LAR : 40% CIR	25%	£710,220	£98,013	£94,350	£87,560	£52,020	-£188,725	-£334,697
60% LAR : 40% CIR	30%	£475,378	-£125,365	-£129,021	-£135,796	-£171,299	-£411,828	-£557,680
60% LAR : 40% CIR	35%	£239,883	-£349,392	-£353,042	-£359,804	-£395,276	-£635,614	-£781,361
60% LAR : 40% CIR	40%	£3,740	-£574,063	-£577,706	-£584,458	-£619,903	-£860,077	-£1,005,732
60% LAR : 40% CIR	45%	-£233,043	-£799,370	-£803,009	-£809,751	-£845,173	-£1,085,208	-£1,230,787
60% LAR : 40% CIR	50%	-£470,461	-£1,025,307	-£1,028,942	-£1,035,676	-£1,071,079	-£1,311,003	-£1,456,518

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,415,390	£3,745,941	£3,742,219	£3,735,330	£3,699,543	£3,457,314	£3,310,517
60% LAR : 40% CIR	5%	£4,183,916	£3,525,906	£3,522,197	£3,515,333	£3,479,604	£3,237,725	£3,091,125
60% LAR : 40% CIR	10%	£3,951,755	£3,305,189	£3,301,493	£3,294,650	£3,258,975	£3,017,421	£2,870,999
60% LAR : 40% CIR	**12%**	**£3,858,699**	**£3,216,712**	**£3,213,022**	**£3,206,186**	**£3,170,532**	**£2,929,100**	**£2,782,746**
60% LAR : 40% CIR	15%	£3,718,914	£3,083,796	£3,080,112	£3,073,289	£3,037,664	£2,796,407	£2,650,150
60% LAR : 40% CIR	20%	£3,485,400	£2,861,736	£2,858,062	£2,851,257	£2,815,677	£2,574,688	£2,428,582
60% LAR : 40% CIR	25%	£3,251,219	£2,639,013	£2,635,349	£2,628,559	£2,593,020	£2,352,274	£2,206,302
60% LAR : 40% CIR	30%	£3,016,377	£2,415,634	£2,411,978	£2,405,203	£2,369,700	£2,129,171	£1,983,319
60% LAR : 40% CIR	35%	£2,780,882	£2,191,607	£2,187,958	£2,181,195	£2,145,723	£1,905,385	£1,759,638
60% LAR : 40% CIR	40%	£2,544,739	£1,966,936	£1,963,293	£1,956,541	£1,921,096	£1,680,922	£1,535,267
60% LAR : 40% CIR	45%	£2,307,956	£1,741,629	£1,737,991	£1,731,249	£1,695,827	£1,455,791	£1,310,212
60% LAR : 40% CIR	50%	£2,070,538	£1,515,692	£1,512,057	£1,505,323	£1,469,920	£1,229,997	£1,084,481

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,468,263	£4,798,814	£4,795,092	£4,788,203	£4,752,416	£4,510,187	£4,363,390
60% LAR : 40% CIR	5%	£5,236,789	£4,578,778	£4,575,070	£4,568,205	£4,532,477	£4,290,598	£4,143,997
60% LAR : 40% CIR	10%	£5,004,628	£4,358,061	£4,354,366	£4,347,522	£4,311,848	£4,070,294	£3,923,872
60% LAR : 40% CIR	**12%**	**£4,911,572**	**£4,269,585**	**£4,265,894**	**£4,259,059**	**£4,223,405**	**£3,981,973**	**£3,835,618**
60% LAR : 40% CIR	15%	£4,771,787	£4,136,669	£4,132,985	£4,126,162	£4,090,536	£3,849,279	£3,703,022
60% LAR : 40% CIR	20%	£4,538,273	£3,914,608	£3,910,935	£3,904,130	£3,868,550	£3,627,561	£3,481,455
60% LAR : 40% CIR	25%	£4,304,092	£3,691,885	£3,688,222	£3,681,432	£3,645,892	£3,405,147	£3,259,175
60% LAR : 40% CIR	30%	£4,069,250	£3,468,507	£3,464,851	£3,458,076	£3,422,573	£3,182,044	£3,036,192
60% LAR : 40% CIR	35%	£3,833,755	£3,244,480	£3,240,830	£3,234,068	£3,198,596	£2,958,258	£2,812,511
60% LAR : 40% CIR	40%	£3,597,612	£3,019,809	£3,016,166	£3,009,414	£2,973,969	£2,733,795	£2,588,140
60% LAR : 40% CIR	45%	£3,360,829	£2,794,502	£2,790,863	£2,784,121	£2,748,699	£2,508,664	£2,363,085
60% LAR : 40% CIR	50%	£3,123,411	£2,568,565	£2,564,930	£2,558,196	£2,522,793	£2,282,869	£2,137,354

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,712,859	£6,043,410	£6,039,687	£6,032,798	£5,997,011	£5,754,782	£5,607,985
60% LAR : 40% CIR	5%	£6,481,384	£5,823,374	£5,819,665	£5,812,801	£5,777,072	£5,535,194	£5,388,593
60% LAR : 40% CIR	10%	£6,249,223	£5,602,657	£5,598,961	£5,592,118	£5,556,443	£5,314,889	£5,168,467
60% LAR : 40% CIR	**12%**	**£6,156,168**	**£5,514,180**	**£5,510,490**	**£5,503,654**	**£5,468,000**	**£5,226,568**	**£5,080,214**
60% LAR : 40% CIR	15%	£6,016,382	£5,381,264	£5,377,581	£5,370,757	£5,335,132	£5,093,875	£4,947,618
60% LAR : 40% CIR	20%	£5,782,868	£5,159,204	£5,155,530	£5,148,725	£5,113,145	£4,872,156	£4,726,050
60% LAR : 40% CIR	25%	£5,548,687	£4,936,481	£4,932,817	£4,926,028	£4,890,488	£4,649,743	£4,503,770
60% LAR : 40% CIR	30%	£5,313,845	£4,713,102	£4,709,446	£4,702,671	£4,667,168	£4,426,639	£4,280,787
60% LAR : 40% CIR	35%	£5,078,350	£4,489,075	£4,485,426	£4,478,663	£4,443,191	£4,202,853	£4,057,107
60% LAR : 40% CIR	40%	£4,842,207	£4,264,404	£4,260,761	£4,254,010	£4,218,565	£3,978,391	£3,832,735
60% LAR : 40% CIR	45%	£4,605,424	£4,039,098	£4,035,459	£4,028,717	£3,993,295	£3,753,259	£3,607,680
60% LAR : 40% CIR	50%	£4,368,006	£3,813,160	£3,809,525	£3,802,791	£3,767,388	£3,527,465	£3,381,949

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR in Perp		Value Area	Zone A - Lower Cenral Zone

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,060,891	£7,390,574	£7,386,850	£7,379,962	£7,344,175	£7,101,945	£6,955,149
60% LAR : 40% CIR	5%	£7,803,876	£7,145,405	£7,141,697	£7,134,832	£7,099,104	£6,857,225	£6,710,624
60% LAR : 40% CIR	10%	£7,546,175	£6,899,556	£6,895,861	£6,889,017	£6,853,343	£6,611,789	£6,465,367
60% LAR : 40% CIR	**12%**	**£7,442,903**	**£6,801,027**	**£6,797,336**	**£6,790,501**	**£6,754,847**	**£6,513,414**	**£6,367,061**
60% LAR : 40% CIR	15%	£7,287,793	£6,653,032	£6,649,347	£6,642,524	£6,606,900	£6,365,642	£6,219,385
60% LAR : 40% CIR	20%	£7,028,739	£6,405,839	£6,402,165	£6,395,360	£6,359,780	£6,118,792	£5,972,685
60% LAR : 40% CIR	25%	£6,769,017	£6,157,984	£6,154,320	£6,147,531	£6,111,991	£5,871,246	£5,725,273
60% LAR : 40% CIR	30%	£6,508,635	£5,909,474	£5,905,817	£5,899,043	£5,863,539	£5,623,010	£5,477,158
60% LAR : 40% CIR	35%	£6,247,600	£5,660,314	£5,656,665	£5,649,902	£5,614,430	£5,374,092	£5,228,346
60% LAR : 40% CIR	40%	£5,985,916	£5,410,512	£5,406,868	£5,400,117	£5,364,672	£5,124,498	£4,978,842
60% LAR : 40% CIR	45%	£5,723,593	£5,160,072	£5,156,433	£5,149,692	£5,114,270	£4,874,234	£4,728,656
60% LAR : 40% CIR	50%	£5,460,634	£4,909,003	£4,905,369	£4,898,634	£4,863,231	£4,623,308	£4,477,792

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,928,720	£1,258,403	£1,254,679	£1,247,791	£1,212,004	£969,774	£822,978
60% LAR : 40% CIR	5%	£1,671,705	£1,013,234	£1,009,526	£1,002,661	£966,933	£725,054	£578,453
60% LAR : 40% CIR	10%	£1,414,004	£767,385	£763,690	£756,846	£721,172	£479,618	£333,196
60% LAR : 40% CIR	**12%**	**£1,310,732**	**£668,857**	**£665,165**	**£658,330**	**£622,676**	**£381,243**	**£234,890**
60% LAR : 40% CIR	15%	£1,155,622	£520,861	£517,176	£510,353	£474,729	£233,471	£87,214
60% LAR : 40% CIR	20%	£896,568	£273,668	£269,994	£263,190	£227,609	-£13,378	-£159,486
60% LAR : 40% CIR	25%	£636,846	£25,813	£22,149	£15,360	-£20,180	-£260,925	-£406,897
60% LAR : 40% CIR	30%	£376,464	-£222,697	-£226,354	-£233,128	-£268,632	-£509,161	-£655,013
60% LAR : 40% CIR	35%	£115,429	-£471,857	-£475,506	-£482,269	-£517,741	-£758,079	-£903,825
60% LAR : 40% CIR	40%	-£146,255	-£721,659	-£725,303	-£732,054	-£767,499	-£1,007,673	-£1,153,329
60% LAR : 40% CIR	45%	-£408,578	-£972,099	-£975,737	-£982,479	-£1,017,900	-£1,257,937	-£1,403,515
60% LAR : 40% CIR	50%	-£671,537	-£1,223,168	-£1,226,802	-£1,233,537	-£1,268,940	-£1,508,863	-£1,654,379

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,469,719	£3,799,402	£3,795,678	£3,788,791	£3,753,003	£3,510,774	£3,363,977
60% LAR : 40% CIR	5%	£4,212,705	£3,554,233	£3,550,525	£3,543,660	£3,507,932	£3,266,053	£3,119,452
60% LAR : 40% CIR	10%	£3,955,003	£3,308,385	£3,304,689	£3,297,846	£3,262,171	£3,020,617	£2,874,195
60% LAR : 40% CIR	**12%**	**£3,851,732**	**£3,209,856**	**£3,206,164**	**£3,199,330**	**£3,163,675**	**£2,922,243**	**£2,775,889**
60% LAR : 40% CIR	15%	£3,696,622	£3,061,861	£3,058,176	£3,051,352	£3,015,728	£2,774,470	£2,628,213
60% LAR : 40% CIR	20%	£3,437,567	£2,814,667	£2,810,994	£2,804,189	£2,768,608	£2,527,621	£2,381,513
60% LAR : 40% CIR	25%	£3,177,845	£2,566,813	£2,563,148	£2,556,359	£2,520,820	£2,280,074	£2,134,102
60% LAR : 40% CIR	30%	£2,917,463	£2,318,302	£2,314,646	£2,307,871	£2,272,367	£2,031,838	£1,885,986
60% LAR : 40% CIR	35%	£2,656,428	£2,069,142	£2,065,493	£2,058,731	£2,023,259	£1,782,920	£1,637,174
60% LAR : 40% CIR	40%	£2,394,744	£1,819,340	£1,815,696	£1,808,945	£1,773,500	£1,533,326	£1,387,671
60% LAR : 40% CIR	45%	£2,132,421	£1,568,900	£1,565,262	£1,558,520	£1,523,099	£1,283,062	£1,137,484
60% LAR : 40% CIR	50%	£1,869,463	£1,317,831	£1,314,197	£1,307,463	£1,272,060	£1,032,136	£886,620

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,522,592	£4,852,275	£4,848,551	£4,841,663	£4,805,876	£4,563,646	£4,416,850
60% LAR : 40% CIR	5%	£5,265,577	£4,607,106	£4,603,398	£4,596,533	£4,560,805	£4,318,926	£4,172,325
60% LAR : 40% CIR	10%	£5,007,876	£4,361,257	£4,357,562	£4,350,718	£4,315,044	£4,073,490	£3,927,068
60% LAR : 40% CIR	**12%**	**£4,904,605**	**£4,262,729**	**£4,259,037**	**£4,252,202**	**£4,216,548**	**£3,975,115**	**£3,828,762**
60% LAR : 40% CIR	15%	£4,749,494	£4,114,733	£4,111,048	£4,104,225	£4,068,601	£3,827,343	£3,681,086
60% LAR : 40% CIR	20%	£4,490,440	£3,867,540	£3,863,866	£3,857,062	£3,821,481	£3,580,494	£3,434,386
60% LAR : 40% CIR	25%	£4,230,718	£3,619,685	£3,616,021	£3,609,232	£3,573,692	£3,332,947	£3,186,975
60% LAR : 40% CIR	30%	£3,970,336	£3,371,175	£3,367,518	£3,360,744	£3,325,240	£3,084,711	£2,938,859
60% LAR : 40% CIR	35%	£3,709,301	£3,122,015	£3,118,366	£3,111,604	£3,076,131	£2,835,793	£2,690,047
60% LAR : 40% CIR	40%	£3,447,617	£2,872,213	£2,868,569	£2,861,818	£2,826,373	£2,586,199	£2,440,543
60% LAR : 40% CIR	45%	£3,185,294	£2,621,773	£2,618,135	£2,611,393	£2,575,972	£2,335,935	£2,190,357
60% LAR : 40% CIR	50%	£2,922,335	£2,370,704	£2,367,070	£2,360,335	£2,324,932	£2,085,009	£1,939,493

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,767,187	£6,096,870	£6,093,147	£6,086,259	£6,050,472	£5,808,242	£5,661,445
60% LAR : 40% CIR	5%	£6,510,173	£5,851,701	£5,847,993	£5,841,129	£5,805,400	£5,563,521	£5,416,921
60% LAR : 40% CIR	10%	£6,252,471	£5,605,853	£5,602,157	£5,595,314	£5,559,639	£5,318,085	£5,171,663
60% LAR : 40% CIR	**12%**	**£6,149,200**	**£5,507,324**	**£5,503,633**	**£5,496,798**	**£5,461,143**	**£5,219,711**	**£5,073,358**
60% LAR : 40% CIR	15%	£5,994,090	£5,359,329	£5,355,644	£5,348,821	£5,313,196	£5,071,938	£4,925,681
60% LAR : 40% CIR	20%	£5,735,035	£5,112,136	£5,108,462	£5,101,657	£5,066,077	£4,825,089	£4,678,982
60% LAR : 40% CIR	25%	£5,475,313	£4,864,281	£4,860,616	£4,853,828	£4,818,288	£4,577,543	£4,431,570
60% LAR : 40% CIR	30%	£5,214,932	£4,615,771	£4,612,114	£4,605,340	£4,569,835	£4,329,306	£4,183,455
60% LAR : 40% CIR	35%	£4,953,896	£4,366,611	£4,362,961	£4,356,199	£4,320,727	£4,080,389	£3,934,642
60% LAR : 40% CIR	40%	£4,692,213	£4,116,808	£4,113,164	£4,106,413	£4,070,969	£3,830,794	£3,685,139
60% LAR : 40% CIR	45%	£4,429,889	£3,866,369	£3,862,730	£3,855,988	£3,820,567	£3,580,530	£3,434,952
60% LAR : 40% CIR	50%	£4,166,931	£3,615,299	£3,611,666	£3,604,931	£3,569,528	£3,329,604	£3,184,088

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR in Perp		Value Area	Zone A - Medium Central Zone

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,252,778	£8,563,401	£8,559,678	£8,552,791	£8,517,003	£8,274,773	£8,127,977
60% LAR : 40% CIR	5%	£8,936,168	£8,259,592	£8,255,883	£8,249,018	£8,213,290	£7,971,412	£7,824,810
60% LAR : 40% CIR	10%	£8,618,872	£7,955,102	£7,951,406	£7,944,563	£7,908,888	£7,667,334	£7,520,912
60% LAR : 40% CIR	**12%**	**£8,491,763**	**£7,833,116**	**£7,829,424**	**£7,822,590**	**£7,786,935**	**£7,545,504**	**£7,399,149**
60% LAR : 40% CIR	15%	£8,300,896	£7,649,936	£7,646,252	£7,639,428	£7,603,803	£7,362,546	£7,216,289
60% LAR : 40% CIR	20%	£7,982,247	£7,344,101	£7,340,428	£7,333,623	£7,298,042	£7,057,055	£6,910,947
60% LAR : 40% CIR	25%	£7,662,932	£7,037,606	£7,033,941	£7,027,151	£6,991,612	£6,750,866	£6,604,895
60% LAR : 40% CIR	30%	£7,342,956	£6,730,453	£6,726,798	£6,720,023	£6,684,518	£6,443,990	£6,298,138
60% LAR : 40% CIR	35%	£7,022,325	£6,422,652	£6,419,003	£6,412,241	£6,376,769	£6,136,431	£5,990,683
60% LAR : 40% CIR	40%	£6,701,048	£6,114,208	£6,110,565	£6,103,813	£6,068,369	£5,828,194	£5,682,539
60% LAR : 40% CIR	45%	£6,379,130	£5,805,128	£5,801,489	£5,794,747	£5,759,326	£5,519,289	£5,373,711
60% LAR : 40% CIR	50%	£6,056,577	£5,495,417	£5,491,783	£5,485,048	£5,449,645	£5,209,722	£5,064,207

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,120,607	£2,431,230	£2,427,507	£2,420,620	£2,384,832	£2,142,603	£1,995,806
60% LAR : 40% CIR	5%	£2,803,997	£2,127,421	£2,123,712	£2,116,847	£2,081,119	£1,839,241	£1,692,639
60% LAR : 40% CIR	10%	£2,486,701	£1,822,931	£1,819,235	£1,812,392	£1,776,717	£1,535,163	£1,388,741
60% LAR : 40% CIR	**12%**	**£2,359,592**	**£1,700,945**	**£1,697,253**	**£1,690,419**	**£1,654,764**	**£1,413,333**	**£1,266,978**
60% LAR : 40% CIR	15%	£2,168,725	£1,517,765	£1,514,081	£1,507,258	£1,471,632	£1,230,375	£1,084,118
60% LAR : 40% CIR	20%	£1,850,076	£1,211,930	£1,208,257	£1,201,452	£1,165,872	£924,884	£778,777
60% LAR : 40% CIR	25%	£1,530,761	£905,435	£901,770	£894,981	£859,441	£618,696	£472,724
60% LAR : 40% CIR	30%	£1,210,785	£598,283	£594,627	£587,852	£552,347	£311,819	£165,967
60% LAR : 40% CIR	35%	£890,154	£290,481	£286,832	£280,070	£244,598	£4,260	-£141,488
60% LAR : 40% CIR	40%	£568,877	-£17,963	-£21,606	-£28,358	-£63,802	-£303,976	-£449,632
60% LAR : 40% CIR	45%	£246,959	-£327,043	-£330,682	-£337,424	-£372,845	-£612,882	-£758,460
60% LAR : 40% CIR	50%	-£75,594	-£636,753	-£640,388	-£647,123	-£682,526	-£922,449	-£1,067,964

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,661,606	£4,972,229	£4,968,507	£4,961,619	£4,925,832	£4,683,602	£4,536,805
60% LAR : 40% CIR	5%	£5,344,996	£4,668,420	£4,664,711	£4,657,847	£4,622,118	£4,380,240	£4,233,639
60% LAR : 40% CIR	10%	£5,027,700	£4,363,930	£4,360,234	£4,353,391	£4,317,716	£4,076,162	£3,929,740
60% LAR : 40% CIR	**12%**	**£4,900,591**	**£4,241,944**	**£4,238,253**	**£4,231,418**	**£4,195,763**	**£3,954,332**	**£3,807,978**
60% LAR : 40% CIR	15%	£4,709,725	£4,058,764	£4,055,080	£4,048,257	£4,012,631	£3,771,374	£3,625,117
60% LAR : 40% CIR	20%	£4,391,076	£3,752,930	£3,749,256	£3,742,451	£3,706,871	£3,465,883	£3,319,776
60% LAR : 40% CIR	25%	£4,071,760	£3,446,434	£3,442,769	£3,435,980	£3,400,440	£3,159,695	£3,013,723
60% LAR : 40% CIR	30%	£3,751,784	£3,139,282	£3,135,626	£3,128,851	£3,093,347	£2,852,819	£2,706,966
60% LAR : 40% CIR	35%	£3,431,153	£2,831,480	£2,827,832	£2,821,069	£2,785,597	£2,545,259	£2,399,511
60% LAR : 40% CIR	40%	£3,109,876	£2,523,036	£2,519,393	£2,512,642	£2,477,197	£2,237,023	£2,091,367
60% LAR : 40% CIR	45%	£2,787,958	£2,213,956	£2,210,317	£2,203,575	£2,168,154	£1,928,118	£1,782,539
60% LAR : 40% CIR	50%	£2,465,406	£1,904,246	£1,900,611	£1,893,876	£1,858,473	£1,618,551	£1,473,035

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,714,479	£6,025,102	£6,021,379	£6,014,492	£5,978,704	£5,736,475	£5,589,678
60% LAR : 40% CIR	5%	£6,397,869	£5,721,293	£5,717,584	£5,710,719	£5,674,991	£5,433,113	£5,286,511
60% LAR : 40% CIR	10%	£6,080,573	£5,416,803	£5,413,107	£5,406,264	£5,370,589	£5,129,035	£4,982,613
60% LAR : 40% CIR	**12%**	**£5,953,464**	**£5,294,817**	**£5,291,125**	**£5,284,291**	**£5,248,636**	**£5,007,205**	**£4,860,850**
60% LAR : 40% CIR	15%	£5,762,597	£5,111,637	£5,107,953	£5,101,130	£5,065,504	£4,824,247	£4,677,990
60% LAR : 40% CIR	20%	£5,443,948	£4,805,802	£4,802,129	£4,795,324	£4,759,744	£4,518,756	£4,372,649
60% LAR : 40% CIR	25%	£5,124,633	£4,499,307	£4,495,642	£4,488,853	£4,453,313	£4,212,568	£4,066,596
60% LAR : 40% CIR	30%	£4,804,657	£4,192,155	£4,188,499	£4,181,724	£4,146,219	£3,905,691	£3,759,839
60% LAR : 40% CIR	35%	£4,484,026	£3,884,353	£3,880,705	£3,873,942	£3,838,470	£3,598,132	£3,452,384
60% LAR : 40% CIR	40%	£4,162,749	£3,575,909	£3,572,266	£3,565,515	£3,530,070	£3,289,896	£3,144,240
60% LAR : 40% CIR	45%	£3,840,831	£3,266,829	£3,263,190	£3,256,448	£3,221,027	£2,980,990	£2,835,412
60% LAR : 40% CIR	50%	£3,518,278	£2,957,119	£2,953,484	£2,946,749	£2,911,346	£2,671,423	£2,525,908

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,959,074	£7,269,697	£7,265,975	£7,259,087	£7,223,300	£6,981,070	£6,834,274
60% LAR : 40% CIR	5%	£7,642,465	£6,965,889	£6,962,179	£6,955,315	£6,919,586	£6,677,709	£6,531,107
60% LAR : 40% CIR	10%	£7,325,168	£6,661,398	£6,657,703	£6,650,859	£6,615,185	£6,373,630	£6,227,209
60% LAR : 40% CIR	**12%**	**£7,198,059**	**£6,539,412**	**£6,535,721**	**£6,528,886**	**£6,493,231**	**£6,251,800**	**£6,105,446**
60% LAR : 40% CIR	15%	£7,007,193	£6,356,232	£6,352,548	£6,345,725	£6,310,099	£6,068,843	£5,922,585
60% LAR : 40% CIR	20%	£6,688,544	£6,050,398	£6,046,724	£6,039,919	£6,004,339	£5,763,351	£5,617,244
60% LAR : 40% CIR	25%	£6,369,228	£5,743,902	£5,740,238	£5,733,448	£5,697,908	£5,457,163	£5,311,191
60% LAR : 40% CIR	30%	£6,049,252	£5,436,750	£5,433,094	£5,426,319	£5,390,815	£5,150,287	£5,004,434
60% LAR : 40% CIR	35%	£5,728,622	£5,128,948	£5,125,300	£5,118,537	£5,083,065	£4,842,727	£4,696,980
60% LAR : 40% CIR	40%	£5,407,344	£4,820,505	£4,816,862	£4,810,110	£4,774,665	£4,534,491	£4,388,835
60% LAR : 40% CIR	45%	£5,085,427	£4,511,424	£4,507,785	£4,501,044	£4,465,622	£4,225,586	£4,080,008
60% LAR : 40% CIR	50%	£4,762,874	£4,201,714	£4,198,079	£4,191,344	£4,155,941	£3,916,019	£3,770,503

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR in Perp		**Value Area**	**Zone A - Higher Central Zone**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,933,855	£9,233,589	£9,229,866	£9,222,978	£9,187,191	£8,944,961	£8,798,164
60% LAR : 40% CIR	5%	£9,583,192	£8,896,270	£8,892,562	£8,885,696	£8,849,968	£8,608,090	£8,461,488
60% LAR : 40% CIR	10%	£9,231,842	£8,558,270	£8,554,575	£8,547,731	£8,512,057	£8,270,503	£8,124,081
60% LAR : 40% CIR	**12%**	**£9,091,112**	**£8,422,881**	**£8,419,189**	**£8,412,355**	**£8,376,700**	**£8,135,269**	**£7,988,914**
60% LAR : 40% CIR	15%	£8,879,813	£8,219,595	£8,215,911	£8,209,088	£8,173,462	£7,932,204	£7,785,948
60% LAR : 40% CIR	20%	£8,527,110	£7,880,252	£7,876,578	£7,869,773	£7,834,193	£7,593,204	£7,447,098
60% LAR : 40% CIR	25%	£8,173,741	£7,540,246	£7,536,582	£7,529,792	£7,494,253	£7,253,507	£7,107,535
60% LAR : 40% CIR	30%	£7,819,710	£7,199,584	£7,195,928	£7,189,153	£7,153,650	£6,913,121	£6,767,269
60% LAR : 40% CIR	35%	£7,465,026	£6,858,274	£6,854,625	£6,847,863	£6,812,391	£6,572,052	£6,426,306
60% LAR : 40% CIR	40%	£7,109,695	£6,516,320	£6,512,677	£6,505,927	£6,470,482	£6,230,307	£6,084,651
60% LAR : 40% CIR	45%	£6,753,723	£6,173,731	£6,170,093	£6,163,350	£6,127,929	£5,887,892	£5,742,314
60% LAR : 40% CIR	50%	£6,397,117	£5,830,511	£5,826,876	£5,820,141	£5,784,739	£5,544,816	£5,399,300

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,801,684	£3,101,418	£3,097,695	£3,090,807	£3,055,020	£2,812,790	£2,665,993
60% LAR : 40% CIR	5%	£3,451,021	£2,764,099	£2,760,391	£2,753,525	£2,717,797	£2,475,919	£2,329,317
60% LAR : 40% CIR	10%	£3,099,671	£2,426,099	£2,422,404	£2,415,560	£2,379,886	£2,138,332	£1,991,910
60% LAR : 40% CIR	**12%**	**£2,958,941**	**£2,290,710**	**£2,287,018**	**£2,280,184**	**£2,244,529**	**£2,003,098**	**£1,856,743**
60% LAR : 40% CIR	15%	£2,747,642	£2,087,424	£2,083,740	£2,076,917	£2,041,292	£1,800,034	£1,653,778
60% LAR : 40% CIR	20%	£2,394,939	£1,748,081	£1,744,407	£1,737,602	£1,702,022	£1,461,033	£1,314,927
60% LAR : 40% CIR	25%	£2,041,570	£1,408,075	£1,404,411	£1,397,622	£1,362,082	£1,121,336	£975,364
60% LAR : 40% CIR	30%	£1,687,539	£1,067,413	£1,063,757	£1,056,982	£1,021,479	£780,950	£635,098
60% LAR : 40% CIR	35%	£1,332,855	£726,103	£722,454	£715,692	£680,220	£439,881	£294,135
60% LAR : 40% CIR	40%	£977,524	£384,149	£380,506	£373,756	£338,311	£98,136	-£47,520
60% LAR : 40% CIR	45%	£621,552	£41,560	£37,922	£31,179	-£4,242	-£244,279	-£389,857
60% LAR : 40% CIR	50%	£264,946	-£301,660	-£305,295	-£312,029	-£347,432	-£587,355	-£732,871

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,342,683	£5,642,417	£5,638,694	£5,631,806	£5,596,019	£5,353,789	£5,206,993
60% LAR : 40% CIR	5%	£5,992,020	£5,305,098	£5,301,390	£5,294,525	£5,258,796	£5,016,918	£4,870,317
60% LAR : 40% CIR	10%	£5,640,670	£4,967,099	£4,963,403	£4,956,560	£4,920,885	£4,679,331	£4,532,909
60% LAR : 40% CIR	**12%**	**£5,499,940**	**£4,831,709**	**£4,828,018**	**£4,821,183**	**£4,785,528**	**£4,544,097**	**£4,397,743**
60% LAR : 40% CIR	15%	£5,288,641	£4,628,423	£4,624,739	£4,617,916	£4,582,291	£4,341,033	£4,194,777
60% LAR : 40% CIR	20%	£4,935,938	£4,289,080	£4,285,406	£4,278,601	£4,243,021	£4,002,032	£3,855,926
60% LAR : 40% CIR	25%	£4,582,569	£3,949,074	£3,945,410	£3,938,621	£3,903,081	£3,662,336	£3,516,363
60% LAR : 40% CIR	30%	£4,228,538	£3,608,412	£3,604,757	£3,597,982	£3,562,478	£3,321,949	£3,176,098
60% LAR : 40% CIR	35%	£3,873,854	£3,267,102	£3,263,453	£3,256,692	£3,221,219	£2,980,880	£2,835,134
60% LAR : 40% CIR	40%	£3,518,523	£2,925,149	£2,921,506	£2,914,755	£2,879,310	£2,639,135	£2,493,479
60% LAR : 40% CIR	45%	£3,162,551	£2,582,559	£2,578,921	£2,572,178	£2,536,757	£2,296,720	£2,151,142
60% LAR : 40% CIR	50%	£2,805,945	£2,239,339	£2,235,705	£2,228,970	£2,193,567	£1,953,644	£1,808,128

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,395,556	£6,695,290	£6,691,567	£6,684,679	£6,648,892	£6,406,662	£6,259,865
60% LAR : 40% CIR	5%	£7,044,893	£6,357,971	£6,354,263	£6,347,397	£6,311,669	£6,069,791	£5,923,189
60% LAR : 40% CIR	10%	£6,693,543	£6,019,971	£6,016,276	£6,009,432	£5,973,758	£5,732,204	£5,585,782
60% LAR : 40% CIR	**12%**	**£6,552,813**	**£5,884,582**	**£5,880,891**	**£5,874,056**	**£5,838,401**	**£5,596,970**	**£5,450,615**
60% LAR : 40% CIR	15%	£6,341,514	£5,681,296	£5,677,612	£5,670,789	£5,635,164	£5,393,906	£5,247,650
60% LAR : 40% CIR	20%	£5,988,811	£5,341,953	£5,338,279	£5,331,474	£5,295,894	£5,054,905	£4,908,799
60% LAR : 40% CIR	25%	£5,635,442	£5,001,947	£4,998,283	£4,991,494	£4,955,954	£4,715,208	£4,569,236
60% LAR : 40% CIR	30%	£5,281,411	£4,661,285	£4,657,629	£4,650,854	£4,615,351	£4,374,822	£4,228,970
60% LAR : 40% CIR	35%	£4,926,727	£4,319,975	£4,316,326	£4,309,564	£4,274,092	£4,033,753	£3,888,007
60% LAR : 40% CIR	40%	£4,571,396	£3,978,021	£3,974,378	£3,967,628	£3,932,183	£3,692,008	£3,546,352
60% LAR : 40% CIR	45%	£4,215,424	£3,635,432	£3,631,794	£3,625,051	£3,589,630	£3,349,593	£3,204,015
60% LAR : 40% CIR	50%	£3,858,818	£3,292,212	£3,288,577	£3,281,843	£3,246,440	£3,006,517	£2,861,001

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,640,152	£7,939,885	£7,936,162	£7,929,274	£7,893,487	£7,651,257	£7,504,461
60% LAR : 40% CIR	5%	£8,289,488	£7,602,567	£7,598,858	£7,591,993	£7,556,264	£7,314,387	£7,167,785
60% LAR : 40% CIR	10%	£7,938,139	£7,264,567	£7,260,871	£7,254,028	£7,218,353	£6,976,799	£6,830,377
60% LAR : 40% CIR	**12%**	**£7,797,408**	**£7,129,177**	**£7,125,486**	**£7,118,651**	**£7,082,996**	**£6,841,565**	**£6,695,211**
60% LAR : 40% CIR	15%	£7,586,110	£6,925,892	£6,922,208	£6,915,384	£6,879,759	£6,638,501	£6,492,245
60% LAR : 40% CIR	20%	£7,233,406	£6,586,548	£6,582,874	£6,576,069	£6,540,489	£6,299,500	£6,153,394
60% LAR : 40% CIR	25%	£6,880,037	£6,246,542	£6,242,879	£6,236,089	£6,200,549	£5,959,804	£5,813,831
60% LAR : 40% CIR	30%	£6,526,007	£5,905,881	£5,902,225	£5,895,450	£5,859,947	£5,619,417	£5,473,566
60% LAR : 40% CIR	35%	£6,171,322	£5,564,571	£5,560,921	£5,554,160	£5,518,688	£5,278,348	£5,132,602
60% LAR : 40% CIR	40%	£5,815,992	£5,222,617	£5,218,974	£5,212,223	£5,176,778	£4,936,603	£4,790,948
60% LAR : 40% CIR	45%	£5,460,019	£4,880,027	£4,876,389	£4,869,646	£4,834,225	£4,594,189	£4,448,611
60% LAR : 40% CIR	50%	£5,103,413	£4,536,808	£4,533,173	£4,526,438	£4,491,035	£4,251,112	£4,105,597

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR in Perp		Value Area	Zone A - Zone 1 and Eastern Central Zone

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,031,773	£5,303,892	£5,300,168	£5,293,280	£5,257,493	£5,015,263	£4,868,467
60% LAR : 40% CIR	5%	£5,824,758	£5,109,700	£5,105,992	£5,099,127	£5,063,399	£4,821,520	£4,674,919
60% LAR : 40% CIR	10%	£5,617,057	£4,914,827	£4,911,132	£4,904,288	£4,868,614	£4,627,059	£4,480,638
60% LAR : 40% CIR	**12%**	**£5,533,786**	**£4,836,690**	**£4,832,998**	**£4,826,164**	**£4,790,509**	**£4,549,076**	**£4,402,722**
60% LAR : 40% CIR	15%	£5,408,677	£4,719,280	£4,715,596	£4,708,773	£4,673,147	£4,431,889	£4,285,632
60% LAR : 40% CIR	20%	£5,199,623	£4,523,064	£4,519,390	£4,512,585	£4,477,005	£4,236,016	£4,089,910
60% LAR : 40% CIR	25%	£4,989,903	£4,326,186	£4,322,521	£4,315,732	£4,280,192	£4,039,447	£3,893,475
60% LAR : 40% CIR	30%	£4,779,522	£4,128,651	£4,124,996	£4,118,221	£4,082,716	£3,842,188	£3,696,336
60% LAR : 40% CIR	35%	£4,568,487	£3,930,469	£3,926,819	£3,920,057	£3,884,585	£3,644,246	£3,498,500
60% LAR : 40% CIR	40%	£4,356,805	£3,731,642	£3,727,999	£3,721,248	£3,685,803	£3,445,628	£3,299,973
60% LAR : 40% CIR	45%	£4,144,481	£3,532,179	£3,528,542	£3,521,800	£3,486,378	£3,246,341	£3,100,763
60% LAR : 40% CIR	50%	£3,931,524	£3,332,087	£3,328,453	£3,321,718	£3,286,315	£3,046,392	£2,900,876

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£100,398	-£828,279	-£832,003	-£838,891	-£874,678	-£1,116,908	-£1,263,704
60% LAR : 40% CIR	5%	-£307,413	-£1,022,471	-£1,026,179	-£1,033,044	-£1,068,772	-£1,310,651	-£1,457,252
60% LAR : 40% CIR	10%	-£515,113	-£1,217,344	-£1,221,039	-£1,227,883	-£1,263,557	-£1,505,111	-£1,651,533
60% LAR : 40% CIR	**12%**	**-£598,385**	**-£1,295,481**	**-£1,299,173**	**-£1,306,007**	**-£1,341,662**	**-£1,583,094**	**-£1,729,449**
60% LAR : 40% CIR	15%	-£723,494	-£1,412,891	-£1,416,575	-£1,423,398	-£1,459,024	-£1,700,281	-£1,846,538
60% LAR : 40% CIR	20%	-£932,548	-£1,609,107	-£1,612,781	-£1,619,586	-£1,655,166	-£1,896,155	-£2,042,261
60% LAR : 40% CIR	25%	-£1,142,268	-£1,805,985	-£1,809,650	-£1,816,439	-£1,851,979	-£2,092,724	-£2,238,696
60% LAR : 40% CIR	30%	-£1,352,649	-£2,003,519	-£2,007,175	-£2,013,950	-£2,049,455	-£2,289,983	-£2,435,835
60% LAR : 40% CIR	35%	-£1,563,684	-£2,201,702	-£2,205,352	-£2,212,114	-£2,247,586	-£2,487,925	-£2,633,671
60% LAR : 40% CIR	40%	-£1,775,366	-£2,400,529	-£2,404,172	-£2,410,923	-£2,446,368	-£2,686,543	-£2,832,198
60% LAR : 40% CIR	45%	-£1,987,690	-£2,599,992	-£2,603,629	-£2,610,371	-£2,645,793	-£2,885,830	-£3,031,408
60% LAR : 40% CIR	50%	-£2,200,647	-£2,800,084	-£2,803,718	-£2,810,453	-£2,845,856	-£3,085,779	-£3,231,295

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,440,601	£1,712,720	£1,708,996	£1,702,109	£1,666,321	£1,424,092	£1,277,295
60% LAR : 40% CIR	5%	£2,233,587	£1,518,528	£1,514,820	£1,507,955	£1,472,227	£1,230,348	£1,083,747
60% LAR : 40% CIR	10%	£2,025,886	£1,323,655	£1,319,960	£1,313,116	£1,277,442	£1,035,888	£889,466
60% LAR : 40% CIR	**12%**	**£1,942,614**	**£1,245,518**	**£1,241,827**	**£1,234,992**	**£1,199,337**	**£957,905**	**£811,551**
60% LAR : 40% CIR	15%	£1,817,506	£1,128,108	£1,124,424	£1,117,601	£1,081,976	£840,718	£694,461
60% LAR : 40% CIR	20%	£1,608,451	£931,892	£928,218	£921,413	£885,833	£644,844	£498,738
60% LAR : 40% CIR	25%	£1,398,731	£735,014	£731,350	£724,560	£689,020	£448,275	£302,303
60% LAR : 40% CIR	30%	£1,188,350	£537,480	£533,824	£527,049	£491,545	£251,017	£105,164
60% LAR : 40% CIR	35%	£977,315	£339,297	£335,648	£328,885	£293,413	£53,075	-£92,672
60% LAR : 40% CIR	40%	£765,633	£140,470	£136,827	£130,076	£94,632	-£145,544	-£291,199
60% LAR : 40% CIR	45%	£553,310	-£58,992	-£62,630	-£69,372	-£104,794	-£344,831	-£490,409
60% LAR : 40% CIR	50%	£340,352	-£259,085	-£262,719	-£269,453	-£304,856	-£544,780	-£690,296

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,493,474	£2,765,593	£2,761,869	£2,754,982	£2,719,194	£2,476,964	£2,330,168
60% LAR : 40% CIR	5%	£3,286,459	£2,571,401	£2,567,693	£2,560,828	£2,525,100	£2,283,221	£2,136,620
60% LAR : 40% CIR	10%	£3,078,759	£2,376,528	£2,372,833	£2,365,989	£2,330,315	£2,088,761	£1,942,339
60% LAR : 40% CIR	**12%**	**£2,995,487**	**£2,298,391**	**£2,294,699**	**£2,287,865**	**£2,252,210**	**£2,010,778**	**£1,864,423**
60% LAR : 40% CIR	15%	£2,870,378	£2,180,981	£2,177,297	£2,170,474	£2,134,849	£1,893,591	£1,747,334
60% LAR : 40% CIR	20%	£2,661,324	£1,984,765	£1,981,091	£1,974,286	£1,938,706	£1,697,717	£1,551,611
60% LAR : 40% CIR	25%	£2,451,604	£1,787,887	£1,784,222	£1,777,433	£1,741,893	£1,501,148	£1,355,176
60% LAR : 40% CIR	30%	£2,241,223	£1,590,353	£1,586,697	£1,579,922	£1,544,418	£1,303,889	£1,158,037
60% LAR : 40% CIR	35%	£2,030,188	£1,392,170	£1,388,520	£1,381,758	£1,346,286	£1,105,948	£960,201
60% LAR : 40% CIR	40%	£1,818,506	£1,193,343	£1,189,700	£1,182,949	£1,147,504	£907,329	£761,674
60% LAR : 40% CIR	45%	£1,606,182	£993,880	£990,243	£983,501	£948,079	£708,042	£562,464
60% LAR : 40% CIR	50%	£1,393,225	£793,788	£790,154	£783,419	£748,016	£508,093	£362,577

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,738,069	£4,010,188	£4,006,465	£3,999,577	£3,963,790	£3,721,560	£3,574,763
60% LAR : 40% CIR	5%	£4,531,055	£3,815,996	£3,812,288	£3,805,423	£3,769,695	£3,527,816	£3,381,215
60% LAR : 40% CIR	10%	£4,323,354	£3,621,124	£3,617,428	£3,610,585	£3,574,910	£3,333,356	£3,186,934
60% LAR : 40% CIR	**12%**	**£4,240,082**	**£3,542,986**	**£3,539,295**	**£3,532,460**	**£3,496,805**	**£3,255,373**	**£3,109,019**
60% LAR : 40% CIR	15%	£4,114,974	£3,425,577	£3,421,893	£3,415,069	£3,379,444	£3,138,186	£2,991,929
60% LAR : 40% CIR	20%	£3,905,919	£3,229,360	£3,225,687	£3,218,882	£3,183,301	£2,942,313	£2,796,206
60% LAR : 40% CIR	25%	£3,696,199	£3,032,482	£3,028,818	£3,022,028	£2,986,488	£2,745,743	£2,599,772
60% LAR : 40% CIR	30%	£3,485,818	£2,834,948	£2,831,292	£2,824,517	£2,789,013	£2,548,485	£2,402,632
60% LAR : 40% CIR	35%	£3,274,783	£2,636,765	£2,633,116	£2,626,353	£2,590,881	£2,350,543	£2,204,797
60% LAR : 40% CIR	40%	£3,063,101	£2,437,938	£2,434,295	£2,427,545	£2,392,100	£2,151,925	£2,006,269
60% LAR : 40% CIR	45%	£2,850,778	£2,238,476	£2,234,838	£2,228,096	£2,192,674	£1,952,637	£1,807,059
60% LAR : 40% CIR	50%	£2,637,820	£2,038,383	£2,034,750	£2,028,015	£1,992,612	£1,752,688	£1,607,172

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR in Perp		Value Area	Zone A - Kings Cross Lower

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,195,865	£6,449,369	£6,445,647	£6,438,758	£6,402,971	£6,160,742	£6,013,945
60% LAR : 40% CIR	5%	£6,988,850	£6,255,179	£6,251,469	£6,244,605	£6,208,876	£5,966,999	£5,820,397
60% LAR : 40% CIR	10%	£6,781,149	£6,060,306	£6,056,609	£6,049,767	£6,014,092	£5,772,538	£5,626,116
60% LAR : 40% CIR	**12%**	**£6,697,879**	**£5,982,167**	**£5,978,476**	**£5,971,641**	**£5,935,987**	**£5,694,554**	**£5,548,201**
60% LAR : 40% CIR	15%	£6,572,769	£5,864,758	£5,861,074	£5,854,251	£5,818,625	£5,577,368	£5,431,111
60% LAR : 40% CIR	20%	£6,363,716	£5,668,541	£5,664,868	£5,658,063	£5,622,483	£5,381,495	£5,235,388
60% LAR : 40% CIR	25%	£6,153,994	£5,471,664	£5,467,999	£5,461,210	£5,425,671	£5,184,925	£5,038,953
60% LAR : 40% CIR	30%	£5,943,614	£5,274,129	£5,270,473	£5,263,698	£5,228,195	£4,987,666	£4,841,814
60% LAR : 40% CIR	35%	£5,732,579	£5,075,946	£5,072,297	£5,065,536	£5,030,063	£4,789,724	£4,643,978
60% LAR : 40% CIR	40%	£5,520,897	£4,877,121	£4,873,477	£4,866,726	£4,831,281	£4,591,107	£4,445,451
60% LAR : 40% CIR	45%	£5,308,573	£4,677,658	£4,674,019	£4,667,277	£4,631,855	£4,391,820	£4,246,241
60% LAR : 40% CIR	50%	£5,095,616	£4,477,566	£4,473,931	£4,467,196	£4,431,793	£4,191,870	£4,046,354

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,063,694	£317,198	£313,476	£306,587	£270,800	£28,571	-£118,226
60% LAR : 40% CIR	5%	£856,679	£123,008	£119,299	£112,434	£76,705	-£165,172	-£311,774
60% LAR : 40% CIR	10%	£648,979	-£71,865	-£75,561	-£82,404	-£118,078	-£359,633	-£506,054
60% LAR : 40% CIR	**12%**	**£565,708**	**-£150,003**	**-£153,695**	**-£160,530**	**-£196,184**	**-£437,617**	**-£583,970**
60% LAR : 40% CIR	15%	£440,598	-£267,413	-£271,097	-£277,920	-£313,546	-£554,803	-£701,060
60% LAR : 40% CIR	20%	£231,545	-£463,629	-£467,303	-£474,108	-£509,688	-£750,676	-£896,783
60% LAR : 40% CIR	25%	£21,824	-£660,507	-£664,172	-£670,960	-£706,500	-£947,245	-£1,093,218
60% LAR : 40% CIR	30%	-£188,557	-£858,042	-£861,697	-£868,473	-£903,976	-£1,144,505	-£1,290,356
60% LAR : 40% CIR	35%	-£399,592	-£1,056,225	-£1,059,874	-£1,066,635	-£1,102,108	-£1,342,447	-£1,488,193
60% LAR : 40% CIR	40%	-£611,274	-£1,255,050	-£1,258,694	-£1,265,445	-£1,300,890	-£1,541,064	-£1,686,719
60% LAR : 40% CIR	45%	-£823,598	-£1,454,513	-£1,458,152	-£1,464,893	-£1,500,316	-£1,740,351	-£1,885,930
60% LAR : 40% CIR	50%	-£1,036,555	-£1,654,605	-£1,658,240	-£1,664,975	-£1,700,378	-£1,940,301	-£2,085,817

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,604,693	£2,858,198	£2,854,475	£2,847,586	£2,811,799	£2,569,570	£2,422,773
60% LAR : 40% CIR	5%	£3,397,678	£2,664,007	£2,660,298	£2,653,433	£2,617,705	£2,375,827	£2,229,225
60% LAR : 40% CIR	10%	£3,189,978	£2,469,134	£2,465,438	£2,458,595	£2,422,921	£2,181,367	£2,034,945
60% LAR : 40% CIR	**12%**	**£3,106,707**	**£2,390,996**	**£2,387,304**	**£2,380,470**	**£2,344,815**	**£2,103,383**	**£1,957,029**
60% LAR : 40% CIR	15%	£2,981,598	£2,273,586	£2,269,902	£2,263,079	£2,227,454	£1,986,197	£1,839,940
60% LAR : 40% CIR	20%	£2,772,544	£2,077,370	£2,073,696	£2,066,891	£2,031,311	£1,790,323	£1,644,216
60% LAR : 40% CIR	25%	£2,562,823	£1,880,492	£1,876,827	£1,870,039	£1,834,499	£1,593,754	£1,447,781
60% LAR : 40% CIR	30%	£2,352,442	£1,682,958	£1,679,302	£1,672,527	£1,637,023	£1,396,494	£1,250,643
60% LAR : 40% CIR	35%	£2,141,407	£1,484,775	£1,481,125	£1,474,364	£1,438,892	£1,198,553	£1,052,806
60% LAR : 40% CIR	40%	£1,929,725	£1,285,949	£1,282,305	£1,275,554	£1,240,109	£999,935	£854,280
60% LAR : 40% CIR	45%	£1,717,401	£1,086,486	£1,082,848	£1,076,106	£1,040,684	£800,648	£655,069
60% LAR : 40% CIR	50%	£1,504,444	£886,394	£882,759	£876,024	£840,621	£600,698	£455,182

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,657,566	£3,911,070	£3,907,348	£3,900,459	£3,864,672	£3,622,443	£3,475,646
60% LAR : 40% CIR	5%	£4,450,551	£3,716,880	£3,713,171	£3,706,306	£3,670,577	£3,428,700	£3,282,098
60% LAR : 40% CIR	10%	£4,242,851	£3,522,007	£3,518,311	£3,511,468	£3,475,794	£3,234,239	£3,087,818
60% LAR : 40% CIR	**12%**	**£4,159,580**	**£3,443,869**	**£3,440,177**	**£3,433,342**	**£3,397,688**	**£3,156,255**	**£3,009,902**
60% LAR : 40% CIR	15%	£4,034,470	£3,326,459	£3,322,775	£3,315,952	£3,280,326	£3,039,069	£2,892,812
60% LAR : 40% CIR	20%	£3,825,417	£3,130,243	£3,126,569	£3,119,764	£3,084,184	£2,843,196	£2,697,089
60% LAR : 40% CIR	25%	£3,615,696	£2,933,365	£2,929,700	£2,922,912	£2,887,372	£2,646,627	£2,500,654
60% LAR : 40% CIR	30%	£3,405,315	£2,735,830	£2,732,175	£2,725,399	£2,689,896	£2,449,367	£2,303,516
60% LAR : 40% CIR	35%	£3,194,280	£2,537,647	£2,533,998	£2,527,237	£2,491,764	£2,251,425	£2,105,679
60% LAR : 40% CIR	40%	£2,982,598	£2,338,822	£2,335,178	£2,328,427	£2,292,982	£2,052,808	£1,907,153
60% LAR : 40% CIR	45%	£2,770,274	£2,139,359	£2,135,720	£2,128,979	£2,093,557	£1,853,521	£1,707,942
60% LAR : 40% CIR	50%	£2,557,317	£1,939,267	£1,935,632	£1,928,897	£1,893,494	£1,653,571	£1,508,055

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,902,161	£5,155,666	£5,151,943	£5,145,055	£5,109,267	£4,867,039	£4,720,241
60% LAR : 40% CIR	5%	£5,695,147	£4,961,475	£4,957,766	£4,950,901	£4,915,173	£4,673,295	£4,526,693
60% LAR : 40% CIR	10%	£5,487,446	£4,766,602	£4,762,906	£4,756,063	£4,720,389	£4,478,835	£4,332,413
60% LAR : 40% CIR	**12%**	**£5,404,175**	**£4,688,464**	**£4,684,773**	**£4,677,938**	**£4,642,283**	**£4,400,851**	**£4,254,498**
60% LAR : 40% CIR	15%	£5,279,066	£4,571,054	£4,567,370	£4,560,547	£4,524,922	£4,283,665	£4,137,408
60% LAR : 40% CIR	20%	£5,070,012	£4,374,838	£4,371,164	£4,364,359	£4,328,779	£4,087,791	£3,941,684
60% LAR : 40% CIR	25%	£4,860,291	£4,177,960	£4,174,296	£4,167,507	£4,131,967	£3,891,222	£3,745,249
60% LAR : 40% CIR	30%	£4,649,910	£3,980,426	£3,976,770	£3,969,995	£3,934,492	£3,693,963	£3,548,111
60% LAR : 40% CIR	35%	£4,438,875	£3,782,243	£3,778,594	£3,771,832	£3,736,360	£3,496,021	£3,350,274
60% LAR : 40% CIR	40%	£4,227,193	£3,583,417	£3,579,773	£3,573,022	£3,537,578	£3,297,403	£3,151,748
60% LAR : 40% CIR	45%	£4,014,870	£3,383,955	£3,380,316	£3,373,574	£3,338,152	£3,098,116	£2,952,537
60% LAR : 40% CIR	50%	£3,801,912	£3,183,862	£3,180,227	£3,173,493	£3,138,090	£2,898,166	£2,752,650

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR in Perp	
Value Area	Zone A - Kings Cross Higher

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,706,673	£6,952,010	£6,948,287	£6,941,399	£6,905,612	£6,663,382	£6,516,586
60% LAR : 40% CIR	5%	£7,474,118	£6,732,687	£6,728,979	£6,722,113	£6,686,385	£6,444,507	£6,297,905
60% LAR : 40% CIR	10%	£7,240,877	£6,512,682	£6,508,986	£6,502,144	£6,466,469	£6,224,915	£6,078,493
60% LAR : 40% CIR	**12%**	**£7,147,390**	**£6,424,491**	**£6,420,800**	**£6,413,965**	**£6,378,311**	**£6,136,879**	**£5,990,524**
60% LAR : 40% CIR	15%	£7,006,956	£6,292,003	£6,288,319	£6,281,495	£6,245,870	£6,004,612	£5,858,355
60% LAR : 40% CIR	20%	£6,772,362	£6,070,655	£6,066,981	£6,060,175	£6,024,595	£5,783,607	£5,637,500
60% LAR : 40% CIR	25%	£6,537,101	£5,848,644	£5,844,979	£5,838,191	£5,802,651	£5,561,906	£5,415,933
60% LAR : 40% CIR	30%	£6,301,179	£5,625,978	£5,622,322	£5,615,547	£5,580,043	£5,339,515	£5,193,662
60% LAR : 40% CIR	35%	£6,064,604	£5,402,662	£5,399,014	£5,392,252	£5,356,779	£5,116,440	£4,970,694
60% LAR : 40% CIR	40%	£5,827,381	£5,178,705	£5,175,061	£5,168,310	£5,132,865	£4,892,691	£4,747,036
60% LAR : 40% CIR	45%	£5,589,518	£4,954,110	£4,950,472	£4,943,730	£4,908,308	£4,668,271	£4,522,693
60% LAR : 40% CIR	50%	£5,351,020	£4,728,886	£4,725,251	£4,718,517	£4,683,114	£4,443,191	£4,297,675

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,574,503	£819,839	£816,116	£809,228	£773,441	£531,211	£384,415
60% LAR : 40% CIR	5%	£1,341,947	£600,516	£596,808	£589,942	£554,214	£312,336	£165,734
60% LAR : 40% CIR	10%	£1,108,707	£380,512	£376,815	£369,973	£334,298	£92,744	-£53,678
60% LAR : 40% CIR	**12%**	**£1,015,219**	**£292,320**	**£288,629**	**£281,794**	**£246,140**	**£4,708**	**-£141,647**
60% LAR : 40% CIR	15%	£874,785	£159,832	£156,148	£149,324	£113,699	-£127,559	-£273,816
60% LAR : 40% CIR	20%	£640,191	-£61,516	-£65,190	-£71,996	-£107,576	-£348,564	-£494,671
60% LAR : 40% CIR	25%	£404,930	-£283,527	-£287,191	-£293,980	-£329,520	-£570,265	-£716,238
60% LAR : 40% CIR	30%	£169,008	-£506,193	-£509,849	-£516,624	-£552,128	-£792,656	-£938,509
60% LAR : 40% CIR	35%	-£67,567	-£729,509	-£733,157	-£739,919	-£775,391	-£1,015,731	-£1,161,477
60% LAR : 40% CIR	40%	-£304,790	-£953,466	-£957,110	-£963,861	-£999,305	-£1,239,480	-£1,385,135
60% LAR : 40% CIR	45%	-£542,653	-£1,178,061	-£1,181,699	-£1,188,441	-£1,223,863	-£1,463,900	-£1,609,478
60% LAR : 40% CIR	50%	-£781,151	-£1,403,285	-£1,406,920	-£1,413,654	-£1,449,057	-£1,688,980	-£1,834,496

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,115,502	£3,360,839	£3,357,115	£3,350,227	£3,314,440	£3,072,210	£2,925,414
60% LAR : 40% CIR	5%	£3,882,946	£3,141,515	£3,137,807	£3,130,941	£3,095,213	£2,853,335	£2,706,733
60% LAR : 40% CIR	10%	£3,649,706	£2,921,511	£2,917,814	£2,910,972	£2,875,297	£2,633,743	£2,487,321
60% LAR : 40% CIR	**12%**	**£3,556,219**	**£2,833,319**	**£2,829,629**	**£2,822,793**	**£2,787,139**	**£2,545,707**	**£2,399,353**
60% LAR : 40% CIR	15%	£3,415,785	£2,700,831	£2,697,147	£2,690,323	£2,654,698	£2,413,440	£2,267,183
60% LAR : 40% CIR	20%	£3,181,190	£2,479,483	£2,475,809	£2,469,003	£2,433,423	£2,192,435	£2,046,328
60% LAR : 40% CIR	25%	£2,945,929	£2,257,472	£2,253,808	£2,247,019	£2,211,479	£1,970,734	£1,824,762
60% LAR : 40% CIR	30%	£2,710,008	£2,034,806	£2,031,151	£2,024,375	£1,988,871	£1,748,343	£1,602,490
60% LAR : 40% CIR	35%	£2,473,432	£1,811,491	£1,807,842	£1,801,080	£1,765,608	£1,525,269	£1,379,522
60% LAR : 40% CIR	40%	£2,236,210	£1,587,533	£1,583,889	£1,577,139	£1,541,694	£1,301,520	£1,155,864
60% LAR : 40% CIR	45%	£1,998,346	£1,362,938	£1,359,300	£1,352,558	£1,317,136	£1,077,100	£931,522
60% LAR : 40% CIR	50%	£1,759,848	£1,137,714	£1,134,079	£1,127,345	£1,091,942	£852,019	£706,503

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,168,375	£4,413,711	£4,409,988	£4,403,100	£4,367,313	£4,125,083	£3,978,287
60% LAR : 40% CIR	5%	£4,935,819	£4,194,388	£4,190,680	£4,183,814	£4,148,086	£3,906,208	£3,759,606
60% LAR : 40% CIR	10%	£4,702,579	£3,974,384	£3,970,687	£3,963,845	£3,928,170	£3,686,616	£3,540,194
60% LAR : 40% CIR	**12%**	**£4,609,091**	**£3,886,192**	**£3,882,501**	**£3,875,666**	**£3,840,012**	**£3,598,580**	**£3,452,225**
60% LAR : 40% CIR	15%	£4,468,657	£3,753,704	£3,750,020	£3,743,196	£3,707,571	£3,466,313	£3,320,056
60% LAR : 40% CIR	20%	£4,234,063	£3,532,356	£3,528,682	£3,521,876	£3,486,296	£3,245,308	£3,099,201
60% LAR : 40% CIR	25%	£3,998,802	£3,310,345	£3,306,681	£3,299,892	£3,264,352	£3,023,607	£2,877,634
60% LAR : 40% CIR	30%	£3,762,880	£3,087,679	£3,084,023	£3,077,248	£3,041,744	£2,801,216	£2,655,363
60% LAR : 40% CIR	35%	£3,526,305	£2,864,364	£2,860,715	£2,853,953	£2,818,481	£2,578,141	£2,432,395
60% LAR : 40% CIR	40%	£3,289,082	£2,640,406	£2,636,762	£2,630,011	£2,594,567	£2,354,392	£2,208,737
60% LAR : 40% CIR	45%	£3,051,219	£2,415,811	£2,412,173	£2,405,431	£2,370,009	£2,129,972	£1,984,394
60% LAR : 40% CIR	50%	£2,812,721	£2,190,587	£2,186,952	£2,180,218	£2,144,815	£1,904,892	£1,759,376

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,412,970	£5,658,307	£5,654,583	£5,647,696	£5,611,908	£5,369,679	£5,222,882
60% LAR : 40% CIR	5%	£6,180,415	£5,438,983	£5,435,275	£5,428,410	£5,392,681	£5,150,803	£5,004,201
60% LAR : 40% CIR	10%	£5,947,174	£5,218,979	£5,215,282	£5,208,440	£5,172,765	£4,931,211	£4,784,789
60% LAR : 40% CIR	**12%**	**£5,853,687**	**£5,130,787**	**£5,127,097**	**£5,120,261**	**£5,084,607**	**£4,843,175**	**£4,696,821**
60% LAR : 40% CIR	15%	£5,713,253	£4,998,299	£4,994,615	£4,987,791	£4,952,167	£4,710,909	£4,564,652
60% LAR : 40% CIR	20%	£5,478,658	£4,776,951	£4,773,277	£4,766,472	£4,730,891	£4,489,904	£4,343,796
60% LAR : 40% CIR	25%	£5,243,397	£4,554,941	£4,551,276	£4,544,487	£4,508,948	£4,268,202	£4,122,230
60% LAR : 40% CIR	30%	£5,007,476	£4,332,275	£4,328,619	£4,321,844	£4,286,339	£4,045,811	£3,899,959
60% LAR : 40% CIR	35%	£4,770,901	£4,108,959	£4,105,311	£4,098,548	£4,063,076	£3,822,737	£3,676,990
60% LAR : 40% CIR	40%	£4,533,678	£3,885,002	£3,881,358	£3,874,607	£3,839,162	£3,598,988	£3,453,332
60% LAR : 40% CIR	45%	£4,295,814	£3,660,406	£3,656,769	£3,650,027	£3,614,605	£3,374,568	£3,228,990
60% LAR : 40% CIR	50%	£4,057,316	£3,435,182	£3,431,547	£3,424,814	£3,389,411	£3,149,487	£3,003,971

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR in Perp	
No Units	**7**
Site Area	**0.06 Ha**

Value Area	**Zone A - Lower Cenral Zone**	
Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,782,343	£7,026,470	£7,022,747	£7,015,858	£6,980,071	£6,737,842	£6,591,045
60% LAR : 40% CIR	5%	£7,524,248	£6,782,015	£6,778,306	£6,771,441	£6,735,712	£6,493,835	£6,347,233
60% LAR : 40% CIR	10%	£7,265,466	£6,536,877	£6,533,182	£6,526,338	£6,490,664	£6,249,110	£6,102,688
60% LAR : 40% CIR	**12%**	**£7,161,763**	**£6,438,633**	**£6,434,943**	**£6,428,107**	**£6,392,454**	**£6,151,021**	**£6,004,667**
60% LAR : 40% CIR	15%	£7,006,004	£6,291,066	£6,287,382	£6,280,559	£6,244,933	£6,003,676	£5,857,419
60% LAR : 40% CIR	20%	£6,745,870	£6,044,586	£6,040,913	£6,034,107	£5,998,526	£5,757,539	£5,611,431
60% LAR : 40% CIR	25%	£6,485,068	£5,797,444	£5,793,779	£5,786,990	£5,751,450	£5,510,705	£5,364,733
60% LAR : 40% CIR	30%	£6,223,607	£5,549,645	£5,545,989	£5,539,214	£5,503,711	£5,263,182	£5,117,330
60% LAR : 40% CIR	35%	£5,961,490	£5,301,198	£5,297,550	£5,290,787	£5,255,315	£5,014,976	£4,869,229
60% LAR : 40% CIR	40%	£5,698,728	£5,052,108	£5,048,465	£5,041,714	£5,006,269	£4,766,094	£4,620,439
60% LAR : 40% CIR	45%	£5,435,324	£4,802,382	£4,798,743	£4,792,001	£4,756,579	£4,516,543	£4,370,964
60% LAR : 40% CIR	50%	£5,171,285	£4,552,025	£4,548,390	£4,541,656	£4,506,254	£4,266,330	£4,120,814

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,650,172	£894,299	£890,576	£883,688	£847,900	£605,671	£458,874
60% LAR : 40% CIR	5%	£1,392,077	£649,844	£646,135	£639,270	£603,541	£361,664	£215,062
60% LAR : 40% CIR	10%	£1,133,295	£404,706	£401,011	£394,168	£358,493	£116,939	-£29,483
60% LAR : 40% CIR	**12%**	**£1,029,592**	**£306,462**	**£302,772**	**£295,936**	**£260,283**	**£18,850**	**-£127,504**
60% LAR : 40% CIR	15%	£873,833	£158,895	£155,211	£148,388	£112,762	-£128,495	-£274,752
60% LAR : 40% CIR	20%	£613,699	-£87,585	-£91,258	-£98,064	-£133,645	-£374,632	-£520,740
60% LAR : 40% CIR	25%	£352,897	-£334,727	-£338,392	-£345,181	-£380,721	-£621,466	-£767,438
60% LAR : 40% CIR	30%	£91,436	-£582,526	-£586,182	-£592,957	-£628,460	-£868,989	-£1,014,841
60% LAR : 40% CIR	35%	-£170,680	-£830,973	-£834,621	-£841,384	-£876,856	-£1,117,195	-£1,262,942
60% LAR : 40% CIR	40%	-£433,443	-£1,080,063	-£1,083,706	-£1,090,457	-£1,125,902	-£1,366,077	-£1,511,732
60% LAR : 40% CIR	45%	-£696,847	-£1,329,789	-£1,333,428	-£1,340,170	-£1,375,592	-£1,615,627	-£1,761,207
60% LAR : 40% CIR	50%	-£960,885	-£1,580,146	-£1,583,781	-£1,590,514	-£1,625,917	-£1,865,841	-£2,011,357

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,191,171	£3,435,298	£3,431,576	£3,424,687	£3,388,899	£3,146,671	£2,999,873
60% LAR : 40% CIR	5%	£3,933,076	£3,190,843	£3,187,135	£3,180,269	£3,144,541	£2,902,663	£2,756,061
60% LAR : 40% CIR	10%	£3,674,295	£2,945,706	£2,942,010	£2,935,167	£2,899,492	£2,657,938	£2,511,516
60% LAR : 40% CIR	**12%**	**£3,570,591**	**£2,847,462**	**£2,843,771**	**£2,836,936**	**£2,801,282**	**£2,559,849**	**£2,413,495**
60% LAR : 40% CIR	15%	£3,414,833	£2,699,894	£2,696,210	£2,689,387	£2,653,762	£2,412,505	£2,266,248
60% LAR : 40% CIR	20%	£3,154,698	£2,453,414	£2,449,741	£2,442,935	£2,407,355	£2,166,367	£2,020,260
60% LAR : 40% CIR	25%	£2,893,896	£2,206,272	£2,202,608	£2,195,818	£2,160,278	£1,919,533	£1,773,561
60% LAR : 40% CIR	30%	£2,632,435	£1,958,474	£1,954,818	£1,948,043	£1,912,539	£1,672,010	£1,526,159
60% LAR : 40% CIR	35%	£2,370,319	£1,710,026	£1,706,378	£1,699,615	£1,664,143	£1,423,804	£1,278,058
60% LAR : 40% CIR	40%	£2,107,556	£1,460,936	£1,457,293	£1,450,542	£1,415,098	£1,174,922	£1,029,267
60% LAR : 40% CIR	45%	£1,844,152	£1,211,210	£1,207,571	£1,200,830	£1,165,407	£925,372	£779,793
60% LAR : 40% CIR	50%	£1,580,114	£960,853	£957,219	£950,485	£915,082	£675,158	£529,642

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,244,044	£4,488,171	£4,484,448	£4,477,560	£4,441,772	£4,199,544	£4,052,746
60% LAR : 40% CIR	5%	£4,985,949	£4,243,716	£4,240,007	£4,233,142	£4,197,413	£3,955,536	£3,808,934
60% LAR : 40% CIR	10%	£4,727,167	£3,998,578	£3,994,883	£3,988,040	£3,952,365	£3,710,811	£3,564,389
60% LAR : 40% CIR	**12%**	**£4,623,464**	**£3,900,334**	**£3,896,644**	**£3,889,808**	**£3,854,155**	**£3,612,722**	**£3,466,368**
60% LAR : 40% CIR	15%	£4,467,705	£3,752,767	£3,749,083	£3,742,260	£3,706,634	£3,465,377	£3,319,120
60% LAR : 40% CIR	20%	£4,207,571	£3,506,287	£3,502,614	£3,495,808	£3,460,227	£3,219,240	£3,073,132
60% LAR : 40% CIR	25%	£3,946,769	£3,259,145	£3,255,480	£3,248,691	£3,213,151	£2,972,406	£2,826,434
60% LAR : 40% CIR	30%	£3,685,308	£3,011,346	£3,007,690	£3,000,915	£2,965,412	£2,724,883	£2,579,031
60% LAR : 40% CIR	35%	£3,423,192	£2,762,899	£2,759,251	£2,752,488	£2,717,016	£2,476,677	£2,330,930
60% LAR : 40% CIR	40%	£3,160,429	£2,513,809	£2,510,166	£2,503,415	£2,467,970	£2,227,795	£2,082,140
60% LAR : 40% CIR	45%	£2,897,025	£2,264,083	£2,260,444	£2,253,702	£2,218,280	£1,978,245	£1,832,665
60% LAR : 40% CIR	50%	£2,632,987	£2,013,726	£2,010,091	£2,003,358	£1,967,955	£1,728,031	£1,582,515

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,488,639	£5,732,766	£5,729,044	£5,722,155	£5,686,368	£5,444,139	£5,297,342
60% LAR : 40% CIR	5%	£6,230,544	£5,488,311	£5,484,603	£5,477,737	£5,442,009	£5,200,131	£5,053,529
60% LAR : 40% CIR	10%	£5,971,763	£5,243,174	£5,239,478	£5,232,635	£5,196,960	£4,955,406	£4,808,984
60% LAR : 40% CIR	**12%**	**£5,868,059**	**£5,144,930**	**£5,141,240**	**£5,134,404**	**£5,098,750**	**£4,857,318**	**£4,710,964**
60% LAR : 40% CIR	15%	£5,712,301	£4,997,362	£4,993,679	£4,986,855	£4,951,230	£4,709,973	£4,563,716
60% LAR : 40% CIR	20%	£5,452,166	£4,750,883	£4,747,209	£4,740,403	£4,704,823	£4,463,835	£4,317,728
60% LAR : 40% CIR	25%	£5,191,364	£4,503,740	£4,500,076	£4,493,286	£4,457,746	£4,217,001	£4,071,030
60% LAR : 40% CIR	30%	£4,929,903	£4,255,942	£4,252,286	£4,245,511	£4,210,008	£3,969,479	£3,823,627
60% LAR : 40% CIR	35%	£4,667,787	£4,007,494	£4,003,846	£3,997,084	£3,961,611	£3,721,272	£3,575,526
60% LAR : 40% CIR	40%	£4,405,024	£3,758,404	£3,754,761	£3,748,011	£3,712,566	£3,472,391	£3,326,735
60% LAR : 40% CIR	45%	£4,141,620	£3,508,678	£3,505,040	£3,498,298	£3,462,876	£3,222,840	£3,077,261
60% LAR : 40% CIR	50%	£3,877,582	£3,258,322	£3,254,687	£3,247,953	£3,212,550	£2,972,626	£2,827,111

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR in Perp	
Value Area	**Zone A - Medium Central Zone**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,974,229	£8,199,298	£8,195,575	£8,188,687	£8,152,899	£7,910,671	£7,763,873
60% LAR : 40% CIR	5%	£8,656,540	£7,896,201	£7,892,493	£7,885,628	£7,849,899	£7,608,021	£7,461,420
60% LAR : 40% CIR	10%	£8,338,164	£7,592,423	£7,588,727	£7,581,884	£7,546,209	£7,304,655	£7,158,233
60% LAR : 40% CIR	**12%**	**£8,210,623**	**£7,470,723**	**£7,467,031**	**£7,460,197**	**£7,424,542**	**£7,183,109**	**£7,036,756**
60% LAR : 40% CIR	15%	£8,019,108	£7,287,970	£7,284,286	£7,277,462	£7,241,838	£7,000,580	£6,854,323
60% LAR : 40% CIR	20%	£7,699,379	£6,982,848	£6,979,175	£6,972,369	£6,936,789	£6,695,801	£6,549,694
60% LAR : 40% CIR	25%	£7,378,983	£6,677,064	£6,673,401	£6,666,611	£6,631,071	£6,390,326	£6,244,353
60% LAR : 40% CIR	30%	£7,057,927	£6,370,625	£6,366,969	£6,360,194	£6,324,691	£6,084,161	£5,938,310
60% LAR : 40% CIR	35%	£6,736,217	£6,063,536	£6,059,887	£6,053,126	£6,017,653	£5,777,314	£5,631,568
60% LAR : 40% CIR	40%	£6,413,860	£5,755,805	£5,752,161	£5,745,411	£5,709,966	£5,469,792	£5,324,136
60% LAR : 40% CIR	45%	£6,090,861	£5,447,437	£5,443,799	£5,437,057	£5,401,635	£5,161,599	£5,016,020
60% LAR : 40% CIR	50%	£5,767,229	£5,138,439	£5,134,805	£5,128,070	£5,092,667	£4,852,744	£4,707,228

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,842,058	£2,067,127	£2,063,404	£2,056,516	£2,020,728	£1,778,500	£1,631,702
60% LAR : 40% CIR	5%	£2,524,369	£1,764,030	£1,760,322	£1,753,457	£1,717,729	£1,475,850	£1,329,249
60% LAR : 40% CIR	10%	£2,205,993	£1,460,252	£1,456,556	£1,449,713	£1,414,038	£1,172,484	£1,026,062
60% LAR : 40% CIR	**12%**	**£2,078,452**	**£1,338,552**	**£1,334,860**	**£1,328,026**	**£1,292,371**	**£1,050,939**	**£904,585**
60% LAR : 40% CIR	15%	£1,886,937	£1,155,799	£1,152,115	£1,145,291	£1,109,667	£868,409	£722,152
60% LAR : 40% CIR	20%	£1,567,208	£850,678	£847,004	£840,198	£804,618	£563,630	£417,523
60% LAR : 40% CIR	25%	£1,246,812	£544,893	£541,230	£534,440	£498,900	£258,155	£112,183
60% LAR : 40% CIR	30%	£925,756	£238,454	£234,798	£228,023	£192,520	-£48,009	-£193,861
60% LAR : 40% CIR	35%	£604,046	-£68,635	-£72,284	-£79,045	-£114,518	-£354,857	-£500,603
60% LAR : 40% CIR	40%	£281,689	-£376,366	-£380,010	-£386,760	-£422,205	-£662,379	-£808,035
60% LAR : 40% CIR	45%	-£41,310	-£684,733	-£688,372	-£695,114	-£730,536	-£970,572	-£1,116,151
60% LAR : 40% CIR	50%	-£364,942	-£993,732	-£997,366	-£1,004,101	-£1,039,504	-£1,279,427	-£1,424,943

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,383,057	£4,608,126	£4,604,404	£4,597,515	£4,561,728	£4,319,499	£4,172,701
60% LAR : 40% CIR	5%	£5,065,368	£4,305,029	£4,301,321	£4,294,456	£4,258,728	£4,016,849	£3,870,248
60% LAR : 40% CIR	10%	£4,746,992	£4,001,251	£3,997,555	£3,990,712	£3,955,037	£3,713,483	£3,567,061
60% LAR : 40% CIR	**12%**	**£4,619,451**	**£3,879,551**	**£3,875,860**	**£3,869,025**	**£3,833,370**	**£3,591,938**	**£3,445,585**
60% LAR : 40% CIR	15%	£4,427,936	£3,696,799	£3,693,115	£3,686,290	£3,650,666	£3,409,408	£3,263,151
60% LAR : 40% CIR	20%	£4,108,208	£3,391,677	£3,388,003	£3,381,197	£3,345,617	£3,104,629	£2,958,522
60% LAR : 40% CIR	25%	£3,787,811	£3,085,893	£3,082,229	£3,075,439	£3,039,900	£2,799,154	£2,653,182
60% LAR : 40% CIR	30%	£3,466,756	£2,779,453	£2,775,797	£2,769,022	£2,733,519	£2,492,990	£2,347,138
60% LAR : 40% CIR	35%	£3,145,045	£2,472,365	£2,468,715	£2,461,954	£2,426,482	£2,186,142	£2,040,396
60% LAR : 40% CIR	40%	£2,822,688	£2,164,634	£2,160,990	£2,154,239	£2,118,794	£1,878,620	£1,732,964
60% LAR : 40% CIR	45%	£2,499,689	£1,856,266	£1,852,627	£1,845,885	£1,810,463	£1,570,427	£1,424,848
60% LAR : 40% CIR	50%	£2,176,057	£1,547,267	£1,543,633	£1,536,898	£1,501,495	£1,261,572	£1,116,056

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,435,930	£5,660,999	£5,657,277	£5,650,388	£5,614,600	£5,372,372	£5,225,574
60% LAR : 40% CIR	5%	£6,118,241	£5,357,902	£5,354,194	£5,347,329	£5,311,601	£5,069,722	£4,923,121
60% LAR : 40% CIR	10%	£5,799,865	£5,054,124	£5,050,428	£5,043,585	£5,007,910	£4,766,356	£4,619,934
60% LAR : 40% CIR	**12%**	**£5,672,324**	**£4,932,424**	**£4,928,732**	**£4,921,898**	**£4,886,243**	**£4,644,811**	**£4,498,457**
60% LAR : 40% CIR	15%	£5,480,809	£4,749,671	£4,745,987	£4,739,163	£4,703,539	£4,462,281	£4,316,024
60% LAR : 40% CIR	20%	£5,161,080	£4,444,550	£4,440,876	£4,434,070	£4,398,490	£4,157,502	£4,011,395
60% LAR : 40% CIR	25%	£4,840,684	£4,138,765	£4,135,102	£4,128,312	£4,092,772	£3,852,027	£3,706,055
60% LAR : 40% CIR	30%	£4,519,628	£3,832,326	£3,828,670	£3,821,895	£3,786,392	£3,545,863	£3,400,011
60% LAR : 40% CIR	35%	£4,197,918	£3,525,237	£3,521,588	£3,514,827	£3,479,354	£3,239,015	£3,093,269
60% LAR : 40% CIR	40%	£3,875,561	£3,217,506	£3,213,862	£3,207,112	£3,171,667	£2,931,493	£2,785,837
60% LAR : 40% CIR	45%	£3,552,562	£2,909,139	£2,905,500	£2,898,758	£2,863,336	£2,623,300	£2,477,721
60% LAR : 40% CIR	50%	£3,228,930	£2,600,140	£2,596,506	£2,589,771	£2,554,368	£2,314,445	£2,168,929

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,680,526	£6,905,594	£6,901,872	£6,894,983	£6,859,196	£6,616,967	£6,470,170
60% LAR : 40% CIR	5%	£7,362,836	£6,602,497	£6,598,789	£6,591,924	£6,556,196	£6,314,317	£6,167,716
60% LAR : 40% CIR	10%	£7,044,460	£6,298,719	£6,295,024	£6,288,180	£6,252,506	£6,010,951	£5,864,530
60% LAR : 40% CIR	**12%**	**£6,916,919**	**£6,177,019**	**£6,173,328**	**£6,166,493**	**£6,130,838**	**£5,889,406**	**£5,743,053**
60% LAR : 40% CIR	15%	£6,725,405	£5,994,267	£5,990,583	£5,983,759	£5,948,134	£5,706,876	£5,560,619
60% LAR : 40% CIR	20%	£6,405,676	£5,689,145	£5,685,471	£5,678,665	£5,643,085	£5,402,097	£5,255,990
60% LAR : 40% CIR	25%	£6,085,280	£5,383,361	£5,379,697	£5,372,908	£5,337,368	£5,096,623	£4,950,650
60% LAR : 40% CIR	30%	£5,764,224	£5,076,921	£5,073,265	£5,066,490	£5,030,987	£4,790,458	£4,644,606
60% LAR : 40% CIR	35%	£5,442,513	£4,769,833	£4,766,184	£4,759,422	£4,723,950	£4,483,611	£4,337,864
60% LAR : 40% CIR	40%	£5,120,156	£4,462,102	£4,458,458	£4,451,707	£4,416,262	£4,176,088	£4,030,433
60% LAR : 40% CIR	45%	£4,797,158	£4,153,734	£4,150,095	£4,143,353	£4,107,931	£3,867,895	£3,722,316
60% LAR : 40% CIR	50%	£4,473,525	£3,844,735	£3,841,101	£3,834,367	£3,798,964	£3,559,040	£3,413,524

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR in Perp	
No Units	7
Site Area	0.06 Ha

Value Area	Zone A - Higher Central Zone	
Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,655,308	£8,869,485	£8,865,763	£8,858,874	£8,823,087	£8,580,858	£8,434,060
60% LAR : 40% CIR	5%	£9,303,563	£8,532,879	£8,529,170	£8,522,306	£8,486,577	£8,244,699	£8,098,098
60% LAR : 40% CIR	10%	£8,951,134	£8,195,591	£8,191,896	£8,185,052	£8,149,378	£7,907,824	£7,761,402
60% LAR : 40% CIR	**12%**	**£8,809,971**	**£8,060,488**	**£8,056,796**	**£8,049,962**	**£8,014,307**	**£7,772,874**	**£7,626,521**
60% LAR : 40% CIR	15%	£8,598,024	£7,857,630	£7,853,945	£7,847,122	£7,811,496	£7,570,239	£7,423,982
60% LAR : 40% CIR	20%	£8,244,242	£7,518,999	£7,515,325	£7,508,519	£7,472,939	£7,231,951	£7,085,844
60% LAR : 40% CIR	25%	£7,889,792	£7,179,705	£7,176,041	£7,169,252	£7,133,712	£6,892,967	£6,746,994
60% LAR : 40% CIR	30%	£7,534,681	£6,839,756	£6,836,100	£6,829,325	£6,793,821	£6,553,293	£6,407,440
60% LAR : 40% CIR	35%	£7,178,918	£6,499,158	£6,495,509	£6,488,747	£6,453,275	£6,212,937	£6,067,190
60% LAR : 40% CIR	40%	£6,822,507	£6,157,917	£6,154,275	£6,147,523	£6,112,078	£5,871,904	£5,726,248
60% LAR : 40% CIR	45%	£6,465,455	£5,816,040	£5,812,402	£5,805,660	£5,770,239	£5,530,202	£5,384,623
60% LAR : 40% CIR	50%	£6,107,768	£5,473,533	£5,469,898	£5,463,164	£5,427,761	£5,187,837	£5,042,321

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,523,137	£2,737,314	£2,733,592	£2,726,703	£2,690,916	£2,448,687	£2,301,890
60% LAR : 40% CIR	5%	£3,171,392	£2,400,708	£2,397,000	£2,390,135	£2,354,407	£2,112,528	£1,965,927
60% LAR : 40% CIR	10%	£2,818,963	£2,063,420	£2,059,725	£2,052,882	£2,017,207	£1,775,653	£1,629,231
60% LAR : 40% CIR	**12%**	**£2,677,800**	**£1,928,317**	**£1,924,625**	**£1,917,791**	**£1,882,136**	**£1,640,704**	**£1,494,350**
60% LAR : 40% CIR	15%	£2,465,853	£1,725,459	£1,721,774	£1,714,951	£1,679,325	£1,438,068	£1,291,811
60% LAR : 40% CIR	20%	£2,112,071	£1,386,828	£1,383,154	£1,376,348	£1,340,768	£1,099,780	£953,673
60% LAR : 40% CIR	25%	£1,757,621	£1,047,534	£1,043,870	£1,037,081	£1,001,541	£760,796	£614,824
60% LAR : 40% CIR	30%	£1,402,511	£707,585	£703,930	£697,154	£661,650	£421,122	£275,270
60% LAR : 40% CIR	35%	£1,046,747	£366,987	£363,339	£356,576	£321,104	£80,766	-£64,981
60% LAR : 40% CIR	40%	£690,336	£25,747	£22,104	£15,352	-£20,093	-£260,267	-£405,923
60% LAR : 40% CIR	45%	£333,284	-£316,131	-£319,769	-£326,511	-£361,932	-£601,969	-£747,548
60% LAR : 40% CIR	50%	-£24,403	-£658,638	-£662,272	-£669,007	-£704,410	-£944,334	-£1,089,850

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,064,136	£5,278,313	£5,274,591	£5,267,702	£5,231,915	£4,989,686	£4,842,889
60% LAR : 40% CIR	5%	£5,712,392	£4,941,707	£4,937,999	£4,931,134	£4,895,406	£4,653,527	£4,506,926
60% LAR : 40% CIR	10%	£5,359,962	£4,604,420	£4,600,724	£4,593,881	£4,558,206	£4,316,652	£4,170,230
60% LAR : 40% CIR	**12%**	**£5,218,799**	**£4,469,316**	**£4,465,625**	**£4,458,790**	**£4,423,135**	**£4,181,703**	**£4,035,350**
60% LAR : 40% CIR	15%	£5,006,852	£4,266,458	£4,262,773	£4,255,950	£4,220,324	£3,979,067	£3,832,810
60% LAR : 40% CIR	20%	£4,653,070	£3,927,827	£3,924,153	£3,917,347	£3,881,767	£3,640,779	£3,494,672
60% LAR : 40% CIR	25%	£4,298,620	£3,588,534	£3,584,869	£3,578,080	£3,542,541	£3,301,795	£3,155,823
60% LAR : 40% CIR	30%	£3,943,510	£3,248,585	£3,244,929	£3,238,154	£3,202,649	£2,962,121	£2,816,269
60% LAR : 40% CIR	35%	£3,587,746	£2,907,986	£2,904,338	£2,897,575	£2,862,103	£2,621,765	£2,476,019
60% LAR : 40% CIR	40%	£3,231,335	£2,566,746	£2,563,103	£2,556,351	£2,520,906	£2,280,732	£2,135,076
60% LAR : 40% CIR	45%	£2,874,283	£2,224,869	£2,221,230	£2,214,488	£2,179,067	£1,939,030	£1,793,451
60% LAR : 40% CIR	50%	£2,516,596	£1,882,362	£1,878,727	£1,871,992	£1,836,589	£1,596,665	£1,451,150

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,117,009	£6,331,186	£6,327,464	£6,320,575	£6,284,788	£6,042,559	£5,895,762
60% LAR : 40% CIR	5%	£6,765,265	£5,994,580	£5,990,872	£5,984,007	£5,948,279	£5,706,400	£5,559,799
60% LAR : 40% CIR	10%	£6,412,835	£5,657,292	£5,653,597	£5,646,754	£5,611,079	£5,369,525	£5,223,103
60% LAR : 40% CIR	**12%**	**£6,271,672**	**£5,522,189**	**£5,518,497**	**£5,511,663**	**£5,476,008**	**£5,234,576**	**£5,088,222**
60% LAR : 40% CIR	15%	£6,059,725	£5,319,331	£5,315,646	£5,308,823	£5,273,197	£5,031,940	£4,885,683
60% LAR : 40% CIR	20%	£5,705,943	£4,980,700	£4,977,026	£4,970,220	£4,934,640	£4,693,652	£4,547,545
60% LAR : 40% CIR	25%	£5,351,493	£4,641,406	£4,637,742	£4,630,953	£4,595,413	£4,354,668	£4,208,696
60% LAR : 40% CIR	30%	£4,996,383	£4,301,457	£4,297,802	£4,291,026	£4,255,522	£4,014,994	£3,869,142
60% LAR : 40% CIR	35%	£4,640,619	£3,960,859	£3,957,211	£3,950,448	£3,914,976	£3,674,638	£3,528,891
60% LAR : 40% CIR	40%	£4,284,208	£3,619,619	£3,615,976	£3,609,224	£3,573,779	£3,333,605	£3,187,949
60% LAR : 40% CIR	45%	£3,927,156	£3,277,741	£3,274,103	£3,267,361	£3,231,940	£2,991,903	£2,846,324
60% LAR : 40% CIR	50%	£3,569,469	£2,935,234	£2,931,600	£2,924,865	£2,889,462	£2,649,538	£2,504,022

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,361,604	£7,575,782	£7,572,059	£7,565,170	£7,529,383	£7,287,154	£7,140,357
60% LAR : 40% CIR	5%	£8,009,860	£7,239,175	£7,235,467	£7,228,602	£7,192,874	£6,950,995	£6,804,394
60% LAR : 40% CIR	10%	£7,657,430	£6,901,888	£6,898,192	£6,891,349	£6,855,674	£6,614,120	£6,467,698
60% LAR : 40% CIR	**12%**	**£7,516,267**	**£6,766,784**	**£6,763,093**	**£6,756,258**	**£6,720,603**	**£6,479,171**	**£6,332,818**
60% LAR : 40% CIR	15%	£7,304,321	£6,563,926	£6,560,241	£6,553,418	£6,517,793	£6,276,536	£6,130,279
60% LAR : 40% CIR	20%	£6,950,538	£6,225,295	£6,221,622	£6,214,816	£6,179,235	£5,938,248	£5,792,140
60% LAR : 40% CIR	25%	£6,596,088	£5,886,002	£5,882,337	£5,875,549	£5,840,009	£5,599,264	£5,453,291
60% LAR : 40% CIR	30%	£6,240,978	£5,546,053	£5,542,397	£5,535,622	£5,500,118	£5,259,590	£5,113,737
60% LAR : 40% CIR	35%	£5,885,214	£5,205,454	£5,201,806	£5,195,043	£5,159,571	£4,919,233	£4,773,487
60% LAR : 40% CIR	40%	£5,528,803	£4,864,214	£4,860,571	£4,853,819	£4,818,374	£4,578,200	£4,432,545
60% LAR : 40% CIR	45%	£5,171,751	£4,522,337	£4,518,698	£4,511,956	£4,476,535	£4,236,498	£4,090,919
60% LAR : 40% CIR	50%	£4,814,064	£4,179,830	£4,176,195	£4,169,460	£4,134,057	£3,894,134	£3,748,618

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR for 15 Years		Value Area	Zone A - Zone 1 and Eastern Central Zone

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,595,211	£5,948,330	£5,944,607	£5,937,719	£5,901,932	£5,659,702	£5,512,905
60% LAR : 40% CIR	5%	£6,389,277	£5,753,426	£5,749,718	£5,742,853	£5,707,123	£5,465,246	£5,318,644
60% LAR : 40% CIR	10%	£6,182,656	£5,557,841	£5,554,145	£5,547,302	£5,511,627	£5,270,073	£5,123,651
60% LAR : 40% CIR	**12%**	**£6,099,817**	**£5,479,417**	**£5,475,726**	**£5,468,891**	**£5,433,237**	**£5,191,805**	**£5,045,451**
60% LAR : 40% CIR	15%	£5,975,356	£5,361,581	£5,357,897	£5,351,073	£5,315,448	£5,074,190	£4,927,933
60% LAR : 40% CIR	20%	£5,767,382	£5,164,652	£5,160,978	£5,154,172	£5,118,592	£4,877,604	£4,731,497
60% LAR : 40% CIR	25%	£5,558,742	£4,967,061	£4,963,397	£4,956,608	£4,921,068	£4,680,323	£4,534,351
60% LAR : 40% CIR	30%	£5,349,440	£4,768,815	£4,765,158	£4,758,384	£4,722,880	£4,482,352	£4,336,499
60% LAR : 40% CIR	35%	£5,139,485	£4,569,918	£4,566,270	£4,559,508	£4,524,035	£4,283,697	£4,137,950
60% LAR : 40% CIR	40%	£4,928,883	£4,370,380	£4,366,737	£4,359,986	£4,324,542	£4,084,367	£3,938,711
60% LAR : 40% CIR	45%	£4,717,640	£4,170,205	£4,166,567	£4,159,825	£4,124,403	£3,884,367	£3,738,789
60% LAR : 40% CIR	50%	£4,505,762	£3,969,400	£3,965,765	£3,959,032	£3,923,629	£3,683,705	£3,538,189

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£463,040	-£183,841	-£187,564	-£194,452	-£230,239	-£472,469	-£619,266
60% LAR : 40% CIR	5%	£257,106	-£378,745	-£382,453	-£389,318	-£425,047	-£666,925	-£813,527
60% LAR : 40% CIR	10%	£50,485	-£574,330	-£578,026	-£584,869	-£620,544	-£862,098	-£1,008,520
60% LAR : 40% CIR	**12%**	**-£32,354**	**-£652,754**	**-£656,445**	**-£663,280**	**-£698,933**	**-£940,366**	**-£1,086,720**
60% LAR : 40% CIR	15%	-£156,815	-£770,590	-£774,274	-£781,098	-£816,723	-£1,057,981	-£1,204,238
60% LAR : 40% CIR	20%	-£364,789	-£967,519	-£971,192	-£977,998	-£1,013,579	-£1,254,566	-£1,400,674
60% LAR : 40% CIR	25%	-£573,429	-£1,165,110	-£1,168,774	-£1,175,563	-£1,211,103	-£1,451,848	-£1,597,820
60% LAR : 40% CIR	30%	-£782,731	-£1,363,356	-£1,367,013	-£1,373,787	-£1,409,291	-£1,649,819	-£1,795,672
60% LAR : 40% CIR	35%	-£992,686	-£1,562,252	-£1,565,901	-£1,572,663	-£1,608,135	-£1,848,474	-£1,994,221
60% LAR : 40% CIR	40%	-£1,203,288	-£1,761,791	-£1,765,434	-£1,772,185	-£1,807,629	-£2,047,804	-£2,193,460
60% LAR : 40% CIR	45%	-£1,414,531	-£1,961,966	-£1,965,603	-£1,972,346	-£2,007,767	-£2,247,804	-£2,393,382
60% LAR : 40% CIR	50%	-£1,626,409	-£2,162,771	-£2,166,405	-£2,173,139	-£2,208,542	-£2,448,466	-£2,593,982

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,004,039	£2,357,158	£2,353,435	£2,346,547	£2,310,760	£2,068,530	£1,921,734
60% LAR : 40% CIR	5%	£2,798,105	£2,162,254	£2,158,546	£2,151,681	£2,115,952	£1,874,074	£1,727,472
60% LAR : 40% CIR	10%	£2,591,484	£1,966,669	£1,962,973	£1,956,130	£1,920,455	£1,678,901	£1,532,479
60% LAR : 40% CIR	**12%**	**£2,508,645**	**£1,888,246**	**£1,884,554**	**£1,877,719**	**£1,842,066**	**£1,600,633**	**£1,454,279**
60% LAR : 40% CIR	15%	£2,384,184	£1,770,409	£1,766,725	£1,759,901	£1,724,277	£1,483,019	£1,336,762
60% LAR : 40% CIR	20%	£2,176,210	£1,573,480	£1,569,807	£1,563,001	£1,527,420	£1,286,433	£1,140,325
60% LAR : 40% CIR	25%	£1,967,570	£1,375,889	£1,372,225	£1,365,436	£1,329,896	£1,089,151	£943,179
60% LAR : 40% CIR	30%	£1,758,268	£1,177,643	£1,173,986	£1,167,212	£1,131,708	£891,180	£745,327
60% LAR : 40% CIR	35%	£1,548,314	£978,747	£975,098	£968,336	£932,864	£692,526	£546,778
60% LAR : 40% CIR	40%	£1,337,712	£779,209	£775,566	£768,814	£733,370	£493,195	£347,539
60% LAR : 40% CIR	45%	£1,126,468	£579,034	£575,396	£568,653	£533,232	£293,195	£147,617
60% LAR : 40% CIR	50%	£914,590	£378,229	£374,594	£367,860	£332,457	£92,533	-£52,982

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,056,912	£3,410,031	£3,406,308	£3,399,420	£3,363,633	£3,121,403	£2,974,606
60% LAR : 40% CIR	5%	£3,850,978	£3,215,127	£3,211,419	£3,204,554	£3,168,825	£2,926,947	£2,780,345
60% LAR : 40% CIR	10%	£3,644,357	£3,019,542	£3,015,846	£3,009,003	£2,973,328	£2,731,774	£2,585,352
60% LAR : 40% CIR	**12%**	**£3,561,518**	**£2,941,118**	**£2,937,427**	**£2,930,592**	**£2,894,939**	**£2,653,506**	**£2,507,152**
60% LAR : 40% CIR	15%	£3,437,057	£2,823,282	£2,819,598	£2,812,774	£2,777,149	£2,535,891	£2,389,634
60% LAR : 40% CIR	20%	£3,229,083	£2,626,353	£2,622,680	£2,615,874	£2,580,293	£2,339,306	£2,193,198
60% LAR : 40% CIR	25%	£3,020,443	£2,428,762	£2,425,098	£2,418,309	£2,382,769	£2,142,024	£1,996,052
60% LAR : 40% CIR	30%	£2,811,141	£2,230,516	£2,226,859	£2,220,085	£2,184,581	£1,944,053	£1,798,200
60% LAR : 40% CIR	35%	£2,601,186	£2,031,620	£2,027,971	£2,021,209	£1,985,737	£1,745,398	£1,599,651
60% LAR : 40% CIR	40%	£2,390,584	£1,832,081	£1,828,438	£1,821,687	£1,786,243	£1,546,068	£1,400,412
60% LAR : 40% CIR	45%	£2,179,341	£1,631,906	£1,628,269	£1,621,526	£1,586,105	£1,346,068	£1,200,490
60% LAR : 40% CIR	50%	£1,967,463	£1,431,101	£1,427,467	£1,420,733	£1,385,330	£1,145,406	£999,890

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,301,507	£4,654,627	£4,650,903	£4,644,015	£4,608,228	£4,365,998	£4,219,202
60% LAR : 40% CIR	5%	£5,095,574	£4,459,722	£4,456,014	£4,449,149	£4,413,420	£4,171,542	£4,024,940
60% LAR : 40% CIR	10%	£4,888,953	£4,264,137	£4,260,442	£4,253,598	£4,217,924	£3,976,369	£3,829,948
60% LAR : 40% CIR	**12%**	**£4,806,114**	**£4,185,714**	**£4,182,022**	**£4,175,188**	**£4,139,534**	**£3,898,102**	**£3,751,747**
60% LAR : 40% CIR	15%	£4,681,652	£4,067,877	£4,064,194	£4,057,369	£4,021,745	£3,780,487	£3,634,230
60% LAR : 40% CIR	20%	£4,473,678	£3,870,949	£3,867,275	£3,860,469	£3,824,889	£3,583,901	£3,437,794
60% LAR : 40% CIR	25%	£4,265,038	£3,673,357	£3,669,694	£3,662,904	£3,627,364	£3,386,619	£3,240,647
60% LAR : 40% CIR	30%	£4,055,736	£3,475,111	£3,471,455	£3,464,680	£3,429,176	£3,188,648	£3,042,796
60% LAR : 40% CIR	35%	£3,845,782	£3,276,215	£3,272,567	£3,265,804	£3,230,332	£2,989,994	£2,844,246
60% LAR : 40% CIR	40%	£3,635,180	£3,076,677	£3,073,034	£3,066,282	£3,030,838	£2,790,663	£2,645,007
60% LAR : 40% CIR	45%	£3,423,936	£2,876,502	£2,872,864	£2,866,121	£2,830,700	£2,590,663	£2,445,085
60% LAR : 40% CIR	50%	£3,212,059	£2,675,697	£2,672,062	£2,665,328	£2,629,925	£2,390,002	£2,244,486

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR for 15 Years		Value Area	Zone A - Kings Cross Lower

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,893,251	£7,225,613	£7,221,891	£7,215,002	£7,179,216	£6,936,986	£6,790,189
60% LAR : 40% CIR	5%	£7,687,317	£7,030,710	£7,027,001	£7,020,136	£6,984,408	£6,742,530	£6,595,928
60% LAR : 40% CIR	10%	£7,480,696	£6,835,125	£6,831,429	£6,824,586	£6,788,911	£6,547,357	£6,400,935
60% LAR : 40% CIR	**12%**	**£7,397,857**	**£6,756,702**	**£6,753,010**	**£6,746,175**	**£6,710,521**	**£6,469,088**	**£6,322,735**
60% LAR : 40% CIR	15%	£7,273,395	£6,638,864	£6,635,180	£6,628,357	£6,592,732	£6,351,475	£6,205,218
60% LAR : 40% CIR	20%	£7,065,421	£6,441,936	£6,438,263	£6,431,457	£6,395,877	£6,154,889	£6,008,781
60% LAR : 40% CIR	25%	£6,856,781	£6,244,345	£6,240,680	£6,233,892	£6,198,352	£5,957,607	£5,811,634
60% LAR : 40% CIR	30%	£6,647,480	£6,046,098	£6,042,442	£6,035,667	£6,000,164	£5,759,635	£5,613,783
60% LAR : 40% CIR	35%	£6,437,525	£5,847,203	£5,843,553	£5,836,792	£5,801,320	£5,560,981	£5,415,234
60% LAR : 40% CIR	40%	£6,226,923	£5,647,665	£5,644,021	£5,637,270	£5,601,825	£5,361,651	£5,215,995
60% LAR : 40% CIR	45%	£6,015,680	£5,447,490	£5,443,851	£5,437,109	£5,401,687	£5,161,651	£5,016,072
60% LAR : 40% CIR	50%	£5,803,803	£5,246,685	£5,243,050	£5,236,315	£5,200,912	£4,960,988	£4,815,473

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,761,080	£1,093,442	£1,089,720	£1,082,831	£1,047,045	£804,815	£658,018
60% LAR : 40% CIR	5%	£1,555,146	£898,539	£894,830	£887,965	£852,237	£610,359	£463,757
60% LAR : 40% CIR	10%	£1,348,525	£702,954	£699,258	£692,415	£656,740	£415,186	£268,764
60% LAR : 40% CIR	**12%**	**£1,265,686**	**£624,531**	**£620,839**	**£614,005**	**£578,350**	**£336,917**	**£190,564**
60% LAR : 40% CIR	15%	£1,141,224	£506,693	£503,009	£496,186	£460,561	£219,304	£73,047
60% LAR : 40% CIR	20%	£933,251	£309,765	£306,092	£299,286	£263,706	£22,718	-£123,389
60% LAR : 40% CIR	25%	£724,610	£112,174	£108,510	£101,721	£66,181	-£174,564	-£320,537
60% LAR : 40% CIR	30%	£515,309	-£86,073	-£89,729	-£96,504	-£132,007	-£372,536	-£518,388
60% LAR : 40% CIR	35%	£305,354	-£284,968	-£288,617	-£295,379	-£330,851	-£571,190	-£716,937
60% LAR : 40% CIR	40%	£94,752	-£484,506	-£488,150	-£494,901	-£530,346	-£770,520	-£916,176
60% LAR : 40% CIR	45%	-£116,491	-£684,681	-£688,320	-£695,062	-£730,484	-£970,520	-£1,116,099
60% LAR : 40% CIR	50%	-£328,368	-£885,486	-£889,121	-£895,856	-£931,259	-£1,171,182	-£1,316,698

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,302,080	£3,634,442	£3,630,719	£3,623,830	£3,588,044	£3,345,814	£3,199,017
60% LAR : 40% CIR	5%	£4,096,145	£3,439,538	£3,435,829	£3,428,965	£3,393,236	£3,151,358	£3,004,756
60% LAR : 40% CIR	10%	£3,889,524	£3,243,953	£3,240,258	£3,233,414	£3,197,740	£2,956,185	£2,809,764
60% LAR : 40% CIR	**12%**	**£3,806,685**	**£3,165,530**	**£3,161,839**	**£3,155,004**	**£3,119,349**	**£2,877,917**	**£2,731,564**
60% LAR : 40% CIR	15%	£3,682,224	£3,047,693	£3,044,009	£3,037,185	£3,001,560	£2,760,303	£2,614,046
60% LAR : 40% CIR	20%	£3,474,250	£2,850,765	£2,847,091	£2,840,285	£2,804,705	£2,563,717	£2,417,610
60% LAR : 40% CIR	25%	£3,265,609	£2,653,173	£2,649,509	£2,642,720	£2,607,180	£2,366,435	£2,220,463
60% LAR : 40% CIR	30%	£3,056,309	£2,454,926	£2,451,271	£2,444,496	£2,408,992	£2,168,463	£2,022,612
60% LAR : 40% CIR	35%	£2,846,353	£2,256,031	£2,252,382	£2,245,620	£2,210,148	£1,969,809	£1,824,063
60% LAR : 40% CIR	40%	£2,635,751	£2,056,493	£2,052,849	£2,046,098	£2,010,653	£1,770,479	£1,624,824
60% LAR : 40% CIR	45%	£2,424,508	£1,856,318	£1,852,679	£1,845,937	£1,810,515	£1,570,479	£1,424,900
60% LAR : 40% CIR	50%	£2,212,631	£1,655,513	£1,651,878	£1,645,143	£1,609,740	£1,369,817	£1,224,301

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,354,952	£4,687,314	£4,683,592	£4,676,703	£4,640,917	£4,398,687	£4,251,890
60% LAR : 40% CIR	5%	£5,149,018	£4,492,411	£4,488,702	£4,481,837	£4,446,109	£4,204,231	£4,057,629
60% LAR : 40% CIR	10%	£4,942,397	£4,296,826	£4,293,130	£4,286,287	£4,250,612	£4,009,058	£3,862,636
60% LAR : 40% CIR	**12%**	**£4,859,558**	**£4,218,403**	**£4,214,711**	**£4,207,877**	**£4,172,222**	**£3,930,789**	**£3,784,436**
60% LAR : 40% CIR	15%	£4,735,096	£4,100,565	£4,096,881	£4,090,058	£4,054,433	£3,813,176	£3,666,919
60% LAR : 40% CIR	20%	£4,527,123	£3,903,637	£3,899,964	£3,893,158	£3,857,578	£3,616,590	£3,470,483
60% LAR : 40% CIR	25%	£4,318,482	£3,706,046	£3,702,382	£3,695,593	£3,660,053	£3,419,308	£3,273,335
60% LAR : 40% CIR	30%	£4,109,181	£3,507,799	£3,504,143	£3,497,368	£3,461,865	£3,221,336	£3,075,484
60% LAR : 40% CIR	35%	£3,899,226	£3,308,904	£3,305,255	£3,298,493	£3,263,021	£3,022,682	£2,876,935
60% LAR : 40% CIR	40%	£3,688,624	£3,109,366	£3,105,722	£3,098,971	£3,063,526	£2,823,352	£2,677,696
60% LAR : 40% CIR	45%	£3,477,381	£2,909,191	£2,905,552	£2,898,810	£2,863,388	£2,623,352	£2,477,773
60% LAR : 40% CIR	50%	£3,265,504	£2,708,386	£2,704,751	£2,698,016	£2,662,613	£2,422,690	£2,277,174

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,599,548	£5,931,910	£5,928,187	£5,921,299	£5,885,512	£5,643,283	£5,496,485
60% LAR : 40% CIR	5%	£6,393,613	£5,737,007	£5,733,297	£5,726,433	£5,690,704	£5,448,827	£5,302,225
60% LAR : 40% CIR	10%	£6,186,992	£5,541,421	£5,537,726	£5,530,882	£5,495,208	£5,253,654	£5,107,232
60% LAR : 40% CIR	**12%**	**£6,104,153**	**£5,462,998**	**£5,459,307**	**£5,452,472**	**£5,416,817**	**£5,175,385**	**£5,029,032**
60% LAR : 40% CIR	15%	£5,979,692	£5,345,161	£5,341,477	£5,334,654	£5,299,028	£5,057,771	£4,911,514
60% LAR : 40% CIR	20%	£5,771,718	£5,148,233	£5,144,559	£5,137,753	£5,102,173	£4,861,185	£4,715,078
60% LAR : 40% CIR	25%	£5,563,078	£4,950,642	£4,946,977	£4,940,188	£4,904,648	£4,663,903	£4,517,931
60% LAR : 40% CIR	30%	£5,353,777	£4,752,395	£4,748,739	£4,741,964	£4,706,461	£4,465,931	£4,320,080
60% LAR : 40% CIR	35%	£5,143,821	£4,553,499	£4,549,850	£4,543,088	£4,507,616	£4,267,277	£4,121,531
60% LAR : 40% CIR	40%	£4,933,219	£4,353,961	£4,350,317	£4,343,566	£4,308,121	£4,067,947	£3,922,292
60% LAR : 40% CIR	45%	£4,721,977	£4,153,786	£4,150,147	£4,143,405	£4,107,983	£3,867,948	£3,722,368
60% LAR : 40% CIR	50%	£4,510,099	£3,952,981	£3,949,346	£3,942,611	£3,907,209	£3,667,285	£3,521,769

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR for 15 Years

Value Area	Zone A - Kings Cross Higher

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,404,059	£7,728,254	£7,724,532	£7,717,643	£7,681,856	£7,439,627	£7,292,830
60% LAR : 40% CIR	5%	£8,172,585	£7,508,218	£7,504,510	£7,497,645	£7,461,916	£7,220,038	£7,073,436
60% LAR : 40% CIR	10%	£7,940,424	£7,287,501	£7,283,806	£7,276,962	£7,241,288	£6,999,734	£6,853,312
60% LAR : 40% CIR	**12%**	**£7,847,368**	**£7,199,025**	**£7,195,334**	**£7,188,499**	**£7,152,845**	**£6,911,413**	**£6,765,058**
60% LAR : 40% CIR	15%	£7,707,582	£7,066,109	£7,062,425	£7,055,602	£7,019,976	£6,778,719	£6,632,461
60% LAR : 40% CIR	20%	£7,474,069	£6,844,049	£6,840,375	£6,833,569	£6,797,989	£6,557,001	£6,410,894
60% LAR : 40% CIR	25%	£7,239,888	£6,621,326	£6,617,661	£6,610,872	£6,575,332	£6,334,587	£6,188,615
60% LAR : 40% CIR	30%	£7,005,046	£6,397,947	£6,394,291	£6,387,516	£6,352,012	£6,111,484	£5,965,631
60% LAR : 40% CIR	35%	£6,769,550	£6,173,919	£6,170,271	£6,163,508	£6,128,036	£5,887,698	£5,741,950
60% LAR : 40% CIR	40%	£6,533,409	£5,949,249	£5,945,605	£5,938,854	£5,903,409	£5,663,235	£5,517,580
60% LAR : 40% CIR	45%	£6,296,625	£5,723,941	£5,720,303	£5,713,562	£5,678,139	£5,438,104	£5,292,525
60% LAR : 40% CIR	50%	£6,059,207	£5,498,005	£5,494,370	£5,487,636	£5,452,233	£5,212,309	£5,066,794

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,271,888	£1,596,083	£1,592,361	£1,585,472	£1,549,685	£1,307,456	£1,160,659
60% LAR : 40% CIR	5%	£2,040,414	£1,376,047	£1,372,339	£1,365,475	£1,329,745	£1,087,867	£941,266
60% LAR : 40% CIR	10%	£1,808,253	£1,155,330	£1,151,635	£1,144,792	£1,109,117	£867,563	£721,141
60% LAR : 40% CIR	**12%**	**£1,715,197**	**£1,066,854**	**£1,063,164**	**£1,056,328**	**£1,020,674**	**£779,242**	**£632,888**
60% LAR : 40% CIR	15%	£1,575,412	£933,938	£930,254	£923,431	£887,806	£646,548	£500,291
60% LAR : 40% CIR	20%	£1,341,898	£711,878	£708,204	£701,398	£665,818	£424,830	£278,723
60% LAR : 40% CIR	25%	£1,107,717	£489,155	£485,490	£478,701	£443,162	£202,416	£56,444
60% LAR : 40% CIR	30%	£872,875	£265,776	£262,120	£255,345	£219,841	-£20,687	-£166,540
60% LAR : 40% CIR	35%	£637,380	£41,748	£38,100	£31,337	-£4,135	-£244,473	-£390,221
60% LAR : 40% CIR	40%	£401,238	-£182,922	-£186,566	-£193,317	-£228,762	-£468,936	-£614,591
60% LAR : 40% CIR	45%	£164,454	-£408,230	-£411,868	-£418,609	-£454,031	-£694,067	-£839,646
60% LAR : 40% CIR	50%	-£72,964	-£634,166	-£637,801	-£644,535	-£679,938	-£919,861	-£1,065,377

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,812,887	£4,137,083	£4,133,360	£4,126,471	£4,090,684	£3,848,455	£3,701,658
60% LAR : 40% CIR	5%	£4,581,413	£3,917,047	£3,913,338	£3,906,474	£3,870,744	£3,628,867	£3,482,265
60% LAR : 40% CIR	10%	£4,349,252	£3,696,330	£3,692,634	£3,685,791	£3,650,116	£3,408,562	£3,262,140
60% LAR : 40% CIR	**12%**	**£4,256,196**	**£3,607,853**	**£3,604,163**	**£3,597,327**	**£3,561,673**	**£3,320,241**	**£3,173,887**
60% LAR : 40% CIR	15%	£4,116,411	£3,474,937	£3,471,253	£3,464,430	£3,428,805	£3,187,547	£3,041,290
60% LAR : 40% CIR	20%	£3,882,897	£3,252,877	£3,249,203	£3,242,397	£3,206,817	£2,965,829	£2,819,722
60% LAR : 40% CIR	25%	£3,648,716	£3,030,154	£3,026,489	£3,019,701	£2,984,161	£2,743,416	£2,597,443
60% LAR : 40% CIR	30%	£3,413,874	£2,806,775	£2,803,119	£2,796,344	£2,760,840	£2,520,312	£2,374,459
60% LAR : 40% CIR	35%	£3,178,379	£2,582,747	£2,579,099	£2,572,336	£2,536,864	£2,296,526	£2,150,779
60% LAR : 40% CIR	40%	£2,942,237	£2,358,077	£2,354,433	£2,347,682	£2,312,238	£2,072,064	£1,926,408
60% LAR : 40% CIR	45%	£2,705,453	£2,132,769	£2,129,132	£2,122,390	£2,086,968	£1,846,932	£1,701,353
60% LAR : 40% CIR	50%	£2,468,035	£1,906,833	£1,903,198	£1,896,464	£1,861,061	£1,621,138	£1,475,622

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,865,760	£5,189,955	£5,186,233	£5,179,344	£5,143,557	£4,901,328	£4,754,531
60% LAR : 40% CIR	5%	£5,634,286	£4,969,919	£4,966,211	£4,959,347	£4,923,617	£4,681,739	£4,535,138
60% LAR : 40% CIR	10%	£5,402,125	£4,749,202	£4,745,507	£4,738,664	£4,702,989	£4,461,435	£4,315,013
60% LAR : 40% CIR	**12%**	**£5,309,069**	**£4,660,726**	**£4,657,036**	**£4,650,200**	**£4,614,546**	**£4,373,114**	**£4,226,760**
60% LAR : 40% CIR	15%	£5,169,284	£4,527,810	£4,524,126	£4,517,303	£4,481,678	£4,240,420	£4,094,163
60% LAR : 40% CIR	20%	£4,935,770	£4,305,750	£4,302,076	£4,295,270	£4,259,690	£4,018,702	£3,872,595
60% LAR : 40% CIR	25%	£4,701,589	£4,083,027	£4,079,362	£4,072,573	£4,037,034	£3,796,288	£3,650,316
60% LAR : 40% CIR	30%	£4,466,747	£3,859,648	£3,855,992	£3,849,217	£3,813,713	£3,573,185	£3,427,332
60% LAR : 40% CIR	35%	£4,231,252	£3,635,620	£3,631,972	£3,625,209	£3,589,737	£3,349,399	£3,203,651
60% LAR : 40% CIR	40%	£3,995,110	£3,410,950	£3,407,306	£3,400,555	£3,365,110	£3,124,936	£2,979,281
60% LAR : 40% CIR	45%	£3,758,326	£3,185,642	£3,182,005	£3,175,263	£3,139,841	£2,899,805	£2,754,226
60% LAR : 40% CIR	50%	£3,520,908	£2,959,706	£2,956,071	£2,949,337	£2,913,934	£2,674,011	£2,528,495

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,110,356	£6,434,551	£6,430,828	£6,423,940	£6,388,152	£6,145,924	£5,999,126
60% LAR : 40% CIR	5%	£6,878,881	£6,214,515	£6,210,807	£6,203,942	£6,168,213	£5,926,335	£5,779,733
60% LAR : 40% CIR	10%	£6,646,720	£5,993,798	£5,990,102	£5,983,259	£5,947,584	£5,706,030	£5,559,608
60% LAR : 40% CIR	**12%**	**£6,553,665**	**£5,905,321**	**£5,901,631**	**£5,894,795**	**£5,859,142**	**£5,617,709**	**£5,471,355**
60% LAR : 40% CIR	15%	£6,413,879	£5,772,406	£5,768,722	£5,761,898	£5,726,273	£5,485,015	£5,338,758
60% LAR : 40% CIR	20%	£6,180,365	£5,550,345	£5,546,671	£5,539,865	£5,504,285	£5,263,297	£5,117,190
60% LAR : 40% CIR	25%	£5,946,184	£5,327,622	£5,323,957	£5,317,169	£5,281,629	£5,040,884	£4,894,911
60% LAR : 40% CIR	30%	£5,711,342	£5,104,243	£5,100,588	£5,093,813	£5,058,308	£4,817,780	£4,671,928
60% LAR : 40% CIR	35%	£5,475,847	£4,880,215	£4,876,567	£4,869,804	£4,834,332	£4,593,994	£4,448,247
60% LAR : 40% CIR	40%	£5,239,705	£4,655,545	£4,651,901	£4,645,151	£4,609,706	£4,369,532	£4,223,876
60% LAR : 40% CIR	45%	£5,002,921	£4,430,238	£4,426,600	£4,419,858	£4,384,436	£4,144,400	£3,998,821
60% LAR : 40% CIR	50%	£4,765,503	£4,204,301	£4,200,666	£4,193,932	£4,158,530	£3,918,606	£3,773,090

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR for 15 Years		Value Area	Zone A - Lower Cenral Zone

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,434,297	£7,758,009	£7,754,286	£7,747,397	£7,711,610	£7,469,381	£7,322,584
60% LAR : 40% CIR	5%	£8,177,282	£7,512,841	£7,509,132	£7,502,267	£7,466,539	£7,224,661	£7,078,059
60% LAR : 40% CIR	10%	£7,919,581	£7,266,991	£7,263,296	£7,256,452	£7,220,778	£6,979,224	£6,832,802
60% LAR : 40% CIR	**12%**	**£7,816,309**	**£7,168,462**	**£7,164,771**	**£7,157,936**	**£7,122,283**	**£6,880,850**	**£6,734,496**
60% LAR : 40% CIR	15%	£7,661,199	£7,020,467	£7,016,783	£7,009,960	£6,974,335	£6,733,077	£6,586,821
60% LAR : 40% CIR	20%	£7,402,144	£6,773,275	£6,769,601	£6,762,795	£6,727,215	£6,486,227	£6,340,120
60% LAR : 40% CIR	25%	£7,142,423	£6,525,419	£6,521,756	£6,514,966	£6,479,426	£6,238,681	£6,092,710
60% LAR : 40% CIR	30%	£6,882,042	£6,276,909	£6,273,253	£6,266,478	£6,230,975	£5,990,446	£5,844,593
60% LAR : 40% CIR	35%	£6,621,005	£6,027,749	£6,024,100	£6,017,338	£5,981,866	£5,741,527	£5,595,781
60% LAR : 40% CIR	40%	£6,359,323	£5,777,947	£5,774,304	£5,767,552	£5,732,108	£5,491,933	£5,346,277
60% LAR : 40% CIR	45%	£6,096,999	£5,527,507	£5,523,869	£5,517,128	£5,481,705	£5,241,670	£5,096,091
60% LAR : 40% CIR	50%	£5,834,040	£5,276,439	£5,272,804	£5,266,069	£5,230,666	£4,990,744	£4,845,228

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,302,126	£1,625,838	£1,622,115	£1,615,227	£1,579,439	£1,337,210	£1,190,413
60% LAR : 40% CIR	5%	£2,045,111	£1,380,670	£1,376,961	£1,370,096	£1,334,368	£1,092,490	£945,888
60% LAR : 40% CIR	10%	£1,787,410	£1,134,820	£1,131,125	£1,124,281	£1,088,607	£847,053	£700,631
60% LAR : 40% CIR	**12%**	**£1,684,138**	**£1,036,292**	**£1,032,600**	**£1,025,766**	**£990,112**	**£748,679**	**£602,325**
60% LAR : 40% CIR	15%	£1,529,028	£888,296	£884,613	£877,789	£842,164	£600,906	£454,650
60% LAR : 40% CIR	20%	£1,269,973	£641,104	£637,431	£630,625	£595,044	£354,057	£207,949
60% LAR : 40% CIR	25%	£1,010,252	£393,248	£389,585	£382,795	£347,255	£106,510	-£39,461
60% LAR : 40% CIR	30%	£749,871	£144,738	£141,082	£134,307	£98,804	-£141,725	-£287,578
60% LAR : 40% CIR	35%	£488,834	-£104,422	-£108,071	-£114,832	-£150,305	-£390,644	-£536,390
60% LAR : 40% CIR	40%	£227,152	-£354,224	-£357,867	-£364,619	-£400,063	-£640,238	-£785,893
60% LAR : 40% CIR	45%	-£35,172	-£604,664	-£608,301	-£615,043	-£650,465	-£890,501	-£1,036,080
60% LAR : 40% CIR	50%	-£298,131	-£855,732	-£859,367	-£866,102	-£901,505	-£1,141,427	-£1,286,943

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,843,125	£4,166,837	£4,163,114	£4,156,226	£4,120,438	£3,878,210	£3,731,412
60% LAR : 40% CIR	5%	£4,586,110	£3,921,669	£3,917,960	£3,911,095	£3,875,367	£3,633,489	£3,486,887
60% LAR : 40% CIR	10%	£4,328,409	£3,675,820	£3,672,124	£3,665,281	£3,629,606	£3,388,052	£3,241,630
60% LAR : 40% CIR	**12%**	**£4,225,137**	**£3,577,291**	**£3,573,599**	**£3,566,765**	**£3,531,111**	**£3,289,679**	**£3,143,324**
60% LAR : 40% CIR	15%	£4,070,027	£3,429,296	£3,425,612	£3,418,788	£3,383,163	£3,141,905	£2,995,649
60% LAR : 40% CIR	20%	£3,810,973	£3,182,103	£3,178,430	£3,171,624	£3,136,043	£2,895,056	£2,748,948
60% LAR : 40% CIR	25%	£3,551,252	£2,934,248	£2,930,584	£2,923,794	£2,888,255	£2,647,509	£2,501,538
60% LAR : 40% CIR	30%	£3,290,870	£2,685,737	£2,682,082	£2,675,306	£2,639,803	£2,399,274	£2,253,422
60% LAR : 40% CIR	35%	£3,029,834	£2,436,578	£2,432,928	£2,426,167	£2,390,695	£2,150,355	£2,004,609
60% LAR : 40% CIR	40%	£2,768,151	£2,186,775	£2,183,132	£2,176,380	£2,140,936	£1,900,761	£1,755,106
60% LAR : 40% CIR	45%	£2,505,827	£1,936,336	£1,932,698	£1,925,956	£1,890,534	£1,650,498	£1,504,919
60% LAR : 40% CIR	50%	£2,242,868	£1,685,267	£1,681,632	£1,674,898	£1,639,495	£1,399,572	£1,254,056

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,895,998	£5,219,710	£5,215,987	£5,209,099	£5,173,311	£4,931,082	£4,784,285
60% LAR : 40% CIR	5%	£5,638,983	£4,974,542	£4,970,833	£4,963,968	£4,928,240	£4,686,362	£4,539,760
60% LAR : 40% CIR	10%	£5,381,282	£4,728,692	£4,724,997	£4,718,153	£4,682,479	£4,440,925	£4,294,503
60% LAR : 40% CIR	**12%**	**£5,278,010**	**£4,630,164**	**£4,626,472**	**£4,619,638**	**£4,583,984**	**£4,342,551**	**£4,196,197**
60% LAR : 40% CIR	15%	£5,122,900	£4,482,168	£4,478,485	£4,471,661	£4,436,036	£4,194,778	£4,048,522
60% LAR : 40% CIR	20%	£4,863,845	£4,234,976	£4,231,303	£4,224,497	£4,188,916	£3,947,929	£3,801,821
60% LAR : 40% CIR	25%	£4,604,124	£3,987,120	£3,983,457	£3,976,667	£3,941,127	£3,700,382	£3,554,411
60% LAR : 40% CIR	30%	£4,343,743	£3,738,610	£3,734,954	£3,728,179	£3,692,676	£3,452,147	£3,306,294
60% LAR : 40% CIR	35%	£4,082,706	£3,489,450	£3,485,801	£3,479,040	£3,443,567	£3,203,228	£3,057,482
60% LAR : 40% CIR	40%	£3,821,024	£3,239,648	£3,236,005	£3,229,253	£3,193,809	£2,953,634	£2,807,979
60% LAR : 40% CIR	45%	£3,558,700	£2,989,208	£2,985,571	£2,978,829	£2,943,407	£2,703,371	£2,557,792
60% LAR : 40% CIR	50%	£3,295,741	£2,738,140	£2,734,505	£2,727,770	£2,692,367	£2,452,445	£2,306,929

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,140,594	£6,464,305	£6,460,583	£6,453,694	£6,417,907	£6,175,678	£6,028,880
60% LAR : 40% CIR	5%	£6,883,578	£6,219,138	£6,215,428	£6,208,564	£6,172,835	£5,930,957	£5,784,356
60% LAR : 40% CIR	10%	£6,625,878	£5,973,288	£5,969,592	£5,962,749	£5,927,074	£5,685,520	£5,539,098
60% LAR : 40% CIR	**12%**	**£6,522,605**	**£5,874,759**	**£5,871,068**	**£5,864,233**	**£5,828,579**	**£5,587,147**	**£5,440,793**
60% LAR : 40% CIR	15%	£6,367,495	£5,726,764	£5,723,080	£5,716,257	£5,680,631	£5,439,373	£5,293,117
60% LAR : 40% CIR	20%	£6,108,441	£5,479,572	£5,475,898	£5,469,092	£5,433,512	£5,192,524	£5,046,417
60% LAR : 40% CIR	25%	£5,848,720	£5,231,716	£5,228,052	£5,221,263	£5,185,723	£4,944,978	£4,799,006
60% LAR : 40% CIR	30%	£5,588,338	£4,983,206	£4,979,550	£4,972,775	£4,937,271	£4,696,742	£4,550,890
60% LAR : 40% CIR	35%	£5,327,302	£4,734,046	£4,730,396	£4,723,635	£4,688,163	£4,447,824	£4,302,077
60% LAR : 40% CIR	40%	£5,065,619	£4,484,243	£4,480,600	£4,473,848	£4,438,405	£4,198,229	£4,052,574
60% LAR : 40% CIR	45%	£4,803,296	£4,233,804	£4,230,166	£4,223,424	£4,188,002	£3,947,966	£3,802,387
60% LAR : 40% CIR	50%	£4,540,336	£3,982,735	£3,979,101	£3,972,366	£3,936,963	£3,697,040	£3,551,524

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR for 15 Years	**Value Area**	**Zone A - Medium Central Zone**

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,626,183	£8,930,837	£8,927,114	£8,920,226	£8,884,438	£8,642,210	£8,495,412
60% LAR : 40% CIR	5%	£9,309,575	£8,627,027	£8,623,319	£8,616,454	£8,580,725	£8,338,847	£8,192,245
60% LAR : 40% CIR	10%	£8,992,278	£8,322,537	£8,318,841	£8,311,998	£8,276,323	£8,034,769	£7,888,347
60% LAR : 40% CIR	**12%**	**£8,865,169**	**£8,200,552**	**£8,196,860**	**£8,190,026**	**£8,154,371**	**£7,912,939**	**£7,766,584**
60% LAR : 40% CIR	15%	£8,674,303	£8,017,372	£8,013,687	£8,006,863	£7,971,238	£7,729,981	£7,583,724
60% LAR : 40% CIR	20%	£8,355,654	£7,711,537	£7,707,864	£7,701,058	£7,665,478	£7,424,490	£7,278,382
60% LAR : 40% CIR	25%	£8,036,338	£7,405,041	£7,401,376	£7,394,588	£7,359,048	£7,118,302	£6,972,330
60% LAR : 40% CIR	30%	£7,716,362	£7,097,889	£7,094,233	£7,087,458	£7,051,954	£6,811,425	£6,665,574
60% LAR : 40% CIR	35%	£7,395,732	£6,790,088	£6,786,438	£6,779,676	£6,744,205	£6,503,866	£6,358,119
60% LAR : 40% CIR	40%	£7,074,454	£6,481,643	£6,478,000	£6,471,249	£6,435,805	£6,195,629	£6,049,975
60% LAR : 40% CIR	45%	£6,752,537	£6,172,563	£6,168,925	£6,162,183	£6,126,761	£5,886,724	£5,741,146
60% LAR : 40% CIR	50%	£6,429,984	£5,862,853	£5,859,218	£5,852,484	£5,817,081	£5,577,157	£5,431,642

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,494,012	£2,798,666	£2,794,943	£2,788,055	£2,752,267	£2,510,039	£2,363,241
60% LAR : 40% CIR	5%	£3,177,404	£2,494,856	£2,491,148	£2,484,283	£2,448,554	£2,206,676	£2,060,074
60% LAR : 40% CIR	10%	£2,860,107	£2,190,366	£2,186,670	£2,179,827	£2,144,152	£1,902,598	£1,756,176
60% LAR : 40% CIR	**12%**	**£2,732,998**	**£2,068,381**	**£2,064,690**	**£2,057,855**	**£2,022,200**	**£1,780,768**	**£1,634,414**
60% LAR : 40% CIR	15%	£2,542,132	£1,885,201	£1,881,516	£1,874,693	£1,839,067	£1,597,810	£1,451,553
60% LAR : 40% CIR	20%	£2,223,483	£1,579,367	£1,575,693	£1,568,887	£1,533,307	£1,292,319	£1,146,212
60% LAR : 40% CIR	25%	£1,904,167	£1,272,870	£1,269,205	£1,262,417	£1,226,877	£986,132	£840,159
60% LAR : 40% CIR	30%	£1,584,191	£965,718	£962,062	£955,287	£919,784	£679,254	£533,403
60% LAR : 40% CIR	35%	£1,263,561	£657,917	£654,268	£647,505	£612,034	£371,695	£225,948
60% LAR : 40% CIR	40%	£942,284	£349,472	£345,829	£339,079	£303,634	£63,459	-£82,196
60% LAR : 40% CIR	45%	£620,366	£40,392	£36,754	£30,012	-£5,410	-£245,447	-£391,025
60% LAR : 40% CIR	50%	£297,813	-£269,318	-£272,953	-£279,687	-£315,090	-£555,014	-£700,529

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,035,012	£5,339,665	£5,335,943	£5,329,054	£5,293,267	£5,051,038	£4,904,240
60% LAR : 40% CIR	5%	£5,718,403	£5,035,856	£5,032,147	£5,025,283	£4,989,553	£4,747,675	£4,601,074
60% LAR : 40% CIR	10%	£5,401,107	£4,731,365	£4,727,669	£4,720,826	£4,685,151	£4,443,597	£4,297,175
60% LAR : 40% CIR	**12%**	**£5,273,998**	**£4,609,380**	**£4,605,689**	**£4,598,854**	**£4,563,199**	**£4,321,767**	**£4,175,413**
60% LAR : 40% CIR	15%	£5,083,131	£4,426,200	£4,422,515	£4,415,692	£4,380,066	£4,138,809	£3,992,552
60% LAR : 40% CIR	20%	£4,764,482	£4,120,366	£4,116,692	£4,109,886	£4,074,306	£3,833,318	£3,687,211
60% LAR : 40% CIR	25%	£4,445,167	£3,813,869	£3,810,204	£3,803,416	£3,767,876	£3,527,131	£3,381,158
60% LAR : 40% CIR	30%	£4,125,191	£3,506,717	£3,503,061	£3,496,286	£3,460,783	£3,220,254	£3,074,402
60% LAR : 40% CIR	35%	£3,804,560	£3,198,916	£3,195,267	£3,188,504	£3,153,033	£2,912,694	£2,766,947
60% LAR : 40% CIR	40%	£3,483,283	£2,890,471	£2,886,829	£2,880,078	£2,844,633	£2,604,458	£2,458,803
60% LAR : 40% CIR	45%	£3,161,365	£2,581,391	£2,577,753	£2,571,011	£2,535,589	£2,295,553	£2,149,975
60% LAR : 40% CIR	50%	£2,838,812	£2,271,681	£2,268,046	£2,261,312	£2,225,909	£1,985,986	£1,840,470

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,087,884	£6,392,538	£6,388,815	£6,381,927	£6,346,139	£6,103,911	£5,957,113
60% LAR : 40% CIR	5%	£6,771,276	£6,088,728	£6,085,020	£6,078,155	£6,042,426	£5,800,548	£5,653,946
60% LAR : 40% CIR	10%	£6,453,979	£5,784,238	£5,780,542	£5,773,699	£5,738,024	£5,496,470	£5,350,048
60% LAR : 40% CIR	**12%**	**£6,326,870**	**£5,662,253**	**£5,658,562**	**£5,651,727**	**£5,616,072**	**£5,374,640**	**£5,228,286**
60% LAR : 40% CIR	15%	£6,136,004	£5,479,073	£5,475,388	£5,468,565	£5,432,939	£5,191,682	£5,045,425
60% LAR : 40% CIR	20%	£5,817,355	£5,173,239	£5,169,565	£5,162,759	£5,127,179	£4,886,191	£4,740,084
60% LAR : 40% CIR	25%	£5,498,039	£4,866,742	£4,863,077	£4,856,289	£4,820,749	£4,580,004	£4,434,031
60% LAR : 40% CIR	30%	£5,178,063	£4,559,590	£4,555,934	£4,549,159	£4,513,656	£4,273,126	£4,127,275
60% LAR : 40% CIR	35%	£4,857,433	£4,251,789	£4,248,140	£4,241,377	£4,205,906	£3,965,567	£3,819,820
60% LAR : 40% CIR	40%	£4,536,156	£3,943,344	£3,939,701	£3,932,951	£3,897,506	£3,657,331	£3,511,676
60% LAR : 40% CIR	45%	£4,214,238	£3,634,264	£3,630,626	£3,623,884	£3,588,462	£3,348,425	£3,202,847
60% LAR : 40% CIR	50%	£3,891,685	£3,324,554	£3,320,919	£3,314,185	£3,278,782	£3,038,859	£2,893,343

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,332,480	£7,637,133	£7,633,411	£7,626,522	£7,590,735	£7,348,506	£7,201,709
60% LAR : 40% CIR	5%	£8,015,871	£7,333,324	£7,329,615	£7,322,751	£7,287,021	£7,045,144	£6,898,542
60% LAR : 40% CIR	10%	£7,698,575	£7,028,833	£7,025,138	£7,018,294	£6,982,620	£6,741,065	£6,594,644
60% LAR : 40% CIR	**12%**	**£7,571,466**	**£6,906,848**	**£6,903,157**	**£6,896,322**	**£6,860,667**	**£6,619,235**	**£6,472,881**
60% LAR : 40% CIR	15%	£7,380,599	£6,723,668	£6,719,983	£6,713,160	£6,677,535	£6,436,278	£6,290,021
60% LAR : 40% CIR	20%	£7,061,950	£6,417,834	£6,414,160	£6,407,354	£6,371,774	£6,130,786	£5,984,679
60% LAR : 40% CIR	25%	£6,742,635	£6,111,337	£6,107,673	£6,100,884	£6,065,344	£5,824,599	£5,678,626
60% LAR : 40% CIR	30%	£6,422,659	£5,804,185	£5,800,529	£5,793,754	£5,758,251	£5,517,722	£5,371,870
60% LAR : 40% CIR	35%	£6,102,028	£5,496,384	£5,492,735	£5,485,972	£5,450,501	£5,210,162	£5,064,416
60% LAR : 40% CIR	40%	£5,780,751	£5,187,940	£5,184,297	£5,177,546	£5,142,101	£4,901,926	£4,756,271
60% LAR : 40% CIR	45%	£5,458,833	£4,878,859	£4,875,222	£4,868,480	£4,833,058	£4,593,021	£4,447,443
60% LAR : 40% CIR	50%	£5,136,280	£4,569,149	£4,565,514	£4,558,780	£4,523,377	£4,283,454	£4,137,938

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR for 15 Years		Value Area	Zone A - Higher Central Zone

No Units	7	Sales value inflation		Base
Site Area	0.06 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,307,262	£9,601,024	£9,597,302	£9,590,413	£9,554,626	£9,312,397	£9,165,599
60% LAR : 40% CIR	5%	£9,956,598	£9,263,705	£9,259,997	£9,253,132	£9,217,404	£8,975,525	£8,828,924
60% LAR : 40% CIR	10%	£9,605,249	£8,925,705	£8,922,010	£8,915,166	£8,879,492	£8,637,938	£8,491,516
60% LAR : 40% CIR	**12%**	**£9,464,518**	**£8,790,316**	**£8,786,625**	**£8,779,790**	**£8,744,136**	**£8,502,704**	**£8,356,349**
60% LAR : 40% CIR	15%	£9,253,219	£8,587,030	£8,583,346	£8,576,523	£8,540,897	£8,299,641	£8,153,383
60% LAR : 40% CIR	20%	£8,900,516	£8,247,687	£8,244,013	£8,237,208	£8,201,628	£7,960,640	£7,814,533
60% LAR : 40% CIR	25%	£8,547,146	£7,907,682	£7,904,017	£7,897,227	£7,861,688	£7,620,943	£7,474,971
60% LAR : 40% CIR	30%	£8,193,117	£7,567,020	£7,563,364	£7,556,589	£7,521,085	£7,280,557	£7,134,704
60% LAR : 40% CIR	35%	£7,838,432	£7,225,709	£7,222,061	£7,215,298	£7,179,826	£6,939,487	£6,793,741
60% LAR : 40% CIR	40%	£7,483,102	£6,883,756	£6,880,113	£6,873,362	£6,837,917	£6,597,743	£6,452,087
60% LAR : 40% CIR	45%	£7,127,129	£6,541,167	£6,537,528	£6,530,786	£6,495,364	£6,255,328	£6,109,749
60% LAR : 40% CIR	50%	£6,770,522	£6,197,946	£6,194,312	£6,187,577	£6,152,175	£5,912,251	£5,766,735

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,175,091	£3,468,853	£3,465,131	£3,458,242	£3,422,455	£3,180,226	£3,033,428
60% LAR : 40% CIR	5%	£3,824,427	£3,131,534	£3,127,826	£3,120,961	£3,085,233	£2,843,354	£2,696,753
60% LAR : 40% CIR	10%	£3,473,078	£2,793,534	£2,789,839	£2,782,995	£2,747,321	£2,505,767	£2,359,345
60% LAR : 40% CIR	**12%**	**£3,332,347**	**£2,658,145**	**£2,654,455**	**£2,647,619**	**£2,611,965**	**£2,370,533**	**£2,224,179**
60% LAR : 40% CIR	15%	£3,121,048	£2,454,859	£2,451,175	£2,444,352	£2,408,727	£2,167,470	£2,021,213
60% LAR : 40% CIR	20%	£2,768,345	£2,115,516	£2,111,842	£2,105,037	£2,069,457	£1,828,469	£1,682,362
60% LAR : 40% CIR	25%	£2,414,975	£1,775,511	£1,771,846	£1,765,057	£1,729,517	£1,488,773	£1,342,800
60% LAR : 40% CIR	30%	£2,060,946	£1,434,849	£1,431,193	£1,424,418	£1,388,914	£1,148,386	£1,002,533
60% LAR : 40% CIR	35%	£1,706,262	£1,093,538	£1,089,890	£1,083,127	£1,047,655	£807,316	£661,570
60% LAR : 40% CIR	40%	£1,350,931	£751,585	£747,942	£741,191	£705,746	£465,572	£319,916
60% LAR : 40% CIR	45%	£994,958	£408,996	£405,357	£398,615	£363,193	£123,157	-£22,422
60% LAR : 40% CIR	50%	£638,351	£65,775	£62,141	£55,407	£20,004	-£219,920	-£365,436

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,716,090	£6,009,852	£6,006,130	£5,999,241	£5,963,454	£5,721,225	£5,574,428
60% LAR : 40% CIR	5%	£6,365,427	£5,672,534	£5,668,825	£5,661,961	£5,626,232	£5,384,353	£5,237,753
60% LAR : 40% CIR	10%	£6,014,077	£5,334,534	£5,330,838	£5,323,995	£5,288,320	£5,046,766	£4,900,344
60% LAR : 40% CIR	**12%**	**£5,873,347**	**£5,199,144**	**£5,195,454**	**£5,188,618**	**£5,152,964**	**£4,911,532**	**£4,765,178**
60% LAR : 40% CIR	15%	£5,662,047	£4,995,858	£4,992,174	£4,985,351	£4,949,726	£4,708,469	£4,562,212
60% LAR : 40% CIR	20%	£5,309,344	£4,656,515	£4,652,841	£4,646,036	£4,610,456	£4,369,468	£4,223,361
60% LAR : 40% CIR	25%	£4,955,974	£4,316,510	£4,312,845	£4,306,056	£4,270,516	£4,029,772	£3,883,799
60% LAR : 40% CIR	30%	£4,601,945	£3,975,848	£3,972,193	£3,965,418	£3,929,913	£3,689,385	£3,543,533
60% LAR : 40% CIR	35%	£4,247,261	£3,634,537	£3,630,889	£3,624,127	£3,588,654	£3,348,315	£3,202,569
60% LAR : 40% CIR	40%	£3,891,930	£3,292,585	£3,288,942	£3,282,190	£3,246,745	£3,006,571	£2,860,915
60% LAR : 40% CIR	45%	£3,535,958	£2,949,995	£2,946,356	£2,939,614	£2,904,192	£2,664,157	£2,518,577
60% LAR : 40% CIR	50%	£3,179,350	£2,606,774	£2,603,141	£2,596,406	£2,561,003	£2,321,079	£2,175,563

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,768,963	£7,062,725	£7,059,003	£7,052,114	£7,016,327	£6,774,098	£6,627,300
60% LAR : 40% CIR	5%	£7,418,300	£6,725,406	£6,721,698	£6,714,833	£6,679,105	£6,437,226	£6,290,625
60% LAR : 40% CIR	10%	£7,066,950	£6,387,406	£6,383,711	£6,376,867	£6,341,193	£6,099,639	£5,953,217
60% LAR : 40% CIR	**12%**	**£6,926,219**	**£6,252,017**	**£6,248,327**	**£6,241,491**	**£6,205,837**	**£5,964,405**	**£5,818,051**
60% LAR : 40% CIR	15%	£6,714,920	£6,048,731	£6,045,047	£6,038,224	£6,002,599	£5,761,342	£5,615,085
60% LAR : 40% CIR	20%	£6,362,217	£5,709,388	£5,705,714	£5,698,909	£5,663,329	£5,422,341	£5,276,234
60% LAR : 40% CIR	25%	£6,008,847	£5,369,383	£5,365,718	£5,358,929	£5,323,389	£5,082,645	£4,936,672
60% LAR : 40% CIR	30%	£5,654,818	£5,028,721	£5,025,065	£5,018,290	£4,982,786	£4,742,258	£4,596,405
60% LAR : 40% CIR	35%	£5,300,134	£4,687,410	£4,683,762	£4,676,999	£4,641,527	£4,401,188	£4,255,442
60% LAR : 40% CIR	40%	£4,944,803	£4,345,457	£4,341,814	£4,335,063	£4,299,618	£4,059,444	£3,913,788
60% LAR : 40% CIR	45%	£4,588,830	£4,002,868	£3,999,229	£3,992,487	£3,957,065	£3,717,029	£3,571,450
60% LAR : 40% CIR	50%	£4,232,223	£3,659,647	£3,656,013	£3,649,279	£3,613,876	£3,373,952	£3,228,436

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,013,558	£8,307,321	£8,303,598	£8,296,709	£8,260,922	£8,018,693	£7,871,896
60% LAR : 40% CIR	5%	£8,662,895	£7,970,002	£7,966,293	£7,959,429	£7,923,700	£7,681,822	£7,535,221
60% LAR : 40% CIR	10%	£8,311,545	£7,632,002	£7,628,306	£7,621,463	£7,585,788	£7,344,234	£7,197,812
60% LAR : 40% CIR	**12%**	**£8,170,815**	**£7,496,612**	**£7,492,922**	**£7,486,086**	**£7,450,432**	**£7,209,000**	**£7,062,646**
60% LAR : 40% CIR	15%	£7,959,515	£7,293,327	£7,289,643	£7,282,819	£7,247,194	£7,005,937	£6,859,680
60% LAR : 40% CIR	20%	£7,606,813	£6,953,983	£6,950,309	£6,943,505	£6,907,924	£6,666,937	£6,520,829
60% LAR : 40% CIR	25%	£7,253,443	£6,613,978	£6,610,314	£6,603,524	£6,567,984	£6,327,240	£6,181,267
60% LAR : 40% CIR	30%	£6,899,413	£6,273,317	£6,269,661	£6,262,886	£6,227,382	£5,986,853	£5,841,001
60% LAR : 40% CIR	35%	£6,544,729	£5,932,006	£5,928,357	£5,921,595	£5,886,123	£5,645,783	£5,500,037
60% LAR : 40% CIR	40%	£6,189,398	£5,590,053	£5,586,410	£5,579,658	£5,544,213	£5,304,039	£5,158,384
60% LAR : 40% CIR	45%	£5,833,426	£5,247,463	£5,243,824	£5,237,083	£5,201,660	£4,961,625	£4,816,046
60% LAR : 40% CIR	50%	£5,476,819	£4,904,243	£4,900,609	£4,893,874	£4,858,471	£4,618,548	£4,473,032

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR for 15 Years		**Value Area**	**Zone A - Zone 1 and Eastern Central Zone**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,399,900	£5,756,142	£5,752,419	£5,745,530	£5,709,743	£5,467,514	£5,320,717
60% LAR : 40% CIR	5%	£6,193,966	£5,561,237	£5,557,529	£5,550,664	£5,514,936	£5,273,057	£5,126,456
60% LAR : 40% CIR	10%	£5,987,345	£5,365,653	£5,361,957	£5,355,114	£5,319,439	£5,077,885	£4,931,464
60% LAR : 40% CIR	**12%**	**£5,904,506**	**£5,287,229**	**£5,283,538**	**£5,276,703**	**£5,241,049**	**£4,999,617**	**£4,853,262**
60% LAR : 40% CIR	15%	£5,780,044	£5,169,393	£5,165,709	£5,158,885	£5,123,260	£4,882,002	£4,735,746
60% LAR : 40% CIR	20%	£5,572,071	£4,972,464	£4,968,790	£4,961,985	£4,926,405	£4,685,417	£4,539,310
60% LAR : 40% CIR	25%	£5,363,430	£4,774,873	£4,771,209	£4,764,419	£4,728,879	£4,488,135	£4,342,162
60% LAR : 40% CIR	30%	£5,154,129	£4,576,626	£4,572,971	£4,566,195	£4,530,692	£4,290,163	£4,144,311
60% LAR : 40% CIR	35%	£4,944,174	£4,377,731	£4,374,082	£4,367,319	£4,331,847	£4,091,509	£3,945,762
60% LAR : 40% CIR	40%	£4,733,572	£4,178,192	£4,174,549	£4,167,798	£4,132,353	£3,892,178	£3,746,524
60% LAR : 40% CIR	45%	£4,522,329	£3,978,017	£3,974,379	£3,967,637	£3,932,215	£3,692,179	£3,546,600
60% LAR : 40% CIR	50%	£4,310,452	£3,777,212	£3,773,578	£3,766,843	£3,731,440	£3,491,517	£3,346,001

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£267,729	-£376,029	-£379,752	-£386,641	-£422,428	-£664,657	-£811,454
60% LAR : 40% CIR	5%	£61,795	-£570,934	-£574,642	-£581,506	-£617,235	-£859,114	-£1,005,714
60% LAR : 40% CIR	10%	-£144,826	-£766,518	-£770,214	-£777,057	-£812,732	-£1,054,285	-£1,200,707
60% LAR : 40% CIR	**12%**	**-£227,665**	**-£844,942**	**-£848,632**	**-£855,468**	**-£891,122**	**-£1,132,554**	**-£1,278,908**
60% LAR : 40% CIR	15%	-£352,127	-£962,778	-£966,462	-£973,286	-£1,008,911	-£1,250,169	-£1,396,425
60% LAR : 40% CIR	20%	-£560,100	-£1,159,707	-£1,163,381	-£1,170,186	-£1,205,766	-£1,446,754	-£1,592,861
60% LAR : 40% CIR	25%	-£768,741	-£1,357,298	-£1,360,962	-£1,367,752	-£1,403,292	-£1,644,036	-£1,790,008
60% LAR : 40% CIR	30%	-£978,041	-£1,555,544	-£1,559,200	-£1,565,975	-£1,601,479	-£1,842,008	-£1,987,860
60% LAR : 40% CIR	35%	-£1,187,997	-£1,754,440	-£1,758,089	-£1,764,852	-£1,800,324	-£2,040,662	-£2,186,408
60% LAR : 40% CIR	40%	-£1,398,599	-£1,953,979	-£1,957,622	-£1,964,373	-£1,999,818	-£2,239,993	-£2,385,647
60% LAR : 40% CIR	45%	-£1,609,842	-£2,154,154	-£2,157,792	-£2,164,534	-£2,199,956	-£2,439,992	-£2,585,571
60% LAR : 40% CIR	50%	-£1,821,719	-£2,354,959	-£2,358,593	-£2,365,328	-£2,400,731	-£2,640,654	-£2,786,170

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,808,729	£2,164,970	£2,161,247	£2,154,359	£2,118,571	£1,876,343	£1,729,545
60% LAR : 40% CIR	5%	£2,602,794	£1,970,066	£1,966,357	£1,959,493	£1,923,764	£1,681,886	£1,535,285
60% LAR : 40% CIR	10%	£2,396,173	£1,774,481	£1,770,785	£1,763,942	£1,728,267	£1,486,714	£1,340,292
60% LAR : 40% CIR	**12%**	**£2,313,334**	**£1,696,057**	**£1,692,367**	**£1,685,531**	**£1,649,877**	**£1,408,445**	**£1,262,091**
60% LAR : 40% CIR	15%	£2,188,873	£1,578,221	£1,574,537	£1,567,714	£1,532,088	£1,290,830	£1,144,574
60% LAR : 40% CIR	20%	£1,980,899	£1,381,292	£1,377,618	£1,370,813	£1,335,233	£1,094,245	£948,138
60% LAR : 40% CIR	25%	£1,772,259	£1,183,702	£1,180,037	£1,173,247	£1,137,708	£896,963	£750,991
60% LAR : 40% CIR	30%	£1,562,958	£985,455	£981,799	£975,024	£939,521	£698,992	£553,139
60% LAR : 40% CIR	35%	£1,353,002	£786,559	£782,910	£776,147	£740,675	£500,337	£354,591
60% LAR : 40% CIR	40%	£1,142,400	£587,020	£583,377	£576,626	£541,182	£301,006	£155,352
60% LAR : 40% CIR	45%	£931,158	£386,845	£383,207	£376,465	£341,043	£101,008	-£44,572
60% LAR : 40% CIR	50%	£719,280	£186,040	£182,406	£175,671	£140,269	-£99,655	-£245,171

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,861,601	£3,217,843	£3,214,120	£3,207,231	£3,171,444	£2,929,215	£2,782,418
60% LAR : 40% CIR	5%	£3,655,667	£3,022,938	£3,019,230	£3,012,366	£2,976,637	£2,734,758	£2,588,158
60% LAR : 40% CIR	10%	£3,449,046	£2,827,354	£2,823,658	£2,816,815	£2,781,140	£2,539,587	£2,393,165
60% LAR : 40% CIR	**12%**	**£3,366,207**	**£2,748,930**	**£2,745,240**	**£2,738,404**	**£2,702,750**	**£2,461,318**	**£2,314,964**
60% LAR : 40% CIR	15%	£3,241,745	£2,631,094	£2,627,410	£2,620,586	£2,584,961	£2,343,703	£2,197,447
60% LAR : 40% CIR	20%	£3,033,772	£2,434,165	£2,430,491	£2,423,686	£2,388,106	£2,147,118	£2,001,011
60% LAR : 40% CIR	25%	£2,825,131	£2,236,574	£2,232,910	£2,226,120	£2,190,580	£1,949,836	£1,803,864
60% LAR : 40% CIR	30%	£2,615,831	£2,038,328	£2,034,672	£2,027,897	£1,992,393	£1,751,864	£1,606,012
60% LAR : 40% CIR	35%	£2,405,875	£1,839,432	£1,835,783	£1,829,020	£1,793,548	£1,553,210	£1,407,464
60% LAR : 40% CIR	40%	£2,195,273	£1,639,893	£1,636,250	£1,629,499	£1,594,054	£1,353,879	£1,208,225
60% LAR : 40% CIR	45%	£1,984,030	£1,439,718	£1,436,080	£1,429,338	£1,393,916	£1,153,880	£1,008,301
60% LAR : 40% CIR	50%	£1,772,153	£1,238,913	£1,235,279	£1,228,544	£1,193,141	£953,218	£807,702

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,106,197	£4,462,438	£4,458,716	£4,451,827	£4,416,040	£4,173,811	£4,027,013
60% LAR : 40% CIR	5%	£4,900,262	£4,267,534	£4,263,826	£4,256,961	£4,221,233	£3,979,354	£3,832,753
60% LAR : 40% CIR	10%	£4,693,641	£4,071,950	£4,068,253	£4,061,411	£4,025,735	£3,784,182	£3,637,760
60% LAR : 40% CIR	**12%**	**£4,610,802**	**£3,993,525**	**£3,989,835**	**£3,982,999**	**£3,947,346**	**£3,705,913**	**£3,559,559**
60% LAR : 40% CIR	15%	£4,486,341	£3,875,689	£3,872,005	£3,865,182	£3,829,556	£3,588,298	£3,442,042
60% LAR : 40% CIR	20%	£4,278,367	£3,678,760	£3,675,086	£3,668,282	£3,632,701	£3,391,714	£3,245,606
60% LAR : 40% CIR	25%	£4,069,727	£3,481,170	£3,477,505	£3,470,716	£3,435,176	£3,194,432	£3,048,459
60% LAR : 40% CIR	30%	£3,860,426	£3,282,923	£3,279,267	£3,272,492	£3,236,989	£2,996,460	£2,850,607
60% LAR : 40% CIR	35%	£3,650,471	£3,084,027	£3,080,378	£3,073,616	£3,038,143	£2,797,805	£2,652,059
60% LAR : 40% CIR	40%	£3,439,868	£2,884,488	£2,880,845	£2,874,095	£2,838,650	£2,598,475	£2,452,820
60% LAR : 40% CIR	45%	£3,228,626	£2,684,313	£2,680,675	£2,673,934	£2,638,511	£2,398,476	£2,252,897
60% LAR : 40% CIR	50%	£3,016,748	£2,483,508	£2,479,875	£2,473,140	£2,437,737	£2,197,813	£2,052,297

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR for 15 Years	
Value Area	**Zone A - Kings Cross Lower**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,678,255	£7,014,056	£7,010,333	£7,003,445	£6,967,657	£6,725,429	£6,578,631
60% LAR : 40% CIR	5%	£7,472,321	£6,819,152	£6,815,443	£6,808,579	£6,772,850	£6,530,972	£6,384,371
60% LAR : 40% CIR	10%	£7,265,701	£6,623,566	£6,619,871	£6,613,027	£6,577,353	£6,335,799	£6,189,378
60% LAR : 40% CIR	**12%**	**£7,182,862**	**£6,545,143**	**£6,541,453**	**£6,534,617**	**£6,498,963**	**£6,257,531**	**£6,111,177**
60% LAR : 40% CIR	15%	£7,058,399	£6,427,307	£6,423,623	£6,416,800	£6,381,174	£6,139,916	£5,993,659
60% LAR : 40% CIR	20%	£6,850,426	£6,230,378	£6,226,704	£6,219,899	£6,184,319	£5,943,330	£5,797,224
60% LAR : 40% CIR	25%	£6,641,785	£6,032,788	£6,029,123	£6,022,333	£5,986,794	£5,746,048	£5,600,077
60% LAR : 40% CIR	30%	£6,432,484	£5,834,541	£5,830,885	£5,824,110	£5,788,606	£5,548,078	£5,402,225
60% LAR : 40% CIR	35%	£6,222,530	£5,635,645	£5,631,996	£5,625,234	£5,589,761	£5,349,423	£5,203,677
60% LAR : 40% CIR	40%	£6,011,928	£5,436,106	£5,432,463	£5,425,712	£5,390,268	£5,150,092	£5,004,437
60% LAR : 40% CIR	45%	£5,800,684	£5,235,931	£5,232,293	£5,225,551	£5,190,129	£4,950,093	£4,804,515
60% LAR : 40% CIR	50%	£5,588,807	£5,035,126	£5,031,491	£5,024,758	£4,989,355	£4,749,431	£4,603,915

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,546,084	£881,885	£878,162	£871,274	£835,487	£593,258	£446,460
60% LAR : 40% CIR	5%	£1,340,150	£686,981	£683,273	£676,408	£640,679	£398,801	£252,200
60% LAR : 40% CIR	10%	£1,133,530	£491,396	£487,700	£480,857	£445,182	£203,628	£57,207
60% LAR : 40% CIR	**12%**	**£1,050,691**	**£412,972**	**£409,282**	**£402,446**	**£366,792**	**£125,360**	**-£20,994**
60% LAR : 40% CIR	15%	£926,228	£295,136	£291,452	£284,629	£249,003	£7,745	-£138,512
60% LAR : 40% CIR	20%	£718,256	£98,207	£94,533	£87,728	£52,148	-£188,841	-£334,947
60% LAR : 40% CIR	25%	£509,614	-£99,383	-£103,048	-£109,837	-£145,377	-£386,123	-£532,094
60% LAR : 40% CIR	30%	£300,313	-£297,630	-£301,286	-£308,061	-£343,565	-£584,093	-£729,946
60% LAR : 40% CIR	35%	£90,359	-£496,526	-£500,175	-£506,937	-£542,410	-£782,748	-£928,494
60% LAR : 40% CIR	40%	-£120,243	-£696,065	-£699,708	-£706,458	-£741,903	-£982,078	-£1,127,734
60% LAR : 40% CIR	45%	-£331,487	-£896,240	-£899,878	-£906,619	-£942,042	-£1,182,078	-£1,327,656
60% LAR : 40% CIR	50%	-£543,364	-£1,097,045	-£1,100,680	-£1,107,413	-£1,142,816	-£1,382,740	-£1,528,256

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,087,084	£3,422,884	£3,419,161	£3,412,273	£3,376,486	£3,134,257	£2,987,460
60% LAR : 40% CIR	5%	£3,881,149	£3,227,980	£3,224,272	£3,217,407	£3,181,679	£2,939,800	£2,793,199
60% LAR : 40% CIR	10%	£3,674,529	£3,032,395	£3,028,699	£3,021,856	£2,986,181	£2,744,627	£2,598,206
60% LAR : 40% CIR	**12%**	**£3,591,690**	**£2,953,971**	**£2,950,281**	**£2,943,445**	**£2,907,792**	**£2,666,359**	**£2,520,005**
60% LAR : 40% CIR	15%	£3,467,228	£2,836,135	£2,832,451	£2,825,628	£2,790,003	£2,548,745	£2,402,488
60% LAR : 40% CIR	20%	£3,259,255	£2,639,206	£2,635,533	£2,628,728	£2,593,147	£2,352,159	£2,206,052
60% LAR : 40% CIR	25%	£3,050,613	£2,441,616	£2,437,951	£2,431,162	£2,395,622	£2,154,877	£2,008,905
60% LAR : 40% CIR	30%	£2,841,313	£2,243,369	£2,239,713	£2,232,938	£2,197,434	£1,956,906	£1,811,053
60% LAR : 40% CIR	35%	£2,631,358	£2,044,474	£2,040,824	£2,034,062	£1,998,590	£1,758,251	£1,612,505
60% LAR : 40% CIR	40%	£2,420,756	£1,844,934	£1,841,291	£1,834,541	£1,799,096	£1,558,921	£1,413,265
60% LAR : 40% CIR	45%	£2,209,512	£1,644,759	£1,641,122	£1,634,380	£1,598,958	£1,358,921	£1,213,343
60% LAR : 40% CIR	50%	£1,997,635	£1,443,954	£1,440,320	£1,433,586	£1,398,183	£1,158,259	£1,012,744

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,139,956	£4,475,757	£4,472,034	£4,465,146	£4,429,359	£4,187,130	£4,040,332
60% LAR : 40% CIR	5%	£4,934,022	£4,280,853	£4,277,145	£4,270,280	£4,234,551	£3,992,673	£3,846,072
60% LAR : 40% CIR	10%	£4,727,402	£4,085,268	£4,081,572	£4,074,729	£4,039,054	£3,797,500	£3,651,079
60% LAR : 40% CIR	**12%**	**£4,644,563**	**£4,006,844**	**£4,003,154**	**£3,996,318**	**£3,960,664**	**£3,719,232**	**£3,572,878**
60% LAR : 40% CIR	15%	£4,520,100	£3,889,008	£3,885,324	£3,878,501	£3,842,875	£3,601,617	£3,455,360
60% LAR : 40% CIR	20%	£4,312,128	£3,692,079	£3,688,405	£3,681,600	£3,646,020	£3,405,031	£3,258,925
60% LAR : 40% CIR	25%	£4,103,486	£3,494,489	£3,490,824	£3,484,035	£3,448,495	£3,207,750	£3,061,778
60% LAR : 40% CIR	30%	£3,894,185	£3,296,242	£3,292,586	£3,285,811	£3,250,307	£3,009,779	£2,863,926
60% LAR : 40% CIR	35%	£3,684,231	£3,097,346	£3,093,697	£3,086,935	£3,051,462	£2,811,124	£2,665,378
60% LAR : 40% CIR	40%	£3,473,629	£2,897,807	£2,894,164	£2,887,414	£2,851,969	£2,611,794	£2,466,138
60% LAR : 40% CIR	45%	£3,262,385	£2,697,632	£2,693,994	£2,687,253	£2,651,830	£2,411,794	£2,266,216
60% LAR : 40% CIR	50%	£3,050,508	£2,496,827	£2,493,192	£2,486,459	£2,451,056	£2,211,132	£2,065,616

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,384,552	£5,720,352	£5,716,629	£5,709,741	£5,673,954	£5,431,725	£5,284,928
60% LAR : 40% CIR	5%	£6,178,617	£5,525,448	£5,521,740	£5,514,875	£5,479,147	£5,237,268	£5,090,667
60% LAR : 40% CIR	10%	£5,971,997	£5,329,863	£5,326,167	£5,319,324	£5,283,649	£5,042,095	£4,895,674
60% LAR : 40% CIR	**12%**	**£5,889,158**	**£5,251,440**	**£5,247,749**	**£5,240,914**	**£5,205,260**	**£4,963,827**	**£4,817,473**
60% LAR : 40% CIR	15%	£5,764,696	£5,133,603	£5,129,919	£5,123,096	£5,087,471	£4,846,213	£4,699,956
60% LAR : 40% CIR	20%	£5,556,723	£4,936,674	£4,933,001	£4,926,196	£4,890,616	£4,649,627	£4,503,521
60% LAR : 40% CIR	25%	£5,348,082	£4,739,084	£4,735,420	£4,728,630	£4,693,090	£4,452,345	£4,306,373
60% LAR : 40% CIR	30%	£5,138,781	£4,540,837	£4,537,181	£4,530,406	£4,494,902	£4,254,374	£4,108,521
60% LAR : 40% CIR	35%	£4,928,826	£4,341,942	£4,338,293	£4,331,530	£4,296,058	£4,055,720	£3,909,973
60% LAR : 40% CIR	40%	£4,718,224	£4,142,403	£4,138,760	£4,132,009	£4,096,564	£3,856,389	£3,710,733
60% LAR : 40% CIR	45%	£4,506,981	£3,942,228	£3,938,590	£3,931,848	£3,896,426	£3,656,389	£3,510,811
60% LAR : 40% CIR	50%	£4,295,103	£3,741,423	£3,737,788	£3,731,054	£3,695,651	£3,455,728	£3,310,212

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR for 15 Years	Value Area	Zone A - Kings Cross Higher

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,189,064	£7,516,697	£7,512,973	£7,506,086	£7,470,298	£7,228,069	£7,081,272
60% LAR : 40% CIR	5%	£7,957,588	£7,296,661	£7,292,952	£7,286,087	£7,250,359	£7,008,481	£6,861,879
60% LAR : 40% CIR	10%	£7,725,428	£7,075,943	£7,072,247	£7,065,404	£7,029,730	£6,788,175	£6,641,754
60% LAR : 40% CIR	**12%**	**£7,632,373**	**£6,987,467**	**£6,983,776**	**£6,976,941**	**£6,941,287**	**£6,699,854**	**£6,553,501**
60% LAR : 40% CIR	15%	£7,492,587	£6,854,552	£6,850,867	£6,844,044	£6,808,418	£6,567,161	£6,420,904
60% LAR : 40% CIR	20%	£7,259,073	£6,632,490	£6,628,816	£6,622,012	£6,586,431	£6,345,444	£6,199,336
60% LAR : 40% CIR	25%	£7,024,891	£6,409,768	£6,406,103	£6,399,314	£6,363,774	£6,123,029	£5,977,057
60% LAR : 40% CIR	30%	£6,790,051	£6,186,390	£6,182,733	£6,175,959	£6,140,454	£5,899,925	£5,754,074
60% LAR : 40% CIR	35%	£6,554,555	£5,962,361	£5,958,712	£5,951,951	£5,916,478	£5,676,139	£5,530,393
60% LAR : 40% CIR	40%	£6,318,412	£5,737,690	£5,734,048	£5,727,297	£5,691,852	£5,451,677	£5,306,021
60% LAR : 40% CIR	45%	£6,081,629	£5,512,384	£5,508,745	£5,502,003	£5,466,582	£5,226,545	£5,080,967
60% LAR : 40% CIR	50%	£5,844,211	£5,286,447	£5,282,812	£5,276,078	£5,240,675	£5,000,751	£4,855,235

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,056,893	£1,384,526	£1,380,803	£1,373,915	£1,338,127	£1,095,898	£949,101
60% LAR : 40% CIR	5%	£1,825,418	£1,164,490	£1,160,781	£1,153,916	£1,118,188	£876,310	£729,708
60% LAR : 40% CIR	10%	£1,593,257	£943,772	£940,077	£933,233	£897,559	£656,004	£509,584
60% LAR : 40% CIR	**12%**	**£1,500,202**	**£855,296**	**£851,605**	**£844,770**	**£809,116**	**£567,683**	**£421,330**
60% LAR : 40% CIR	15%	£1,360,416	£722,381	£718,696	£711,873	£676,247	£434,990	£288,733
60% LAR : 40% CIR	20%	£1,126,902	£500,319	£496,646	£489,841	£454,260	£213,273	£67,165
60% LAR : 40% CIR	25%	£892,721	£277,597	£273,933	£267,143	£231,603	-£9,142	-£155,114
60% LAR : 40% CIR	30%	£657,880	£54,219	£50,562	£43,788	£8,284	-£232,246	-£378,097
60% LAR : 40% CIR	35%	£422,385	-£169,810	-£173,459	-£180,220	-£215,693	-£456,032	-£601,778
60% LAR : 40% CIR	40%	£186,242	-£394,480	-£398,123	-£404,874	-£440,319	-£680,494	-£826,150
60% LAR : 40% CIR	45%	-£50,542	-£619,787	-£623,426	-£630,168	-£665,589	-£905,626	-£1,051,204
60% LAR : 40% CIR	50%	-£287,960	-£845,724	-£849,359	-£856,093	-£891,496	-£1,131,420	-£1,276,936

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,597,892	£3,925,525	£3,921,802	£3,914,914	£3,879,127	£3,636,897	£3,490,101
60% LAR : 40% CIR	5%	£4,366,417	£3,705,489	£3,701,780	£3,694,915	£3,659,187	£3,417,309	£3,270,707
60% LAR : 40% CIR	10%	£4,134,256	£3,484,771	£3,481,076	£3,474,232	£3,438,558	£3,197,004	£3,050,583
60% LAR : 40% CIR	**12%**	**£4,041,201**	**£3,396,296**	**£3,392,604**	**£3,385,770**	**£3,350,115**	**£3,108,683**	**£2,962,329**
60% LAR : 40% CIR	15%	£3,901,416	£3,263,380	£3,259,695	£3,252,872	£3,217,246	£2,975,989	£2,829,732
60% LAR : 40% CIR	20%	£3,667,901	£3,041,318	£3,037,645	£3,030,840	£2,995,260	£2,754,272	£2,608,164
60% LAR : 40% CIR	25%	£3,433,720	£2,818,596	£2,814,932	£2,808,142	£2,772,602	£2,531,857	£2,385,886
60% LAR : 40% CIR	30%	£3,198,879	£2,595,218	£2,591,561	£2,584,787	£2,549,283	£2,308,754	£2,162,902
60% LAR : 40% CIR	35%	£2,963,384	£2,371,190	£2,367,540	£2,360,779	£2,325,307	£2,084,968	£1,939,221
60% LAR : 40% CIR	40%	£2,727,241	£2,146,519	£2,142,876	£2,136,125	£2,100,680	£1,860,505	£1,714,850
60% LAR : 40% CIR	45%	£2,490,457	£1,921,212	£1,917,573	£1,910,831	£1,875,410	£1,635,374	£1,489,796
60% LAR : 40% CIR	50%	£2,253,039	£1,695,275	£1,691,641	£1,684,906	£1,649,503	£1,409,579	£1,264,064

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,650,765	£4,978,398	£4,974,675	£4,967,787	£4,932,000	£4,689,770	£4,542,973
60% LAR : 40% CIR	5%	£5,419,290	£4,758,362	£4,754,653	£4,747,788	£4,712,060	£4,470,182	£4,323,580
60% LAR : 40% CIR	10%	£5,187,129	£4,537,644	£4,533,949	£4,527,105	£4,491,431	£4,249,876	£4,103,456
60% LAR : 40% CIR	**12%**	**£5,094,074**	**£4,449,168**	**£4,445,477**	**£4,438,642**	**£4,402,988**	**£4,161,555**	**£4,015,202**
60% LAR : 40% CIR	15%	£4,954,288	£4,316,253	£4,312,568	£4,305,745	£4,270,119	£4,028,862	£3,882,605
60% LAR : 40% CIR	20%	£4,720,774	£4,094,191	£4,090,518	£4,083,713	£4,048,132	£3,807,145	£3,661,037
60% LAR : 40% CIR	25%	£4,486,593	£3,871,469	£3,867,805	£3,861,015	£3,825,475	£3,584,730	£3,438,758
60% LAR : 40% CIR	30%	£4,251,752	£3,648,091	£3,644,434	£3,637,660	£3,602,156	£3,361,626	£3,215,775
60% LAR : 40% CIR	35%	£4,016,257	£3,424,062	£3,420,413	£3,413,652	£3,378,180	£3,137,840	£2,992,094
60% LAR : 40% CIR	40%	£3,780,114	£3,199,392	£3,195,749	£3,188,998	£3,153,553	£2,913,378	£2,767,722
60% LAR : 40% CIR	45%	£3,543,330	£2,974,085	£2,970,446	£2,963,704	£2,928,283	£2,688,246	£2,542,668
60% LAR : 40% CIR	50%	£3,305,912	£2,748,148	£2,744,513	£2,737,779	£2,702,376	£2,462,452	£2,316,936

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,895,360	£6,222,993	£6,219,270	£6,212,382	£6,176,595	£5,934,365	£5,787,569
60% LAR : 40% CIR	5%	£6,663,885	£6,002,957	£5,999,248	£5,992,384	£5,956,655	£5,714,777	£5,568,176
60% LAR : 40% CIR	10%	£6,431,724	£5,782,239	£5,778,544	£5,771,701	£5,736,026	£5,494,472	£5,348,051
60% LAR : 40% CIR	**12%**	**£6,338,670**	**£5,693,764**	**£5,690,073**	**£5,683,238**	**£5,647,583**	**£5,406,151**	**£5,259,798**
60% LAR : 40% CIR	15%	£6,198,884	£5,560,848	£5,557,163	£5,550,340	£5,514,715	£5,273,458	£5,127,201
60% LAR : 40% CIR	20%	£5,965,369	£5,338,787	£5,335,113	£5,328,308	£5,292,728	£5,051,740	£4,905,633
60% LAR : 40% CIR	25%	£5,731,188	£5,116,065	£5,112,400	£5,105,610	£5,070,071	£4,829,325	£4,683,354
60% LAR : 40% CIR	30%	£5,496,347	£4,892,686	£4,889,029	£4,882,255	£4,846,751	£4,606,222	£4,460,370
60% LAR : 40% CIR	35%	£5,260,852	£4,668,658	£4,665,009	£4,658,247	£4,622,775	£4,382,436	£4,236,689
60% LAR : 40% CIR	40%	£5,024,709	£4,443,987	£4,440,344	£4,433,593	£4,398,148	£4,157,973	£4,012,318
60% LAR : 40% CIR	45%	£4,787,925	£4,218,680	£4,215,041	£4,208,300	£4,172,879	£3,932,842	£3,787,264
60% LAR : 40% CIR	50%	£4,550,507	£3,992,744	£3,989,109	£3,982,374	£3,946,971	£3,707,048	£3,561,532

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR for 15 Years

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

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,232,332	£7,559,272	£7,555,550	£7,548,661	£7,512,874	£7,270,645	£7,123,848
60% LAR : 40% CIR	5%	£7,975,316	£7,314,105	£7,310,395	£7,303,531	£7,267,802	£7,025,925	£6,879,323
60% LAR : 40% CIR	10%	£7,717,615	£7,068,255	£7,064,560	£7,057,716	£7,022,042	£6,780,487	£6,634,066
60% LAR : 40% CIR	**12%**	**£7,614,344**	**£6,969,726**	**£6,966,035**	**£6,959,200**	**£6,923,546**	**£6,682,114**	**£6,535,760**
60% LAR : 40% CIR	15%	£7,459,234	£6,821,731	£6,818,047	£6,811,224	£6,775,598	£6,534,342	£6,388,085
60% LAR : 40% CIR	20%	£7,200,179	£6,574,539	£6,570,865	£6,564,059	£6,528,479	£6,287,491	£6,141,384
60% LAR : 40% CIR	25%	£6,940,458	£6,326,683	£6,323,020	£6,316,230	£6,280,690	£6,039,945	£5,893,973
60% LAR : 40% CIR	30%	£6,680,075	£6,078,173	£6,074,517	£6,067,742	£6,032,239	£5,791,710	£5,645,857
60% LAR : 40% CIR	35%	£6,419,040	£5,829,013	£5,825,364	£5,818,602	£5,783,130	£5,542,791	£5,397,044
60% LAR : 40% CIR	40%	£6,157,357	£5,579,210	£5,575,567	£5,568,817	£5,533,372	£5,293,197	£5,147,541
60% LAR : 40% CIR	45%	£5,895,033	£5,328,772	£5,325,133	£5,318,391	£5,282,969	£5,042,934	£4,897,354
60% LAR : 40% CIR	50%	£5,632,074	£5,077,703	£5,074,068	£5,067,333	£5,031,930	£4,792,008	£4,646,492

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,100,161	£1,427,101	£1,423,379	£1,416,490	£1,380,703	£1,138,474	£991,677
60% LAR : 40% CIR	5%	£1,843,146	£1,181,934	£1,178,225	£1,171,360	£1,135,632	£893,754	£747,152
60% LAR : 40% CIR	10%	£1,585,444	£936,084	£932,389	£925,545	£889,871	£648,317	£501,895
60% LAR : 40% CIR	**12%**	**£1,482,173**	**£837,555**	**£833,864**	**£827,029**	**£791,376**	**£549,943**	**£403,589**
60% LAR : 40% CIR	15%	£1,327,063	£689,560	£685,876	£679,053	£643,428	£402,171	£255,914
60% LAR : 40% CIR	20%	£1,068,008	£442,368	£438,694	£431,888	£396,308	£155,320	£9,213
60% LAR : 40% CIR	25%	£808,287	£194,512	£190,849	£184,059	£148,519	-£92,226	-£238,198
60% LAR : 40% CIR	30%	£547,904	-£53,998	-£57,654	-£64,429	-£99,932	-£340,461	-£486,314
60% LAR : 40% CIR	35%	£286,869	-£303,158	-£306,807	-£313,569	-£349,041	-£589,380	-£735,126
60% LAR : 40% CIR	40%	£25,186	-£552,960	-£556,603	-£563,354	-£598,799	-£838,974	-£984,630
60% LAR : 40% CIR	45%	-£237,138	-£803,399	-£807,038	-£813,780	-£849,202	-£1,089,237	-£1,234,816
60% LAR : 40% CIR	50%	-£500,096	-£1,054,468	-£1,058,103	-£1,064,838	-£1,100,241	-£1,340,163	-£1,485,679

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,641,160	£3,968,101	£3,964,378	£3,957,489	£3,921,702	£3,679,473	£3,532,676
60% LAR : 40% CIR	5%	£4,384,145	£3,722,933	£3,719,224	£3,712,359	£3,676,631	£3,434,753	£3,288,151
60% LAR : 40% CIR	10%	£4,126,443	£3,477,083	£3,473,388	£3,466,544	£3,430,870	£3,189,316	£3,042,894
60% LAR : 40% CIR	**12%**	**£4,023,172**	**£3,378,555**	**£3,374,863**	**£3,368,028**	**£3,332,375**	**£3,090,942**	**£2,944,588**
60% LAR : 40% CIR	15%	£3,868,062	£3,230,559	£3,226,875	£3,220,052	£3,184,427	£2,943,170	£2,796,913
60% LAR : 40% CIR	20%	£3,609,007	£2,983,367	£2,979,693	£2,972,888	£2,937,307	£2,696,320	£2,550,212
60% LAR : 40% CIR	25%	£3,349,286	£2,735,511	£2,731,848	£2,725,058	£2,689,518	£2,448,773	£2,302,802
60% LAR : 40% CIR	30%	£3,088,904	£2,487,001	£2,483,345	£2,476,570	£2,441,067	£2,200,538	£2,054,685
60% LAR : 40% CIR	35%	£2,827,868	£2,237,841	£2,234,192	£2,227,431	£2,191,958	£1,951,619	£1,805,873
60% LAR : 40% CIR	40%	£2,566,186	£1,988,039	£1,984,396	£1,977,645	£1,942,200	£1,702,025	£1,556,369
60% LAR : 40% CIR	45%	£2,303,861	£1,737,600	£1,733,962	£1,727,220	£1,691,798	£1,451,762	£1,306,183
60% LAR : 40% CIR	50%	£2,040,903	£1,486,531	£1,482,896	£1,476,161	£1,440,758	£1,200,836	£1,055,320

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,694,033	£5,020,973	£5,017,251	£5,010,362	£4,974,575	£4,732,346	£4,585,549
60% LAR : 40% CIR	5%	£5,437,018	£4,775,806	£4,772,097	£4,765,232	£4,729,504	£4,487,626	£4,341,024
60% LAR : 40% CIR	10%	£5,179,316	£4,529,956	£4,526,261	£4,519,417	£4,483,743	£4,242,189	£4,095,767
60% LAR : 40% CIR	**12%**	**£5,076,045**	**£4,431,427**	**£4,427,736**	**£4,420,901**	**£4,385,248**	**£4,143,815**	**£3,997,461**
60% LAR : 40% CIR	15%	£4,920,935	£4,283,432	£4,279,748	£4,272,925	£4,237,300	£3,996,043	£3,849,786
60% LAR : 40% CIR	20%	£4,661,880	£4,036,240	£4,032,566	£4,025,760	£3,990,180	£3,749,192	£3,603,085
60% LAR : 40% CIR	25%	£4,402,159	£3,788,384	£3,784,721	£3,777,931	£3,742,391	£3,501,646	£3,355,674
60% LAR : 40% CIR	30%	£4,141,776	£3,539,874	£3,536,218	£3,529,443	£3,493,940	£3,253,411	£3,107,558
60% LAR : 40% CIR	35%	£3,880,741	£3,290,714	£3,287,065	£3,280,303	£3,244,831	£3,004,492	£2,858,746
60% LAR : 40% CIR	40%	£3,619,058	£3,040,912	£3,037,269	£3,030,518	£2,995,073	£2,754,898	£2,609,242
60% LAR : 40% CIR	45%	£3,356,734	£2,790,473	£2,786,834	£2,780,092	£2,744,670	£2,504,635	£2,359,056
60% LAR : 40% CIR	50%	£3,093,776	£2,539,404	£2,535,769	£2,529,034	£2,493,631	£2,253,709	£2,108,193

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,938,628	£6,265,569	£6,261,846	£6,254,958	£6,219,170	£5,976,942	£5,830,144
60% LAR : 40% CIR	5%	£6,681,613	£6,020,401	£6,016,692	£6,009,827	£5,974,099	£5,732,221	£5,585,619
60% LAR : 40% CIR	10%	£6,423,911	£5,774,552	£5,770,856	£5,764,013	£5,728,338	£5,486,784	£5,340,362
60% LAR : 40% CIR	**12%**	**£6,320,640**	**£5,676,023**	**£5,672,331**	**£5,665,497**	**£5,629,843**	**£5,388,411**	**£5,242,056**
60% LAR : 40% CIR	15%	£6,165,530	£5,528,028	£5,524,344	£5,517,520	£5,481,895	£5,240,638	£5,094,381
60% LAR : 40% CIR	20%	£5,906,475	£5,280,835	£5,277,162	£5,270,356	£5,234,775	£4,993,788	£4,847,680
60% LAR : 40% CIR	25%	£5,646,754	£5,032,980	£5,029,316	£5,022,526	£4,986,987	£4,746,241	£4,600,270
60% LAR : 40% CIR	30%	£5,386,372	£4,784,469	£4,780,814	£4,774,038	£4,738,535	£4,498,006	£4,352,154
60% LAR : 40% CIR	35%	£5,125,337	£4,535,310	£4,531,660	£4,524,899	£4,489,427	£4,249,087	£4,103,341
60% LAR : 40% CIR	40%	£4,863,654	£4,285,507	£4,281,864	£4,275,113	£4,239,668	£3,999,493	£3,853,838
60% LAR : 40% CIR	45%	£4,601,329	£4,035,069	£4,031,430	£4,024,688	£3,989,266	£3,749,230	£3,603,651
60% LAR : 40% CIR	50%	£4,338,371	£3,783,999	£3,780,364	£3,773,630	£3,738,227	£3,498,304	£3,352,788

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR for 15 Years

Value Area	Zone A - Medium Central Zone

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,424,218	£8,732,101	£8,728,378	£8,721,489	£8,685,702	£8,443,473	£8,296,676
60% LAR : 40% CIR	5%	£9,107,608	£8,428,291	£8,424,583	£8,417,718	£8,381,990	£8,140,111	£7,993,510
60% LAR : 40% CIR	10%	£8,790,313	£8,123,800	£8,120,105	£8,113,261	£8,077,587	£7,836,033	£7,689,611
60% LAR : 40% CIR	**12%**	**£8,663,204**	**£8,001,815**	**£7,998,124**	**£7,991,289**	**£7,955,635**	**£7,714,202**	**£7,567,848**
60% LAR : 40% CIR	15%	£8,472,337	£7,818,635	£7,814,950	£7,808,127	£7,772,503	£7,531,245	£7,384,988
60% LAR : 40% CIR	20%	£8,153,688	£7,512,801	£7,509,128	£7,502,322	£7,466,741	£7,225,754	£7,079,646
60% LAR : 40% CIR	25%	£7,834,372	£7,206,305	£7,202,640	£7,195,851	£7,160,311	£6,919,566	£6,773,594
60% LAR : 40% CIR	30%	£7,514,396	£6,899,152	£6,895,496	£6,888,721	£6,853,218	£6,612,689	£6,466,837
60% LAR : 40% CIR	35%	£7,193,766	£6,591,351	£6,587,702	£6,580,941	£6,545,469	£6,305,129	£6,159,383
60% LAR : 40% CIR	40%	£6,872,489	£6,282,907	£6,279,264	£6,272,513	£6,237,068	£5,996,893	£5,851,239
60% LAR : 40% CIR	45%	£6,550,570	£5,973,827	£5,970,189	£5,963,447	£5,928,025	£5,687,989	£5,542,410
60% LAR : 40% CIR	50%	£6,228,018	£5,664,116	£5,660,481	£5,653,748	£5,618,345	£5,378,421	£5,232,905

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,292,047	£2,599,930	£2,596,207	£2,589,318	£2,553,531	£2,311,302	£2,164,505
60% LAR : 40% CIR	5%	£2,975,437	£2,296,120	£2,292,412	£2,285,547	£2,249,819	£2,007,940	£1,861,339
60% LAR : 40% CIR	10%	£2,658,142	£1,991,629	£1,987,934	£1,981,090	£1,945,416	£1,703,862	£1,557,440
60% LAR : 40% CIR	**12%**	**£2,531,033**	**£1,869,645**	**£1,865,953**	**£1,859,119**	**£1,823,464**	**£1,582,031**	**£1,435,677**
60% LAR : 40% CIR	15%	£2,340,167	£1,686,465	£1,682,780	£1,675,956	£1,640,332	£1,399,074	£1,252,817
60% LAR : 40% CIR	20%	£2,021,518	£1,380,630	£1,376,957	£1,370,151	£1,334,570	£1,093,583	£947,475
60% LAR : 40% CIR	25%	£1,702,201	£1,074,134	£1,070,469	£1,063,680	£1,028,141	£787,395	£641,423
60% LAR : 40% CIR	30%	£1,382,225	£766,981	£763,326	£756,550	£721,047	£480,518	£334,667
60% LAR : 40% CIR	35%	£1,061,595	£459,181	£455,531	£448,770	£413,298	£172,958	£27,212
60% LAR : 40% CIR	40%	£740,318	£150,736	£147,093	£140,342	£104,897	-£135,278	-£280,932
60% LAR : 40% CIR	45%	£418,399	-£158,344	-£161,982	-£168,724	-£204,146	-£444,182	-£589,761
60% LAR : 40% CIR	50%	£95,847	-£468,055	-£471,689	-£478,423	-£513,826	-£753,750	-£899,266

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,833,046	£5,140,929	£5,137,206	£5,130,318	£5,094,530	£4,852,302	£4,705,504
60% LAR : 40% CIR	5%	£5,516,437	£4,837,119	£4,833,411	£4,826,546	£4,790,818	£4,548,939	£4,402,338
60% LAR : 40% CIR	10%	£5,199,141	£4,532,629	£4,528,933	£4,522,090	£4,486,415	£4,244,861	£4,098,439
60% LAR : 40% CIR	**12%**	**£5,072,032**	**£4,410,644**	**£4,406,952**	**£4,400,118**	**£4,364,463**	**£4,123,031**	**£3,976,676**
60% LAR : 40% CIR	15%	£4,881,166	£4,227,464	£4,223,779	£4,216,956	£4,181,331	£3,940,073	£3,793,816
60% LAR : 40% CIR	20%	£4,562,517	£3,921,629	£3,917,956	£3,911,150	£3,875,570	£3,634,582	£3,488,475
60% LAR : 40% CIR	25%	£4,243,200	£3,615,133	£3,611,468	£3,604,680	£3,569,140	£3,328,395	£3,182,422
60% LAR : 40% CIR	30%	£3,923,224	£3,307,981	£3,304,325	£3,297,550	£3,262,046	£3,021,517	£2,875,666
60% LAR : 40% CIR	35%	£3,602,595	£3,000,180	£2,996,531	£2,989,769	£2,954,297	£2,713,958	£2,568,211
60% LAR : 40% CIR	40%	£3,281,317	£2,691,735	£2,688,092	£2,681,342	£2,645,897	£2,405,722	£2,260,067
60% LAR : 40% CIR	45%	£2,959,399	£2,382,655	£2,379,017	£2,372,275	£2,336,853	£2,096,817	£1,951,238
60% LAR : 40% CIR	50%	£2,636,846	£2,072,945	£2,069,310	£2,062,576	£2,027,173	£1,787,249	£1,641,734

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,885,919	£6,193,802	£6,190,079	£6,183,190	£6,147,403	£5,905,174	£5,758,377
60% LAR : 40% CIR	5%	£6,569,309	£5,889,992	£5,886,284	£5,879,419	£5,843,691	£5,601,812	£5,455,211
60% LAR : 40% CIR	10%	£6,252,014	£5,585,501	£5,581,806	£5,574,963	£5,539,288	£5,297,734	£5,151,312
60% LAR : 40% CIR	**12%**	**£6,124,905**	**£5,463,517**	**£5,459,825**	**£5,452,991**	**£5,417,336**	**£5,175,903**	**£5,029,549**
60% LAR : 40% CIR	15%	£5,934,039	£5,280,337	£5,276,652	£5,269,828	£5,234,204	£4,992,946	£4,846,689
60% LAR : 40% CIR	20%	£5,615,390	£4,974,502	£4,970,829	£4,964,023	£4,928,442	£4,687,455	£4,541,347
60% LAR : 40% CIR	25%	£5,296,073	£4,668,006	£4,664,341	£4,657,552	£4,622,013	£4,381,267	£4,235,295
60% LAR : 40% CIR	30%	£4,976,097	£4,360,853	£4,357,198	£4,350,422	£4,314,919	£4,074,390	£3,928,539
60% LAR : 40% CIR	35%	£4,655,467	£4,053,053	£4,049,403	£4,042,642	£4,007,170	£3,766,830	£3,621,084
60% LAR : 40% CIR	40%	£4,334,190	£3,744,608	£3,740,965	£3,734,214	£3,698,769	£3,458,594	£3,312,940
60% LAR : 40% CIR	45%	£4,012,271	£3,435,528	£3,431,890	£3,425,148	£3,389,726	£3,149,690	£3,004,111
60% LAR : 40% CIR	50%	£3,689,719	£3,125,817	£3,122,183	£3,115,449	£3,080,046	£2,840,122	£2,694,606

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,130,515	£7,438,397	£7,434,675	£7,427,786	£7,391,999	£7,149,770	£7,002,972
60% LAR : 40% CIR	5%	£7,813,905	£7,134,588	£7,130,879	£7,124,015	£7,088,286	£6,846,407	£6,699,807
60% LAR : 40% CIR	10%	£7,496,610	£6,830,097	£6,826,401	£6,819,558	£6,783,883	£6,542,329	£6,395,907
60% LAR : 40% CIR	**12%**	**£7,369,500**	**£6,708,112**	**£6,704,421**	**£6,697,586**	**£6,661,931**	**£6,420,499**	**£6,274,145**
60% LAR : 40% CIR	15%	£7,178,634	£6,524,932	£6,521,247	£6,514,424	£6,478,799	£6,237,541	£6,091,284
60% LAR : 40% CIR	20%	£6,859,985	£6,219,098	£6,215,424	£6,208,618	£6,173,038	£5,932,050	£5,785,943
60% LAR : 40% CIR	25%	£6,540,669	£5,912,601	£5,908,936	£5,902,148	£5,866,608	£5,625,863	£5,479,890
60% LAR : 40% CIR	30%	£6,220,692	£5,605,449	£5,601,793	£5,595,018	£5,559,515	£5,318,986	£5,173,134
60% LAR : 40% CIR	35%	£5,900,063	£5,297,648	£5,293,999	£5,287,237	£5,251,765	£5,011,426	£4,865,679
60% LAR : 40% CIR	40%	£5,578,786	£4,989,203	£4,985,561	£4,978,810	£4,943,365	£4,703,190	£4,557,535
60% LAR : 40% CIR	45%	£5,256,867	£4,680,123	£4,676,485	£4,669,743	£4,634,321	£4,394,286	£4,248,707
60% LAR : 40% CIR	50%	£4,934,314	£4,370,413	£4,366,778	£4,360,044	£4,324,641	£4,084,718	£3,939,202

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR for 15 Years	
Value Area	Zone A - Higher Central Zone

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,105,296	£9,402,288	£9,398,565	£9,391,677	£9,355,889	£9,113,661	£8,966,863
60% LAR : 40% CIR	5%	£9,754,633	£9,064,969	£9,061,261	£9,054,396	£9,018,668	£8,776,789	£8,630,188
60% LAR : 40% CIR	10%	£9,403,283	£8,726,969	£8,723,274	£8,716,430	£8,680,756	£8,439,201	£8,292,780
60% LAR : 40% CIR	**12%**	**£9,262,552**	**£8,591,581**	**£8,587,889**	**£8,581,054**	**£8,545,400**	**£8,303,967**	**£8,157,613**
60% LAR : 40% CIR	15%	£9,051,253	£8,388,295	£8,384,610	£8,377,787	£8,342,161	£8,100,904	£7,954,647
60% LAR : 40% CIR	20%	£8,698,551	£8,048,950	£8,045,278	£8,038,472	£8,002,892	£7,761,904	£7,615,796
60% LAR : 40% CIR	25%	£8,345,181	£7,708,945	£7,705,281	£7,698,491	£7,662,952	£7,422,207	£7,276,235
60% LAR : 40% CIR	30%	£7,991,151	£7,368,284	£7,364,628	£7,357,853	£7,322,349	£7,081,821	£6,935,968
60% LAR : 40% CIR	35%	£7,636,467	£7,026,973	£7,023,325	£7,016,562	£6,981,090	£6,740,752	£6,595,004
60% LAR : 40% CIR	40%	£7,281,135	£6,685,020	£6,681,377	£6,674,625	£6,639,181	£6,399,006	£6,253,351
60% LAR : 40% CIR	45%	£6,925,164	£6,342,430	£6,338,792	£6,332,050	£6,296,628	£6,056,592	£5,911,013
60% LAR : 40% CIR	50%	£6,568,557	£5,999,210	£5,995,576	£5,988,841	£5,953,438	£5,713,515	£5,567,999

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,973,125	£3,270,117	£3,266,394	£3,259,506	£3,223,718	£2,981,490	£2,834,692
60% LAR : 40% CIR	5%	£3,622,462	£2,932,798	£2,929,090	£2,922,225	£2,886,497	£2,644,618	£2,498,017
60% LAR : 40% CIR	10%	£3,271,112	£2,594,798	£2,591,103	£2,584,259	£2,548,585	£2,307,031	£2,160,609
60% LAR : 40% CIR	**12%**	**£3,130,381**	**£2,459,410**	**£2,455,718**	**£2,448,884**	**£2,413,229**	**£2,171,796**	**£2,025,442**
60% LAR : 40% CIR	15%	£2,919,082	£2,256,124	£2,252,439	£2,245,616	£2,209,990	£1,968,733	£1,822,476
60% LAR : 40% CIR	20%	£2,566,380	£1,916,779	£1,913,107	£1,906,301	£1,870,721	£1,629,733	£1,483,626
60% LAR : 40% CIR	25%	£2,213,010	£1,576,775	£1,573,110	£1,566,320	£1,530,781	£1,290,036	£1,144,064
60% LAR : 40% CIR	30%	£1,858,980	£1,236,113	£1,232,457	£1,225,682	£1,190,178	£949,650	£803,797
60% LAR : 40% CIR	35%	£1,504,296	£894,802	£891,154	£884,391	£848,919	£608,581	£462,833
60% LAR : 40% CIR	40%	£1,148,964	£552,849	£549,206	£542,454	£507,010	£266,835	£121,180
60% LAR : 40% CIR	45%	£792,993	£210,260	£206,621	£199,879	£164,457	-£75,579	-£221,158
60% LAR : 40% CIR	50%	£436,386	-£132,961	-£136,595	-£143,330	-£178,733	-£418,656	-£564,172

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,514,125	£5,811,116	£5,807,394	£5,800,505	£5,764,718	£5,522,489	£5,375,691
60% LAR : 40% CIR	5%	£6,163,461	£5,473,797	£5,470,089	£5,463,224	£5,427,496	£5,185,617	£5,039,016
60% LAR : 40% CIR	10%	£5,812,112	£5,135,797	£5,132,102	£5,125,258	£5,089,584	£4,848,030	£4,701,608
60% LAR : 40% CIR	**12%**	**£5,671,380**	**£5,000,409**	**£4,996,718**	**£4,989,883**	**£4,954,228**	**£4,712,796**	**£4,566,441**
60% LAR : 40% CIR	15%	£5,460,082	£4,797,123	£4,793,438	£4,786,615	£4,750,990	£4,509,733	£4,363,476
60% LAR : 40% CIR	20%	£5,107,379	£4,457,779	£4,454,106	£4,447,300	£4,411,720	£4,170,732	£4,024,625
60% LAR : 40% CIR	25%	£4,754,009	£4,117,774	£4,114,109	£4,107,320	£4,071,781	£3,831,035	£3,685,063
60% LAR : 40% CIR	30%	£4,399,980	£3,777,112	£3,773,456	£3,766,681	£3,731,177	£3,490,649	£3,344,796
60% LAR : 40% CIR	35%	£4,045,295	£3,435,801	£3,432,153	£3,425,390	£3,389,918	£3,149,580	£3,003,833
60% LAR : 40% CIR	40%	£3,689,964	£3,093,848	£3,090,205	£3,083,454	£3,048,009	£2,807,835	£2,662,179
60% LAR : 40% CIR	45%	£3,333,992	£2,751,259	£2,747,620	£2,740,878	£2,705,456	£2,465,420	£2,319,841
60% LAR : 40% CIR	50%	£2,977,385	£2,408,038	£2,404,404	£2,397,670	£2,362,267	£2,122,343	£1,976,827

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,566,997	£6,863,989	£6,860,266	£6,853,378	£6,817,590	£6,575,362	£6,428,564
60% LAR : 40% CIR	5%	£7,216,334	£6,526,670	£6,522,962	£6,516,097	£6,480,369	£6,238,490	£6,091,889
60% LAR : 40% CIR	10%	£6,864,985	£6,188,670	£6,184,975	£6,178,131	£6,142,457	£5,900,903	£5,754,481
60% LAR : 40% CIR	**12%**	**£6,724,253**	**£6,053,282**	**£6,049,590**	**£6,042,756**	**£6,007,101**	**£5,765,668**	**£5,619,314**
60% LAR : 40% CIR	15%	£6,512,954	£5,849,996	£5,846,311	£5,839,488	£5,803,862	£5,562,605	£5,416,348
60% LAR : 40% CIR	20%	£6,160,252	£5,510,651	£5,506,979	£5,500,173	£5,464,593	£5,223,605	£5,077,498
60% LAR : 40% CIR	25%	£5,806,882	£5,170,647	£5,166,982	£5,160,192	£5,124,653	£4,883,908	£4,737,936
60% LAR : 40% CIR	30%	£5,452,852	£4,829,985	£4,826,329	£4,819,554	£4,784,050	£4,543,522	£4,397,669
60% LAR : 40% CIR	35%	£5,098,168	£4,488,674	£4,485,026	£4,478,263	£4,442,791	£4,202,453	£4,056,705
60% LAR : 40% CIR	40%	£4,742,836	£4,146,721	£4,143,078	£4,136,326	£4,100,882	£3,860,708	£3,715,052
60% LAR : 40% CIR	45%	£4,386,865	£3,804,132	£3,800,493	£3,793,751	£3,758,329	£3,518,293	£3,372,714
60% LAR : 40% CIR	50%	£4,030,258	£3,460,911	£3,457,277	£3,450,542	£3,415,139	£3,175,216	£3,029,700

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,811,593	£8,108,584	£8,104,862	£8,097,973	£8,062,186	£7,819,957	£7,673,160
60% LAR : 40% CIR	5%	£8,460,930	£7,771,265	£7,767,557	£7,760,693	£7,724,964	£7,483,085	£7,336,485
60% LAR : 40% CIR	10%	£8,109,580	£7,433,266	£7,429,570	£7,422,727	£7,387,052	£7,145,498	£6,999,076
60% LAR : 40% CIR	**12%**	**£7,968,848**	**£7,297,877**	**£7,294,186**	**£7,287,351**	**£7,251,696**	**£7,010,264**	**£6,863,910**
60% LAR : 40% CIR	15%	£7,757,550	£7,094,591	£7,090,906	£7,084,083	£7,048,458	£6,807,201	£6,660,944
60% LAR : 40% CIR	20%	£7,404,847	£6,755,247	£6,751,574	£6,744,768	£6,709,188	£6,468,200	£6,322,093
60% LAR : 40% CIR	25%	£7,051,477	£6,415,242	£6,411,577	£6,404,788	£6,369,249	£6,128,504	£5,982,531
60% LAR : 40% CIR	30%	£6,697,448	£6,074,580	£6,070,925	£6,064,150	£6,028,645	£5,788,117	£5,642,265
60% LAR : 40% CIR	35%	£6,342,764	£5,733,269	£5,729,621	£5,722,859	£5,687,386	£5,447,048	£5,301,301
60% LAR : 40% CIR	40%	£5,987,432	£5,391,317	£5,387,674	£5,380,922	£5,345,477	£5,105,303	£4,959,647
60% LAR : 40% CIR	45%	£5,631,460	£5,048,727	£5,045,088	£5,038,346	£5,002,924	£4,762,888	£4,617,309
60% LAR : 40% CIR	50%	£5,274,853	£4,705,506	£4,701,873	£4,695,138	£4,659,735	£4,419,811	£4,274,295

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - NO AW	
Value Area	Zone B - Camden Town Office & Resi £900 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,549,354	£1,073,865	£1,070,143	£1,063,322	£1,029,242	£799,525	£660,690
60% LAR : 40% CIR	5%	£1,462,608	£999,766	£996,056	£989,260	£955,238	£725,872	£587,233
60% LAR : 40% CIR	10%	£1,375,176	£924,984	£921,288	£914,513	£880,544	£651,502	£513,044
60% LAR : 40% CIR	**12%**	**£1,340,013**	**£894,882**	**£891,191**	**£884,424**	**£850,476**	**£621,555**	**£483,165**
60% LAR : 40% CIR	15%	£1,287,064	£849,527	£845,843	£839,088	£805,169	£576,423	£438,129
60% LAR : 40% CIR	20%	£1,198,279	£773,402	£769,729	£762,991	£729,117	£500,642	£362,497
60% LAR : 40% CIR	25%	£1,108,827	£696,614	£692,950	£686,229	£652,395	£424,162	£286,153
60% LAR : 40% CIR	30%	£1,018,715	£619,171	£615,515	£608,808	£575,011	£346,995	£209,105
60% LAR : 40% CIR	35%	£927,949	£541,079	£537,430	£530,737	£496,970	£269,144	£131,360
60% LAR : 40% CIR	40%	£836,535	£462,344	£458,701	£452,018	£418,280	£190,617	£52,924
60% LAR : 40% CIR	45%	£744,481	£382,973	£379,334	£372,660	£338,945	£111,421	-£26,595
60% LAR : 40% CIR	50%	£668,544	£319,455	£315,820	£309,155	£275,457	£48,046	-£90,873

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,582,817	-£5,058,306	-£5,062,028	-£5,068,848	-£5,102,929	-£5,332,646	-£5,471,481
60% LAR : 40% CIR	5%	-£4,669,563	-£5,132,405	-£5,136,115	-£5,142,911	-£5,176,933	-£5,406,299	-£5,544,938
60% LAR : 40% CIR	10%	-£4,756,995	-£5,207,187	-£5,210,883	-£5,217,658	-£5,251,627	-£5,480,669	-£5,619,127
60% LAR : 40% CIR	**12%**	**-£4,792,158**	**-£5,237,289**	**-£5,240,980**	**-£5,247,747**	**-£5,281,695**	**-£5,510,615**	**-£5,649,006**
60% LAR : 40% CIR	15%	-£4,845,106	-£5,282,644	-£5,286,328	-£5,293,083	-£5,327,002	-£5,555,748	-£5,694,041
60% LAR : 40% CIR	20%	-£4,933,891	-£5,358,769	-£5,362,442	-£5,369,180	-£5,403,054	-£5,631,529	-£5,769,674
60% LAR : 40% CIR	25%	-£5,023,344	-£5,435,556	-£5,439,221	-£5,445,941	-£5,479,776	-£5,708,009	-£5,846,018
60% LAR : 40% CIR	30%	-£5,113,456	-£5,513,000	-£5,516,656	-£5,523,363	-£5,557,160	-£5,785,176	-£5,923,066
60% LAR : 40% CIR	35%	-£5,204,222	-£5,591,092	-£5,594,741	-£5,601,434	-£5,635,201	-£5,863,027	-£6,000,811
60% LAR : 40% CIR	40%	-£5,295,636	-£5,669,827	-£5,673,469	-£5,680,153	-£5,713,891	-£5,941,554	-£6,079,246
60% LAR : 40% CIR	45%	-£5,387,690	-£5,749,198	-£5,752,837	-£5,759,511	-£5,793,226	-£6,020,749	-£6,158,766
60% LAR : 40% CIR	50%	-£5,463,627	-£5,812,716	-£5,816,351	-£5,823,016	-£5,856,713	-£6,084,125	-£6,223,044

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,041,818	-£2,517,306	-£2,521,029	-£2,527,849	-£2,561,930	-£2,791,647	-£2,930,482
60% LAR : 40% CIR	5%	-£2,128,564	-£2,591,406	-£2,595,115	-£2,601,912	-£2,635,933	-£2,865,300	-£3,003,939
60% LAR : 40% CIR	10%	-£2,215,996	-£2,666,188	-£2,669,883	-£2,676,659	-£2,710,627	-£2,939,669	-£3,078,128
60% LAR : 40% CIR	**12%**	**-£2,251,159**	**-£2,696,290**	**-£2,699,980**	**-£2,706,748**	**-£2,740,696**	**-£2,969,616**	**-£3,108,007**
60% LAR : 40% CIR	15%	-£2,304,107	-£2,741,645	-£2,745,329	-£2,752,084	-£2,786,003	-£3,014,748	-£3,153,042
60% LAR : 40% CIR	20%	-£2,392,892	-£2,817,769	-£2,821,443	-£2,828,181	-£2,862,054	-£3,090,530	-£3,228,675
60% LAR : 40% CIR	25%	-£2,482,345	-£2,894,557	-£2,898,222	-£2,904,942	-£2,938,776	-£3,167,009	-£3,305,019
60% LAR : 40% CIR	30%	-£2,572,457	-£2,972,001	-£2,975,656	-£2,982,363	-£3,016,161	-£3,244,177	-£3,382,067
60% LAR : 40% CIR	35%	-£2,663,222	-£3,050,093	-£3,053,742	-£3,060,435	-£3,094,202	-£3,322,028	-£3,459,812
60% LAR : 40% CIR	40%	-£2,754,637	-£3,128,827	-£3,132,470	-£3,139,154	-£3,172,892	-£3,400,555	-£3,538,247
60% LAR : 40% CIR	45%	-£2,846,690	-£3,208,199	-£3,211,838	-£3,218,511	-£3,252,227	-£3,479,750	-£3,617,767
60% LAR : 40% CIR	50%	-£2,922,628	-£3,271,717	-£3,275,351	-£3,282,017	-£3,315,714	-£3,543,126	-£3,682,045

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£988,945	-£1,464,434	-£1,468,156	-£1,474,976	-£1,509,057	-£1,738,774	-£1,877,609
60% LAR : 40% CIR	5%	-£1,075,691	-£1,538,533	-£1,542,243	-£1,549,039	-£1,583,061	-£1,812,427	-£1,951,066
60% LAR : 40% CIR	10%	-£1,163,123	-£1,613,315	-£1,617,011	-£1,623,786	-£1,657,755	-£1,886,797	-£2,025,255
60% LAR : 40% CIR	**12%**	**-£1,198,286**	**-£1,643,417**	**-£1,647,108**	**-£1,653,875**	**-£1,687,823**	**-£1,916,743**	**-£2,055,134**
60% LAR : 40% CIR	15%	-£1,251,234	-£1,688,772	-£1,692,456	-£1,699,211	-£1,733,130	-£1,961,876	-£2,100,169
60% LAR : 40% CIR	20%	-£1,340,019	-£1,764,897	-£1,768,570	-£1,775,308	-£1,809,182	-£2,037,657	-£2,175,802
60% LAR : 40% CIR	25%	-£1,429,472	-£1,841,684	-£1,845,349	-£1,852,069	-£1,885,904	-£2,114,137	-£2,252,146
60% LAR : 40% CIR	30%	-£1,519,584	-£1,919,128	-£1,922,784	-£1,929,491	-£1,963,288	-£2,191,304	-£2,329,194
60% LAR : 40% CIR	35%	-£1,610,350	-£1,997,220	-£2,000,869	-£2,007,562	-£2,041,329	-£2,269,155	-£2,406,939
60% LAR : 40% CIR	40%	-£1,701,764	-£2,075,955	-£2,079,597	-£2,086,281	-£2,120,019	-£2,347,682	-£2,485,374
60% LAR : 40% CIR	45%	-£1,793,818	-£2,155,326	-£2,158,965	-£2,165,639	-£2,199,354	-£2,426,877	-£2,564,894
60% LAR : 40% CIR	50%	-£1,869,755	-£2,218,844	-£2,222,479	-£2,229,144	-£2,262,841	-£2,490,253	-£2,629,172

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£255,650	-£219,838	-£223,561	-£230,381	-£264,462	-£494,178	-£633,013
60% LAR : 40% CIR	5%	£168,905	-£293,938	-£297,647	-£304,444	-£338,465	-£567,832	-£706,470
60% LAR : 40% CIR	10%	£81,473	-£368,720	-£372,415	-£379,190	-£413,159	-£642,201	-£780,660
60% LAR : 40% CIR	**12%**	**£46,309**	**-£398,822**	**-£402,512**	**-£409,280**	**-£443,228**	**-£672,148**	**-£810,539**
60% LAR : 40% CIR	15%	-£6,639	-£444,177	-£447,861	-£454,616	-£488,534	-£717,280	-£855,574
60% LAR : 40% CIR	20%	-£95,424	-£520,301	-£523,975	-£530,713	-£564,586	-£793,062	-£931,207
60% LAR : 40% CIR	25%	-£184,876	-£597,089	-£600,754	-£607,474	-£641,308	-£869,541	-£1,007,551
60% LAR : 40% CIR	30%	-£274,989	-£674,532	-£678,188	-£684,895	-£718,693	-£946,709	-£1,084,599
60% LAR : 40% CIR	35%	-£365,754	-£752,624	-£756,274	-£762,967	-£796,733	-£1,024,559	-£1,162,344
60% LAR : 40% CIR	40%	-£457,168	-£831,359	-£835,002	-£841,686	-£875,424	-£1,103,087	-£1,240,779
60% LAR : 40% CIR	45%	-£549,222	-£910,731	-£914,369	-£921,043	-£954,759	-£1,182,282	-£1,320,299
60% LAR : 40% CIR	50%	-£625,160	-£974,248	-£977,883	-£984,549	-£1,018,246	-£1,245,657	-£1,384,576

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - NO AW

Value Area	**Zone B - Camden Town Office & Resi £1,000 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,889,893	£1,408,959	£1,405,237	£1,398,417	£1,364,335	£1,134,619	£995,784
60% LAR : 40% CIR	5%	£1,786,120	£1,318,104	£1,314,396	£1,307,599	£1,273,577	£1,044,211	£905,572
60% LAR : 40% CIR	10%	£1,681,662	£1,226,568	£1,222,873	£1,216,097	£1,182,129	£953,087	£814,628
60% LAR : 40% CIR	**12%**	**£1,639,687**	**£1,189,764**	**£1,186,073**	**£1,179,306**	**£1,145,358**	**£916,438**	**£778,047**
60% LAR : 40% CIR	15%	£1,576,523	£1,134,357	£1,130,673	£1,123,917	£1,089,998	£861,253	£722,959
60% LAR : 40% CIR	20%	£1,470,711	£1,041,476	£1,037,803	£1,031,066	£997,192	£768,716	£630,572
60% LAR : 40% CIR	25%	£1,364,232	£947,934	£944,271	£937,549	£903,716	£675,483	£537,473
60% LAR : 40% CIR	30%	£1,257,093	£853,737	£850,081	£843,374	£809,577	£581,561	£443,670
60% LAR : 40% CIR	35%	£1,149,300	£758,890	£755,242	£748,547	£714,782	£486,955	£349,171
60% LAR : 40% CIR	40%	£1,040,859	£663,400	£659,757	£653,074	£619,335	£391,673	£253,980
60% LAR : 40% CIR	45%	£931,777	£567,274	£563,635	£556,962	£523,246	£295,723	£158,106
60% LAR : 40% CIR	50%	£858,644	£506,516	£502,881	£496,215	£462,519	£235,107	£97,554

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,242,278	-£4,723,212	-£4,726,934	-£4,733,754	-£4,767,835	-£4,997,552	-£5,136,387
60% LAR : 40% CIR	5%	-£4,346,051	-£4,814,067	-£4,817,775	-£4,824,571	-£4,858,594	-£5,087,960	-£5,226,599
60% LAR : 40% CIR	10%	-£4,450,509	-£4,905,603	-£4,909,298	-£4,916,073	-£4,950,042	-£5,179,084	-£5,317,543
60% LAR : 40% CIR	**12%**	**-£4,492,484**	**-£4,942,407**	**-£4,946,098**	**-£4,952,865**	**-£4,986,813**	**-£5,215,733**	**-£5,354,124**
60% LAR : 40% CIR	15%	-£4,555,648	-£4,997,814	-£5,001,498	-£5,008,254	-£5,042,173	-£5,270,917	-£5,409,212
60% LAR : 40% CIR	20%	-£4,661,460	-£5,090,694	-£5,094,368	-£5,101,105	-£5,134,978	-£5,363,455	-£5,501,599
60% LAR : 40% CIR	25%	-£4,767,939	-£5,184,236	-£5,187,900	-£5,194,621	-£5,228,455	-£5,456,688	-£5,594,698
60% LAR : 40% CIR	30%	-£4,875,078	-£5,278,434	-£5,282,090	-£5,288,797	-£5,322,594	-£5,550,610	-£5,688,501
60% LAR : 40% CIR	35%	-£4,982,871	-£5,373,281	-£5,376,929	-£5,383,624	-£5,417,389	-£5,645,216	-£5,783,000
60% LAR : 40% CIR	40%	-£5,091,312	-£5,468,771	-£5,472,414	-£5,479,096	-£5,512,836	-£5,740,498	-£5,878,191
60% LAR : 40% CIR	45%	-£5,200,394	-£5,564,897	-£5,568,535	-£5,575,209	-£5,608,924	-£5,836,448	-£5,974,065
60% LAR : 40% CIR	50%	-£5,273,526	-£5,625,655	-£5,629,289	-£5,635,956	-£5,669,652	-£5,897,064	-£6,034,617

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,701,279	-£2,182,213	-£2,185,935	-£2,192,755	-£2,226,836	-£2,456,553	-£2,595,388
60% LAR : 40% CIR	5%	-£1,805,052	-£2,273,068	-£2,276,776	-£2,283,572	-£2,317,595	-£2,546,961	-£2,685,600
60% LAR : 40% CIR	10%	-£1,909,510	-£2,364,604	-£2,368,299	-£2,375,074	-£2,409,043	-£2,638,085	-£2,776,544
60% LAR : 40% CIR	**12%**	**-£1,951,485**	**-£2,401,408**	**-£2,405,099**	**-£2,411,865**	**-£2,445,814**	**-£2,674,734**	**-£2,813,125**
60% LAR : 40% CIR	15%	-£2,014,649	-£2,456,815	-£2,460,499	-£2,467,255	-£2,501,173	-£2,729,918	-£2,868,213
60% LAR : 40% CIR	20%	-£2,120,461	-£2,549,695	-£2,553,369	-£2,560,106	-£2,593,979	-£2,822,456	-£2,960,600
60% LAR : 40% CIR	25%	-£2,226,940	-£2,643,237	-£2,646,901	-£2,653,622	-£2,687,455	-£2,915,688	-£3,053,699
60% LAR : 40% CIR	30%	-£2,334,079	-£2,737,435	-£2,741,091	-£2,747,798	-£2,781,595	-£3,009,611	-£3,147,501
60% LAR : 40% CIR	35%	-£2,441,872	-£2,832,282	-£2,835,930	-£2,842,624	-£2,876,390	-£3,104,217	-£3,242,001
60% LAR : 40% CIR	40%	-£2,550,312	-£2,927,772	-£2,931,415	-£2,938,097	-£2,971,836	-£3,199,498	-£3,337,192
60% LAR : 40% CIR	45%	-£2,659,395	-£3,023,897	-£3,027,536	-£3,034,210	-£3,067,925	-£3,295,449	-£3,433,066
60% LAR : 40% CIR	50%	-£2,732,527	-£3,084,655	-£3,088,290	-£3,094,957	-£3,128,653	-£3,356,064	-£3,493,618

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£648,406	-£1,129,340	-£1,133,062	-£1,139,882	-£1,173,963	-£1,403,680	-£1,542,515
60% LAR : 40% CIR	5%	-£752,179	-£1,220,195	-£1,223,903	-£1,230,699	-£1,264,722	-£1,494,088	-£1,632,727
60% LAR : 40% CIR	10%	-£856,637	-£1,311,731	-£1,315,426	-£1,322,201	-£1,356,170	-£1,585,212	-£1,723,671
60% LAR : 40% CIR	**12%**	**-£898,612**	**-£1,348,535**	**-£1,352,226**	**-£1,358,993**	**-£1,392,941**	**-£1,621,861**	**-£1,760,252**
60% LAR : 40% CIR	15%	-£961,776	-£1,403,942	-£1,407,626	-£1,414,382	-£1,448,301	-£1,677,045	-£1,815,340
60% LAR : 40% CIR	20%	-£1,067,588	-£1,496,822	-£1,500,496	-£1,507,233	-£1,541,106	-£1,769,583	-£1,907,727
60% LAR : 40% CIR	25%	-£1,174,067	-£1,590,364	-£1,594,028	-£1,600,749	-£1,634,583	-£1,862,816	-£2,000,826
60% LAR : 40% CIR	30%	-£1,281,206	-£1,684,562	-£1,688,218	-£1,694,925	-£1,728,722	-£1,956,738	-£2,094,629
60% LAR : 40% CIR	35%	-£1,388,999	-£1,779,409	-£1,783,057	-£1,789,752	-£1,823,517	-£2,051,344	-£2,189,128
60% LAR : 40% CIR	40%	-£1,497,440	-£1,874,899	-£1,878,542	-£1,885,224	-£1,918,964	-£2,146,626	-£2,284,319
60% LAR : 40% CIR	45%	-£1,606,522	-£1,971,025	-£1,974,663	-£1,981,337	-£2,015,052	-£2,242,576	-£2,380,193
60% LAR : 40% CIR	50%	-£1,679,654	-£2,031,783	-£2,035,417	-£2,042,084	-£2,075,780	-£2,303,192	-£2,440,745

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£596,190	£115,255	£111,533	£104,714	£70,632	-£159,085	-£297,920
60% LAR : 40% CIR	5%	£492,417	£24,401	£20,692	£13,896	-£20,127	-£249,492	-£388,132
60% LAR : 40% CIR	10%	£387,958	-£67,135	-£70,831	-£77,606	-£111,575	-£340,617	-£479,075
60% LAR : 40% CIR	**12%**	**£345,983**	**-£103,939**	**-£107,631**	**-£114,397**	**-£148,345**	**-£377,266**	**-£515,656**
60% LAR : 40% CIR	15%	£282,819	-£159,347	-£163,030	-£169,786	-£203,705	-£432,450	-£570,745
60% LAR : 40% CIR	20%	£177,007	-£252,227	-£255,901	-£262,637	-£296,511	-£524,988	-£663,132
60% LAR : 40% CIR	25%	£70,528	-£345,769	-£349,433	-£356,154	-£389,987	-£618,220	-£756,231
60% LAR : 40% CIR	30%	-£36,611	-£439,967	-£443,622	-£450,329	-£484,127	-£712,143	-£850,033
60% LAR : 40% CIR	35%	-£144,404	-£534,814	-£538,462	-£545,156	-£578,922	-£806,749	-£944,533
60% LAR : 40% CIR	40%	-£252,844	-£630,304	-£633,946	-£640,629	-£674,368	-£902,030	-£1,039,723
60% LAR : 40% CIR	45%	-£361,926	-£726,429	-£730,068	-£736,742	-£770,457	-£997,981	-£1,135,597
60% LAR : 40% CIR	50%	-£435,059	-£787,187	-£790,822	-£797,489	-£831,185	-£1,058,596	-£1,196,150

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - NO AW	
Value Area	**Zone B - Camden Town Office & Resi £1,100 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,230,432	£1,744,053	£1,740,330	£1,733,511	£1,699,429	£1,469,712	£1,330,877
60% LAR : 40% CIR	5%	£2,109,632	£1,636,444	£1,632,734	£1,625,938	£1,591,916	£1,362,550	£1,223,911
60% LAR : 40% CIR	10%	£1,988,146	£1,528,153	£1,524,457	£1,517,682	£1,483,713	£1,254,671	£1,116,212
60% LAR : 40% CIR	**12%**	**£1,939,362**	**£1,484,647**	**£1,480,955**	**£1,474,189**	**£1,440,241**	**£1,211,320**	**£1,072,930**
60% LAR : 40% CIR	15%	£1,865,980	£1,419,186	£1,415,502	£1,408,747	£1,374,828	£1,146,083	£1,007,788
60% LAR : 40% CIR	20%	£1,743,142	£1,309,552	£1,305,878	£1,299,141	£1,265,267	£1,036,791	£898,647
60% LAR : 40% CIR	25%	£1,619,636	£1,199,255	£1,195,591	£1,188,869	£1,155,036	£926,803	£788,794
60% LAR : 40% CIR	30%	£1,495,469	£1,088,303	£1,084,647	£1,077,940	£1,044,143	£816,126	£678,236
60% LAR : 40% CIR	35%	£1,370,650	£976,701	£973,052	£966,358	£932,592	£704,765	£566,981
60% LAR : 40% CIR	40%	£1,245,182	£864,456	£860,814	£854,130	£820,392	£592,730	£455,037
60% LAR : 40% CIR	45%	£1,119,074	£751,576	£747,937	£741,263	£707,548	£480,024	£342,407
60% LAR : 40% CIR	50%	£1,048,745	£693,577	£689,943	£683,276	£649,580	£422,168	£284,615

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,901,739	-£4,388,118	-£4,391,841	-£4,398,660	-£4,432,742	-£4,662,458	-£4,801,294
60% LAR : 40% CIR	5%	-£4,022,539	-£4,495,727	-£4,499,437	-£4,506,233	-£4,540,255	-£4,769,621	-£4,908,260
60% LAR : 40% CIR	10%	-£4,144,025	-£4,604,018	-£4,607,714	-£4,614,489	-£4,648,458	-£4,877,500	-£5,015,958
60% LAR : 40% CIR	**12%**	**-£4,192,809**	**-£4,647,524**	**-£4,651,216**	**-£4,657,982**	**-£4,691,930**	**-£4,920,850**	**-£5,059,241**
60% LAR : 40% CIR	15%	-£4,266,191	-£4,712,985	-£4,716,669	-£4,723,424	-£4,757,342	-£4,986,088	-£5,124,383
60% LAR : 40% CIR	20%	-£4,389,029	-£4,822,619	-£4,826,293	-£4,833,030	-£4,866,904	-£5,095,380	-£5,233,524
60% LAR : 40% CIR	25%	-£4,512,535	-£4,932,916	-£4,936,580	-£4,943,301	-£4,977,135	-£5,205,368	-£5,343,377
60% LAR : 40% CIR	30%	-£4,636,702	-£5,043,868	-£5,047,524	-£5,054,231	-£5,088,028	-£5,316,045	-£5,453,935
60% LAR : 40% CIR	35%	-£4,761,521	-£5,155,469	-£5,159,119	-£5,165,813	-£5,199,578	-£5,427,405	-£5,565,190
60% LAR : 40% CIR	40%	-£4,886,989	-£5,267,714	-£5,271,357	-£5,278,041	-£5,311,779	-£5,539,441	-£5,677,134
60% LAR : 40% CIR	45%	-£5,013,097	-£5,380,595	-£5,384,234	-£5,390,908	-£5,424,623	-£5,652,147	-£5,789,763
60% LAR : 40% CIR	50%	-£5,083,426	-£5,438,593	-£5,442,228	-£5,448,895	-£5,482,591	-£5,710,002	-£5,847,556

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,360,739	-£1,847,119	-£1,850,841	-£1,857,661	-£1,891,743	-£2,121,459	-£2,260,294
60% LAR : 40% CIR	5%	-£1,481,540	-£1,954,728	-£1,958,437	-£1,965,234	-£1,999,255	-£2,228,622	-£2,367,261
60% LAR : 40% CIR	10%	-£1,603,025	-£2,063,019	-£2,066,715	-£2,073,490	-£2,107,459	-£2,336,501	-£2,474,959
60% LAR : 40% CIR	**12%**	**-£1,651,810**	**-£2,106,525**	**-£2,110,216**	**-£2,116,983**	**-£2,150,931**	**-£2,379,851**	**-£2,518,242**
60% LAR : 40% CIR	15%	-£1,725,191	-£2,171,986	-£2,175,669	-£2,182,424	-£2,216,343	-£2,445,089	-£2,583,384
60% LAR : 40% CIR	20%	-£1,848,030	-£2,281,620	-£2,285,294	-£2,292,031	-£2,325,905	-£2,554,381	-£2,692,525
60% LAR : 40% CIR	25%	-£1,971,536	-£2,391,916	-£2,395,581	-£2,402,302	-£2,436,135	-£2,664,368	-£2,802,378
60% LAR : 40% CIR	30%	-£2,095,702	-£2,502,869	-£2,506,525	-£2,513,232	-£2,547,029	-£2,775,046	-£2,912,935
60% LAR : 40% CIR	35%	-£2,220,522	-£2,614,470	-£2,618,119	-£2,624,814	-£2,658,579	-£2,886,406	-£3,024,190
60% LAR : 40% CIR	40%	-£2,345,989	-£2,726,715	-£2,730,358	-£2,737,042	-£2,770,780	-£2,998,442	-£3,136,135
60% LAR : 40% CIR	45%	-£2,472,098	-£2,839,596	-£2,843,235	-£2,849,908	-£2,883,624	-£3,111,147	-£3,248,764
60% LAR : 40% CIR	50%	-£2,542,427	-£2,897,594	-£2,901,229	-£2,907,896	-£2,941,592	-£3,169,003	-£3,306,557

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£307,867	-£794,246	-£797,969	-£804,788	-£838,870	-£1,068,586	-£1,207,422
60% LAR : 40% CIR	5%	-£428,667	-£901,855	-£905,565	-£912,361	-£946,383	-£1,175,749	-£1,314,388
60% LAR : 40% CIR	10%	-£550,153	-£1,010,146	-£1,013,842	-£1,020,617	-£1,054,586	-£1,283,628	-£1,422,086
60% LAR : 40% CIR	**12%**	**-£598,937**	**-£1,053,652**	**-£1,057,344**	**-£1,064,110**	**-£1,098,058**	**-£1,326,978**	**-£1,465,369**
60% LAR : 40% CIR	15%	-£672,319	-£1,119,113	-£1,122,797	-£1,129,552	-£1,163,470	-£1,392,216	-£1,530,511
60% LAR : 40% CIR	20%	-£795,157	-£1,228,747	-£1,232,421	-£1,239,158	-£1,273,032	-£1,501,508	-£1,639,652
60% LAR : 40% CIR	25%	-£918,663	-£1,339,043	-£1,342,708	-£1,349,429	-£1,383,263	-£1,611,496	-£1,749,505
60% LAR : 40% CIR	30%	-£1,042,830	-£1,449,996	-£1,453,652	-£1,460,359	-£1,494,156	-£1,722,173	-£1,860,063
60% LAR : 40% CIR	35%	-£1,167,649	-£1,561,597	-£1,565,247	-£1,571,941	-£1,605,706	-£1,833,533	-£1,971,318
60% LAR : 40% CIR	40%	-£1,293,117	-£1,673,842	-£1,677,485	-£1,684,169	-£1,717,907	-£1,945,569	-£2,083,262
60% LAR : 40% CIR	45%	-£1,419,225	-£1,786,723	-£1,790,362	-£1,797,036	-£1,830,751	-£2,058,275	-£2,195,891
60% LAR : 40% CIR	50%	-£1,489,554	-£1,844,721	-£1,848,356	-£1,855,023	-£1,888,719	-£2,116,130	-£2,253,684

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£936,729	£450,349	£446,627	£439,807	£405,726	£176,009	£37,174
60% LAR : 40% CIR	5%	£815,929	£342,740	£339,031	£332,234	£298,213	£68,846	-£69,792
60% LAR : 40% CIR	10%	£694,443	£234,449	£230,754	£223,978	£190,010	-£39,033	-£177,491
60% LAR : 40% CIR	**12%**	**£645,658**	**£190,943**	**£187,252**	**£180,485**	**£146,537**	**-£82,383**	**-£220,774**
60% LAR : 40% CIR	15%	£572,277	£125,483	£121,799	£115,044	£81,125	-£147,621	-£285,916
60% LAR : 40% CIR	20%	£449,438	£15,848	£12,174	£5,438	-£28,437	-£256,912	-£395,057
60% LAR : 40% CIR	25%	£325,932	-£94,448	-£98,113	-£104,834	-£138,667	-£366,900	-£504,910
60% LAR : 40% CIR	30%	£201,766	-£205,401	-£209,057	-£215,763	-£249,561	-£477,578	-£615,467
60% LAR : 40% CIR	35%	£76,947	-£317,002	-£320,651	-£327,346	-£361,111	-£588,938	-£726,722
60% LAR : 40% CIR	40%	-£48,521	-£429,247	-£432,890	-£439,573	-£473,312	-£700,974	-£838,667
60% LAR : 40% CIR	45%	-£174,630	-£542,128	-£545,767	-£552,440	-£586,156	-£813,679	-£951,296
60% LAR : 40% CIR	50%	-£244,958	-£600,126	-£603,761	-£610,427	-£644,124	-£871,535	-£1,009,089

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - NO AW	
Value Area	**Zone B - Camden Town Office & Resi £1,200 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,570,971	£2,079,147	£2,075,424	£2,068,604	£2,034,523	£1,804,806	£1,665,971
60% LAR : 40% CIR	5%	£2,433,144	£1,954,782	£1,951,074	£1,944,277	£1,910,255	£1,680,889	£1,542,250
60% LAR : 40% CIR	10%	£2,294,632	£1,829,737	£1,826,041	£1,819,266	£1,785,297	£1,556,255	£1,417,797
60% LAR : 40% CIR	**12%**	**£2,239,036**	**£1,779,529**	**£1,775,838**	**£1,769,071**	**£1,735,123**	**£1,506,203**	**£1,367,812**
60% LAR : 40% CIR	15%	£2,155,439	£1,704,016	£1,700,331	£1,693,576	£1,659,658	£1,430,913	£1,292,618
60% LAR : 40% CIR	20%	£2,015,573	£1,577,627	£1,573,953	£1,567,216	£1,533,342	£1,304,866	£1,166,721
60% LAR : 40% CIR	25%	£1,875,040	£1,450,575	£1,446,911	£1,440,190	£1,406,356	£1,178,123	£1,040,114
60% LAR : 40% CIR	30%	£1,733,847	£1,322,869	£1,319,212	£1,312,506	£1,278,708	£1,050,691	£912,802
60% LAR : 40% CIR	35%	£1,591,999	£1,194,512	£1,190,863	£1,184,169	£1,150,403	£922,577	£784,792
60% LAR : 40% CIR	40%	£1,449,505	£1,065,513	£1,061,870	£1,055,187	£1,021,448	£793,785	£656,093
60% LAR : 40% CIR	45%	£1,306,370	£935,877	£932,239	£925,565	£891,849	£664,326	£526,710
60% LAR : 40% CIR	50%	£1,230,614	£872,537	£868,903	£862,237	£828,540	£601,129	£463,575

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,561,200	-£4,053,024	-£4,056,747	-£4,063,567	-£4,097,648	-£4,327,365	-£4,466,200
60% LAR : 40% CIR	5%	-£3,699,027	-£4,177,389	-£4,181,097	-£4,187,893	-£4,221,916	-£4,451,282	-£4,589,921
60% LAR : 40% CIR	10%	-£3,837,539	-£4,302,434	-£4,306,129	-£4,312,905	-£4,346,874	-£4,575,916	-£4,714,374
60% LAR : 40% CIR	**12%**	**-£3,893,135**	**-£4,352,642**	**-£4,356,333**	**-£4,363,100**	**-£4,397,048**	**-£4,625,968**	**-£4,764,359**
60% LAR : 40% CIR	15%	-£3,976,732	-£4,428,154	-£4,431,839	-£4,438,594	-£4,472,513	-£4,701,258	-£4,839,553
60% LAR : 40% CIR	20%	-£4,116,598	-£4,554,544	-£4,558,218	-£4,564,955	-£4,598,829	-£4,827,305	-£4,965,450
60% LAR : 40% CIR	25%	-£4,257,131	-£4,681,596	-£4,685,260	-£4,691,981	-£4,725,815	-£4,954,048	-£5,092,057
60% LAR : 40% CIR	30%	-£4,398,324	-£4,809,302	-£4,812,959	-£4,819,665	-£4,853,463	-£5,081,479	-£5,219,369
60% LAR : 40% CIR	35%	-£4,540,171	-£4,937,659	-£4,941,308	-£4,948,002	-£4,981,768	-£5,209,594	-£5,347,379
60% LAR : 40% CIR	40%	-£4,682,665	-£5,066,658	-£5,070,301	-£5,076,984	-£5,110,722	-£5,338,385	-£5,476,078
60% LAR : 40% CIR	45%	-£4,825,801	-£5,196,294	-£5,199,932	-£5,206,606	-£5,240,322	-£5,467,845	-£5,605,461
60% LAR : 40% CIR	50%	-£4,901,557	-£5,259,634	-£5,263,268	-£5,269,934	-£5,303,630	-£5,531,042	-£5,668,595

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,020,201	-£1,512,024	-£1,515,748	-£1,522,567	-£1,556,649	-£1,786,366	-£1,925,201
60% LAR : 40% CIR	5%	-£1,158,028	-£1,636,390	-£1,640,098	-£1,646,894	-£1,680,917	-£1,910,283	-£2,048,922
60% LAR : 40% CIR	10%	-£1,296,540	-£1,761,435	-£1,765,130	-£1,771,906	-£1,805,874	-£2,034,916	-£2,173,375
60% LAR : 40% CIR	**12%**	**-£1,352,136**	**-£1,811,643**	**-£1,815,334**	**-£1,822,100**	**-£1,856,048**	**-£2,084,969**	**-£2,223,360**
60% LAR : 40% CIR	15%	-£1,435,733	-£1,887,155	-£1,890,840	-£1,897,595	-£1,931,514	-£2,160,259	-£2,298,554
60% LAR : 40% CIR	20%	-£1,575,599	-£2,013,545	-£2,017,219	-£2,023,955	-£2,057,830	-£2,286,306	-£2,424,451
60% LAR : 40% CIR	25%	-£1,716,132	-£2,140,596	-£2,144,261	-£2,150,981	-£2,184,815	-£2,413,049	-£2,551,058
60% LAR : 40% CIR	30%	-£1,857,325	-£2,268,303	-£2,271,960	-£2,278,666	-£2,312,463	-£2,540,480	-£2,678,370
60% LAR : 40% CIR	35%	-£1,999,172	-£2,396,660	-£2,400,309	-£2,407,003	-£2,440,769	-£2,668,595	-£2,806,380
60% LAR : 40% CIR	40%	-£2,141,666	-£2,525,659	-£2,529,302	-£2,535,985	-£2,569,723	-£2,797,386	-£2,935,079
60% LAR : 40% CIR	45%	-£2,284,802	-£2,655,295	-£2,658,932	-£2,665,607	-£2,699,322	-£2,926,846	-£3,064,462
60% LAR : 40% CIR	50%	-£2,360,558	-£2,718,635	-£2,722,268	-£2,728,935	-£2,762,631	-£2,990,043	-£3,127,596

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£32,672	-£459,152	-£462,875	-£469,695	-£503,776	-£733,493	-£872,328
60% LAR : 40% CIR	5%	-£105,155	-£583,517	-£587,225	-£594,021	-£628,044	-£857,410	-£996,049
60% LAR : 40% CIR	10%	-£243,667	-£708,562	-£712,257	-£719,033	-£753,002	-£982,044	-£1,120,502
60% LAR : 40% CIR	**12%**	**-£299,263**	**-£758,770**	**-£762,461**	**-£769,228**	**-£803,176**	**-£1,032,096**	**-£1,170,487**
60% LAR : 40% CIR	15%	-£382,860	-£834,282	-£837,967	-£844,722	-£878,641	-£1,107,386	-£1,245,681
60% LAR : 40% CIR	20%	-£522,726	-£960,672	-£964,346	-£971,083	-£1,004,957	-£1,233,433	-£1,371,578
60% LAR : 40% CIR	25%	-£663,259	-£1,087,724	-£1,091,388	-£1,098,109	-£1,131,943	-£1,360,176	-£1,498,185
60% LAR : 40% CIR	30%	-£804,452	-£1,215,430	-£1,219,087	-£1,225,793	-£1,259,590	-£1,487,607	-£1,625,497
60% LAR : 40% CIR	35%	-£946,299	-£1,343,787	-£1,347,436	-£1,354,130	-£1,387,896	-£1,615,722	-£1,753,507
60% LAR : 40% CIR	40%	-£1,088,793	-£1,472,786	-£1,476,429	-£1,483,112	-£1,516,850	-£1,744,513	-£1,882,206
60% LAR : 40% CIR	45%	-£1,231,929	-£1,602,422	-£1,606,060	-£1,612,734	-£1,646,450	-£1,873,973	-£2,011,589
60% LAR : 40% CIR	50%	-£1,307,685	-£1,665,762	-£1,669,396	-£1,676,062	-£1,709,758	-£1,937,170	-£2,074,723

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,277,267	£785,444	£781,720	£774,901	£740,819	£511,103	£372,267
60% LAR : 40% CIR	5%	£1,139,440	£661,079	£657,370	£650,574	£616,551	£387,186	£248,546
60% LAR : 40% CIR	10%	£1,000,929	£536,033	£532,338	£525,563	£491,594	£262,552	£124,093
60% LAR : 40% CIR	**12%**	**£945,332**	**£485,826**	**£482,134**	**£475,368**	**£441,420**	**£212,499**	**£74,109**
60% LAR : 40% CIR	15%	£861,735	£410,313	£406,628	£399,873	£365,954	£137,209	-£1,085
60% LAR : 40% CIR	20%	£721,869	£283,923	£280,249	£273,513	£239,638	£11,163	-£126,982
60% LAR : 40% CIR	25%	£581,336	£156,872	£153,207	£146,487	£112,653	-£115,580	-£253,590
60% LAR : 40% CIR	30%	£440,143	£29,165	£25,508	£18,802	-£14,995	-£243,012	-£380,901
60% LAR : 40% CIR	35%	£298,296	-£99,191	-£102,841	-£109,535	-£143,300	-£371,126	-£508,911
60% LAR : 40% CIR	40%	£155,802	-£228,190	-£231,833	-£238,517	-£272,255	-£499,918	-£637,610
60% LAR : 40% CIR	45%	£12,666	-£357,826	-£361,464	-£368,139	-£401,854	-£629,378	-£766,994
60% LAR : 40% CIR	50%	-£63,089	-£421,166	-£424,800	-£431,467	-£465,163	-£692,575	-£830,128

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - NO AW

Value Area	**Zone B - Camden Town Office & Resi £1,300 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,911,510	£2,414,241	£2,410,517	£2,403,698	£2,369,617	£2,139,900	£2,001,066
60% LAR : 40% CIR	5%	£2,756,657	£2,273,122	£2,269,413	£2,262,616	£2,228,594	£1,999,229	£1,860,589
60% LAR : 40% CIR	10%	£2,601,117	£2,131,321	£2,127,626	£2,120,851	£2,086,882	£1,857,840	£1,719,381
60% LAR : 40% CIR	**12%**	**£2,538,710**	**£2,074,412**	**£2,070,720**	**£2,063,954**	**£2,030,006**	**£1,801,085**	**£1,662,695**
60% LAR : 40% CIR	15%	£2,444,897	£1,988,846	£1,985,162	£1,978,407	£1,944,488	£1,715,742	£1,577,447
60% LAR : 40% CIR	20%	£2,288,004	£1,845,702	£1,842,028	£1,835,291	£1,801,417	£1,572,941	£1,434,796
60% LAR : 40% CIR	25%	£2,130,445	£1,701,895	£1,698,232	£1,691,510	£1,657,677	£1,429,444	£1,291,434
60% LAR : 40% CIR	30%	£1,972,225	£1,557,433	£1,553,778	£1,547,072	£1,513,273	£1,285,257	£1,147,367
60% LAR : 40% CIR	35%	£1,813,350	£1,412,323	£1,408,674	£1,401,980	£1,368,214	£1,140,388	£1,002,604
60% LAR : 40% CIR	40%	£1,653,829	£1,266,569	£1,262,926	£1,256,243	£1,222,504	£994,842	£857,149
60% LAR : 40% CIR	45%	£1,493,667	£1,120,179	£1,116,541	£1,109,867	£1,076,152	£848,627	£711,011
60% LAR : 40% CIR	50%	£1,411,049	£1,050,088	£1,046,453	£1,039,787	£1,006,090	£778,679	£641,126

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,220,661	-£3,717,930	-£3,721,653	-£3,728,473	-£3,762,554	-£3,992,271	-£4,131,105
60% LAR : 40% CIR	5%	-£3,375,514	-£3,859,049	-£3,862,758	-£3,869,555	-£3,903,577	-£4,132,942	-£4,271,582
60% LAR : 40% CIR	10%	-£3,531,054	-£4,000,850	-£4,004,545	-£4,011,320	-£4,045,289	-£4,274,331	-£4,412,790
60% LAR : 40% CIR	**12%**	**-£3,593,461**	**-£4,057,759**	**-£4,061,451**	**-£4,068,217**	**-£4,102,165**	**-£4,331,085**	**-£4,469,476**
60% LAR : 40% CIR	15%	-£3,687,274	-£4,143,325	-£4,147,009	-£4,153,764	-£4,187,683	-£4,416,429	-£4,554,724
60% LAR : 40% CIR	20%	-£3,844,167	-£4,286,469	-£4,290,143	-£4,296,880	-£4,330,754	-£4,559,230	-£4,697,375
60% LAR : 40% CIR	25%	-£4,001,726	-£4,430,276	-£4,433,939	-£4,440,661	-£4,474,494	-£4,702,727	-£4,840,737
60% LAR : 40% CIR	30%	-£4,159,946	-£4,574,737	-£4,578,393	-£4,585,099	-£4,618,898	-£4,846,914	-£4,984,804
60% LAR : 40% CIR	35%	-£4,318,821	-£4,719,848	-£4,723,497	-£4,730,191	-£4,763,957	-£4,991,783	-£5,129,567
60% LAR : 40% CIR	40%	-£4,478,342	-£4,865,602	-£4,869,245	-£4,875,928	-£4,909,667	-£5,137,329	-£5,275,022
60% LAR : 40% CIR	45%	-£4,638,504	-£5,011,992	-£5,015,630	-£5,022,304	-£5,056,019	-£5,283,544	-£5,421,160
60% LAR : 40% CIR	50%	-£4,721,122	-£5,082,083	-£5,085,718	-£5,092,384	-£5,126,081	-£5,353,491	-£5,491,045

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£679,662	-£1,176,931	-£1,180,654	-£1,187,474	-£1,221,554	-£1,451,272	-£1,590,106
60% LAR : 40% CIR	5%	-£834,515	-£1,318,050	-£1,321,758	-£1,328,556	-£1,362,577	-£1,591,943	-£1,730,583
60% LAR : 40% CIR	10%	-£990,055	-£1,459,850	-£1,463,546	-£1,470,321	-£1,504,290	-£1,733,332	-£1,871,791
60% LAR : 40% CIR	**12%**	**-£1,052,462**	**-£1,516,760**	**-£1,520,451**	**-£1,527,218**	**-£1,561,166**	**-£1,790,086**	**-£1,928,477**
60% LAR : 40% CIR	15%	-£1,146,275	-£1,602,326	-£1,606,010	-£1,612,765	-£1,646,684	-£1,875,430	-£2,013,724
60% LAR : 40% CIR	20%	-£1,303,168	-£1,745,470	-£1,749,144	-£1,755,880	-£1,789,755	-£2,018,231	-£2,156,376
60% LAR : 40% CIR	25%	-£1,460,727	-£1,889,276	-£1,892,940	-£1,899,661	-£1,933,495	-£2,161,728	-£2,299,738
60% LAR : 40% CIR	30%	-£1,618,947	-£2,033,738	-£2,037,394	-£2,044,100	-£2,077,898	-£2,305,914	-£2,443,805
60% LAR : 40% CIR	35%	-£1,777,822	-£2,178,849	-£2,182,498	-£2,189,191	-£2,222,958	-£2,450,784	-£2,588,568
60% LAR : 40% CIR	40%	-£1,937,343	-£2,324,603	-£2,328,246	-£2,334,929	-£2,368,668	-£2,596,330	-£2,734,023
60% LAR : 40% CIR	45%	-£2,097,505	-£2,470,993	-£2,474,631	-£2,481,305	-£2,515,020	-£2,742,545	-£2,880,160
60% LAR : 40% CIR	50%	-£2,180,123	-£2,541,084	-£2,544,719	-£2,551,385	-£2,585,082	-£2,812,492	-£2,950,046

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£373,211	-£124,058	-£127,781	-£134,601	-£168,682	-£398,399	-£537,233
60% LAR : 40% CIR	5%	£218,358	-£265,177	-£268,886	-£275,683	-£309,705	-£539,070	-£677,710
60% LAR : 40% CIR	10%	£62,818	-£406,978	-£410,673	-£417,448	-£451,417	-£680,459	-£818,918
60% LAR : 40% CIR	**12%**	**£411**	**-£463,887**	**-£467,579**	**-£474,345**	**-£508,293**	**-£737,213**	**-£875,604**
60% LAR : 40% CIR	15%	-£93,402	-£549,453	-£553,137	-£559,892	-£593,811	-£822,557	-£960,852
60% LAR : 40% CIR	20%	-£250,295	-£692,597	-£696,271	-£703,008	-£736,882	-£965,358	-£1,103,503
60% LAR : 40% CIR	25%	-£407,854	-£836,404	-£840,067	-£846,789	-£880,622	-£1,108,855	-£1,246,865
60% LAR : 40% CIR	30%	-£566,074	-£980,865	-£984,521	-£991,227	-£1,025,026	-£1,253,042	-£1,390,932
60% LAR : 40% CIR	35%	-£724,949	-£1,125,976	-£1,129,625	-£1,136,319	-£1,170,085	-£1,397,911	-£1,535,695
60% LAR : 40% CIR	40%	-£884,470	-£1,271,730	-£1,275,373	-£1,282,056	-£1,315,795	-£1,543,457	-£1,681,150
60% LAR : 40% CIR	45%	-£1,044,632	-£1,418,120	-£1,421,758	-£1,428,432	-£1,462,147	-£1,689,672	-£1,827,288
60% LAR : 40% CIR	50%	-£1,127,250	-£1,488,211	-£1,491,846	-£1,498,512	-£1,532,209	-£1,759,619	-£1,897,173

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,617,806	£1,120,537	£1,116,814	£1,109,994	£1,075,914	£846,196	£707,362
60% LAR : 40% CIR	5%	£1,462,953	£979,418	£975,710	£968,912	£934,891	£705,525	£566,886
60% LAR : 40% CIR	10%	£1,307,413	£837,618	£833,922	£827,147	£793,178	£564,136	£425,678
60% LAR : 40% CIR	**12%**	**£1,245,006**	**£780,708**	**£777,017**	**£770,250**	**£736,302**	**£507,382**	**£368,991**
60% LAR : 40% CIR	15%	£1,151,194	£695,142	£691,458	£684,703	£650,784	£422,039	£283,744
60% LAR : 40% CIR	20%	£994,301	£551,998	£548,325	£541,588	£507,713	£279,238	£141,093
60% LAR : 40% CIR	25%	£836,741	£408,192	£404,528	£397,807	£363,974	£135,741	-£2,270
60% LAR : 40% CIR	30%	£678,521	£263,730	£260,074	£253,368	£219,570	-£8,446	-£146,337
60% LAR : 40% CIR	35%	£519,646	£118,619	£114,970	£108,277	£74,510	-£153,316	-£291,100
60% LAR : 40% CIR	40%	£360,125	-£27,135	-£30,778	-£37,460	-£71,199	-£298,861	-£436,555
60% LAR : 40% CIR	45%	£199,963	-£173,525	-£177,163	-£183,836	-£217,552	-£445,076	-£582,692
60% LAR : 40% CIR	50%	£117,346	-£243,616	-£247,251	-£253,916	-£287,614	-£515,024	-£652,578

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR in Perp	
Value Area	Zone B - Camden Town Office & Resi £900 per sq ft

No Units	7
Site Area	0.06 Ha
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,333,354	£862,065	£858,341	£851,529	£817,634	£589,282	£451,315
60% LAR : 40% CIR	5%	£1,246,609	£787,964	£784,256	£777,466	£743,630	£515,629	£377,858
60% LAR : 40% CIR	10%	£1,159,176	£713,182	£709,487	£702,719	£668,936	£441,260	£303,669
60% LAR : 40% CIR	**12%**	**£1,124,012**	**£683,081**	**£679,389**	**£672,630**	**£638,868**	**£411,313**	**£273,790**
60% LAR : 40% CIR	15%	£1,071,065	£637,726	£634,041	£627,294	£593,561	£366,181	£228,755
60% LAR : 40% CIR	20%	£982,280	£561,600	£557,927	£551,197	£517,509	£290,398	£153,122
60% LAR : 40% CIR	25%	£892,827	£484,813	£481,149	£474,436	£440,788	£213,920	£76,778
60% LAR : 40% CIR	30%	£802,715	£407,370	£403,713	£397,014	£363,404	£136,751	-£273
60% LAR : 40% CIR	35%	£711,949	£329,277	£325,629	£318,943	£285,363	£58,901	-£79,205
60% LAR : 40% CIR	40%	£620,536	£250,543	£246,900	£240,224	£206,672	-£19,925	-£158,837
60% LAR : 40% CIR	45%	£528,481	£171,171	£167,533	£160,867	£127,337	-£100,330	-£239,164
60% LAR : 40% CIR	50%	£452,544	£107,653	£104,019	£97,360	£63,849	-£164,671	-£303,441

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,798,816	-£5,270,106	-£5,273,830	-£5,280,642	-£5,314,537	-£5,542,889	-£5,680,855
60% LAR : 40% CIR	5%	-£4,885,562	-£5,344,207	-£5,347,915	-£5,354,705	-£5,388,541	-£5,616,542	-£5,754,312
60% LAR : 40% CIR	10%	-£4,972,994	-£5,418,989	-£5,422,684	-£5,429,452	-£5,463,235	-£5,690,911	-£5,828,502
60% LAR : 40% CIR	**12%**	**-£5,008,159**	**-£5,449,090**	**-£5,452,782**	**-£5,459,541**	**-£5,493,303**	**-£5,720,858**	**-£5,858,381**
60% LAR : 40% CIR	15%	-£5,061,106	-£5,494,445	-£5,498,130	-£5,504,877	-£5,538,610	-£5,765,990	-£5,903,416
60% LAR : 40% CIR	20%	-£5,149,891	-£5,570,570	-£5,574,244	-£5,580,974	-£5,614,662	-£5,841,773	-£5,979,049
60% LAR : 40% CIR	25%	-£5,239,343	-£5,647,358	-£5,651,022	-£5,657,735	-£5,691,383	-£5,918,251	-£6,055,393
60% LAR : 40% CIR	30%	-£5,329,456	-£5,724,801	-£5,728,458	-£5,735,156	-£5,768,767	-£5,995,420	-£6,132,444
60% LAR : 40% CIR	35%	-£5,420,222	-£5,802,894	-£5,806,542	-£5,813,228	-£5,846,808	-£6,073,269	-£6,211,376
60% LAR : 40% CIR	40%	-£5,511,635	-£5,881,628	-£5,885,271	-£5,891,947	-£5,925,499	-£6,152,096	-£6,291,008
60% LAR : 40% CIR	45%	-£5,603,690	-£5,961,000	-£5,964,638	-£5,971,304	-£6,004,834	-£6,232,501	-£6,371,335
60% LAR : 40% CIR	50%	-£5,679,627	-£6,024,518	-£6,028,151	-£6,034,811	-£6,068,322	-£6,296,842	-£6,435,612

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,257,817	-£2,729,107	-£2,732,831	-£2,739,643	-£2,773,538	-£3,001,890	-£3,139,856
60% LAR : 40% CIR	5%	-£2,344,563	-£2,803,208	-£2,806,916	-£2,813,706	-£2,847,542	-£3,075,543	-£3,213,313
60% LAR : 40% CIR	10%	-£2,431,995	-£2,877,990	-£2,881,685	-£2,888,452	-£2,922,236	-£3,149,912	-£3,287,503
60% LAR : 40% CIR	**12%**	**-£2,467,159**	**-£2,908,091**	**-£2,911,782**	**-£2,918,542**	**-£2,952,304**	**-£3,179,859**	**-£3,317,382**
60% LAR : 40% CIR	15%	-£2,520,107	-£2,953,446	-£2,957,131	-£2,963,878	-£2,997,611	-£3,224,991	-£3,362,417
60% LAR : 40% CIR	20%	-£2,608,892	-£3,029,571	-£3,033,245	-£3,039,975	-£3,073,662	-£3,300,773	-£3,438,050
60% LAR : 40% CIR	25%	-£2,698,344	-£3,106,359	-£3,110,023	-£3,116,736	-£3,150,384	-£3,377,252	-£3,514,393
60% LAR : 40% CIR	30%	-£2,788,456	-£3,183,801	-£3,187,458	-£3,194,157	-£3,227,768	-£3,454,420	-£3,591,445
60% LAR : 40% CIR	35%	-£2,879,223	-£3,261,894	-£3,265,543	-£3,272,229	-£3,305,809	-£3,532,270	-£3,670,377
60% LAR : 40% CIR	40%	-£2,970,636	-£3,340,629	-£3,344,272	-£3,350,948	-£3,384,500	-£3,611,097	-£3,750,009
60% LAR : 40% CIR	45%	-£3,062,691	-£3,420,001	-£3,423,639	-£3,430,305	-£3,463,835	-£3,691,502	-£3,830,335
60% LAR : 40% CIR	50%	-£3,138,628	-£3,483,518	-£3,487,152	-£3,493,812	-£3,527,322	-£3,755,843	-£3,894,613

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,204,944	-£1,676,234	-£1,679,958	-£1,686,770	-£1,720,665	-£1,949,017	-£2,086,983
60% LAR : 40% CIR	5%	-£1,291,690	-£1,750,335	-£1,754,043	-£1,760,833	-£1,794,669	-£2,022,670	-£2,160,440
60% LAR : 40% CIR	10%	-£1,379,122	-£1,825,117	-£1,828,812	-£1,835,580	-£1,869,363	-£2,097,039	-£2,234,630
60% LAR : 40% CIR	**12%**	**-£1,414,287**	**-£1,855,218**	**-£1,858,910**	**-£1,865,669**	**-£1,899,431**	**-£2,126,986**	**-£2,264,509**
60% LAR : 40% CIR	15%	-£1,467,234	-£1,900,573	-£1,904,258	-£1,911,005	-£1,944,738	-£2,172,118	-£2,309,544
60% LAR : 40% CIR	20%	-£1,556,019	-£1,976,698	-£1,980,372	-£1,987,102	-£2,020,790	-£2,247,901	-£2,385,177
60% LAR : 40% CIR	25%	-£1,645,471	-£2,053,486	-£2,057,150	-£2,063,863	-£2,097,511	-£2,324,379	-£2,461,521
60% LAR : 40% CIR	30%	-£1,735,583	-£2,130,929	-£2,134,585	-£2,141,284	-£2,174,895	-£2,401,548	-£2,538,572
60% LAR : 40% CIR	35%	-£1,826,350	-£2,209,022	-£2,212,670	-£2,219,356	-£2,252,936	-£2,479,397	-£2,617,504
60% LAR : 40% CIR	40%	-£1,917,763	-£2,287,756	-£2,291,399	-£2,298,075	-£2,331,627	-£2,558,224	-£2,697,136
60% LAR : 40% CIR	45%	-£2,009,818	-£2,367,128	-£2,370,766	-£2,377,432	-£2,410,962	-£2,638,629	-£2,777,463
60% LAR : 40% CIR	50%	-£2,085,755	-£2,430,646	-£2,434,279	-£2,440,939	-£2,474,450	-£2,702,970	-£2,841,740

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£39,651	-£431,639	-£435,362	-£442,175	-£476,070	-£704,422	-£842,388
60% LAR : 40% CIR	5%	-£47,095	-£505,740	-£509,448	-£516,237	-£550,073	-£778,074	-£915,845
60% LAR : 40% CIR	10%	-£134,527	-£580,522	-£584,217	-£590,984	-£624,767	-£852,444	-£990,034
60% LAR : 40% CIR	**12%**	**-£169,691**	**-£610,623**	**-£614,314**	**-£621,074**	**-£654,836**	**-£882,391**	**-£1,019,914**
60% LAR : 40% CIR	15%	-£222,639	-£655,978	-£659,663	-£666,410	-£700,143	-£927,523	-£1,064,949
60% LAR : 40% CIR	20%	-£311,424	-£732,103	-£735,777	-£742,506	-£776,194	-£1,003,305	-£1,140,581
60% LAR : 40% CIR	25%	-£400,876	-£808,891	-£812,555	-£819,268	-£852,915	-£1,079,784	-£1,216,925
60% LAR : 40% CIR	30%	-£490,988	-£886,333	-£889,990	-£896,689	-£930,300	-£1,156,952	-£1,293,977
60% LAR : 40% CIR	35%	-£581,755	-£964,426	-£968,075	-£974,761	-£1,008,341	-£1,234,802	-£1,372,908
60% LAR : 40% CIR	40%	-£673,168	-£1,043,161	-£1,046,804	-£1,053,479	-£1,087,032	-£1,313,629	-£1,452,541
60% LAR : 40% CIR	45%	-£765,223	-£1,122,533	-£1,126,170	-£1,132,837	-£1,166,367	-£1,394,034	-£1,532,867
60% LAR : 40% CIR	50%	-£841,159	-£1,186,050	-£1,189,684	-£1,196,344	-£1,229,854	-£1,458,374	-£1,597,145

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR in Perp	

Value Area	**Zone B - Camden Town Office & Resi £1,000 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,673,893	£1,197,158	£1,193,435	£1,186,622	£1,152,727	£924,375	£786,409
60% LAR : 40% CIR	5%	£1,570,121	£1,106,303	£1,102,594	£1,095,806	£1,061,969	£833,969	£696,197
60% LAR : 40% CIR	10%	£1,465,661	£1,014,766	£1,011,071	£1,004,304	£970,521	£742,844	£605,253
60% LAR : 40% CIR	**12%**	**£1,423,687**	**£977,963**	**£974,272**	**£967,512**	**£933,750**	**£706,195**	**£568,672**
60% LAR : 40% CIR	15%	£1,360,522	£922,555	£918,871	£912,123	£878,390	£651,010	£513,584
60% LAR : 40% CIR	20%	£1,254,711	£829,676	£826,002	£819,272	£785,584	£558,473	£421,197
60% LAR : 40% CIR	25%	£1,148,231	£736,134	£732,469	£725,756	£692,108	£465,240	£328,098
60% LAR : 40% CIR	30%	£1,041,092	£641,935	£638,279	£631,580	£597,969	£371,317	£234,296
60% LAR : 40% CIR	35%	£933,299	£547,089	£543,440	£536,753	£503,174	£276,712	£139,796
60% LAR : 40% CIR	40%	£824,859	£451,599	£447,956	£441,281	£407,728	£181,431	£44,605
60% LAR : 40% CIR	45%	£715,777	£355,472	£351,835	£345,168	£311,638	£85,479	-£52,050
60% LAR : 40% CIR	50%	£642,645	£294,714	£291,080	£284,421	£250,911	£24,865	-£113,527

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,458,278	-£4,935,013	-£4,938,736	-£4,945,549	-£4,979,444	-£5,207,796	-£5,345,762
60% LAR : 40% CIR	5%	-£4,562,050	-£5,025,868	-£5,029,577	-£5,036,365	-£5,070,202	-£5,298,202	-£5,435,974
60% LAR : 40% CIR	10%	-£4,666,510	-£5,117,405	-£5,121,100	-£5,127,867	-£5,161,650	-£5,389,327	-£5,526,917
60% LAR : 40% CIR	**12%**	**-£4,708,484**	**-£5,154,208**	**-£5,157,899**	**-£5,164,659**	**-£5,198,421**	**-£5,425,976**	**-£5,563,498**
60% LAR : 40% CIR	15%	-£4,771,649	-£5,209,616	-£5,213,300	-£5,220,048	-£5,253,781	-£5,481,161	-£5,618,587
60% LAR : 40% CIR	20%	-£4,877,460	-£5,302,495	-£5,306,169	-£5,312,899	-£5,346,587	-£5,573,698	-£5,710,974
60% LAR : 40% CIR	25%	-£4,983,940	-£5,396,037	-£5,399,702	-£5,406,415	-£5,440,063	-£5,666,931	-£5,804,073
60% LAR : 40% CIR	30%	-£5,091,079	-£5,490,236	-£5,493,892	-£5,500,591	-£5,534,202	-£5,760,854	-£5,897,875
60% LAR : 40% CIR	35%	-£5,198,872	-£5,585,082	-£5,588,731	-£5,595,418	-£5,628,997	-£5,855,459	-£5,992,375
60% LAR : 40% CIR	40%	-£5,307,312	-£5,680,572	-£5,684,215	-£5,690,890	-£5,724,443	-£5,950,740	-£6,087,565
60% LAR : 40% CIR	45%	-£5,416,393	-£5,776,698	-£5,780,336	-£5,787,003	-£5,820,533	-£6,046,692	-£6,184,221
60% LAR : 40% CIR	50%	-£5,489,526	-£5,837,456	-£5,841,091	-£5,847,750	-£5,881,260	-£6,107,306	-£6,245,697

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,917,279	-£2,394,014	-£2,397,737	-£2,404,550	-£2,438,444	-£2,666,796	-£2,804,763
60% LAR : 40% CIR	5%	-£2,021,051	-£2,484,868	-£2,488,578	-£2,495,366	-£2,529,203	-£2,757,203	-£2,894,975
60% LAR : 40% CIR	10%	-£2,125,511	-£2,576,405	-£2,580,101	-£2,586,868	-£2,620,651	-£2,848,328	-£2,985,918
60% LAR : 40% CIR	**12%**	**-£2,167,484**	**-£2,613,209**	**-£2,616,900**	**-£2,623,659**	**-£2,657,422**	**-£2,884,976**	**-£3,022,499**
60% LAR : 40% CIR	15%	-£2,230,649	-£2,668,617	-£2,672,301	-£2,679,049	-£2,712,782	-£2,940,162	-£3,077,588
60% LAR : 40% CIR	20%	-£2,336,461	-£2,761,496	-£2,765,170	-£2,771,900	-£2,805,587	-£3,032,698	-£3,169,974
60% LAR : 40% CIR	25%	-£2,442,940	-£2,855,038	-£2,858,703	-£2,865,416	-£2,899,064	-£3,125,932	-£3,263,073
60% LAR : 40% CIR	30%	-£2,550,080	-£2,949,237	-£2,952,892	-£2,959,591	-£2,993,203	-£3,219,855	-£3,356,876
60% LAR : 40% CIR	35%	-£2,657,873	-£3,044,083	-£3,047,732	-£3,054,418	-£3,087,998	-£3,314,460	-£3,451,376
60% LAR : 40% CIR	40%	-£2,766,313	-£3,139,573	-£3,143,216	-£3,149,891	-£3,183,444	-£3,409,741	-£3,546,566
60% LAR : 40% CIR	45%	-£2,875,394	-£3,235,699	-£3,239,337	-£3,246,004	-£3,279,533	-£3,505,692	-£3,643,222
60% LAR : 40% CIR	50%	-£2,948,527	-£3,296,457	-£3,300,092	-£3,306,751	-£3,340,261	-£3,566,307	-£3,704,698

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£864,406	-£1,341,141	-£1,344,864	-£1,351,677	-£1,385,572	-£1,613,924	-£1,751,890
60% LAR : 40% CIR	5%	-£968,178	-£1,431,996	-£1,435,705	-£1,442,493	-£1,476,330	-£1,704,330	-£1,842,102
60% LAR : 40% CIR	10%	-£1,072,638	-£1,523,533	-£1,527,228	-£1,533,995	-£1,567,778	-£1,795,455	-£1,933,045
60% LAR : 40% CIR	**12%**	**-£1,114,612**	**-£1,560,336**	**-£1,564,027**	**-£1,570,787**	**-£1,604,549**	**-£1,832,104**	**-£1,969,626**
60% LAR : 40% CIR	15%	-£1,177,777	-£1,615,744	-£1,619,428	-£1,626,176	-£1,659,909	-£1,887,289	-£2,024,715
60% LAR : 40% CIR	20%	-£1,283,588	-£1,708,623	-£1,712,297	-£1,719,027	-£1,752,715	-£1,979,826	-£2,117,102
60% LAR : 40% CIR	25%	-£1,390,068	-£1,802,165	-£1,805,830	-£1,812,543	-£1,846,191	-£2,073,059	-£2,210,201
60% LAR : 40% CIR	30%	-£1,497,207	-£1,896,364	-£1,900,020	-£1,906,719	-£1,940,330	-£2,166,982	-£2,304,003
60% LAR : 40% CIR	35%	-£1,605,000	-£1,991,210	-£1,994,859	-£2,001,546	-£2,035,125	-£2,261,587	-£2,398,503
60% LAR : 40% CIR	40%	-£1,713,440	-£2,086,700	-£2,090,343	-£2,097,018	-£2,130,571	-£2,356,868	-£2,493,693
60% LAR : 40% CIR	45%	-£1,822,521	-£2,182,826	-£2,186,464	-£2,193,131	-£2,226,661	-£2,452,820	-£2,590,349
60% LAR : 40% CIR	50%	-£1,895,654	-£2,243,584	-£2,247,219	-£2,253,878	-£2,287,388	-£2,513,434	-£2,651,825

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£380,189	-£96,545	-£100,269	-£107,081	-£140,976	-£369,328	-£507,294
60% LAR : 40% CIR	5%	£276,417	-£187,400	-£191,109	-£197,898	-£231,735	-£459,735	-£597,507
60% LAR : 40% CIR	10%	£171,958	-£278,937	-£282,633	-£289,400	-£323,183	-£550,859	-£688,450
60% LAR : 40% CIR	**12%**	**£129,984**	**-£315,740**	**-£319,432**	**-£326,191**	**-£359,953**	**-£587,508**	**-£725,031**
60% LAR : 40% CIR	15%	£66,819	-£371,148	-£374,832	-£381,580	-£415,313	-£642,694	-£780,119
60% LAR : 40% CIR	20%	-£38,992	-£464,028	-£467,702	-£474,431	-£508,119	-£735,230	-£872,506
60% LAR : 40% CIR	25%	-£145,472	-£557,570	-£561,235	-£567,948	-£601,595	-£828,464	-£965,605
60% LAR : 40% CIR	30%	-£252,611	-£651,768	-£655,424	-£662,123	-£695,735	-£922,386	-£1,059,408
60% LAR : 40% CIR	35%	-£360,404	-£746,615	-£750,264	-£756,950	-£790,530	-£1,016,991	-£1,153,907
60% LAR : 40% CIR	40%	-£468,845	-£842,104	-£845,747	-£852,423	-£885,975	-£1,112,273	-£1,249,098
60% LAR : 40% CIR	45%	-£577,926	-£938,231	-£941,869	-£948,536	-£982,065	-£1,208,224	-£1,345,753
60% LAR : 40% CIR	50%	-£651,059	-£998,989	-£1,002,624	-£1,009,282	-£1,042,793	-£1,268,839	-£1,407,230

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR in Perp

Value Area	**Zone B - Camden Town Office & Resi £1,100 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,014,432	£1,532,252	£1,528,528	£1,521,716	£1,487,822	£1,259,469	£1,121,504
60% LAR : 40% CIR	5%	£1,893,632	£1,424,642	£1,420,934	£1,414,144	£1,380,308	£1,152,307	£1,014,536
60% LAR : 40% CIR	10%	£1,772,147	£1,316,351	£1,312,655	£1,305,888	£1,272,105	£1,044,428	£906,838
60% LAR : 40% CIR	**12%**	**£1,723,361**	**£1,272,845**	**£1,269,154**	**£1,262,395**	**£1,228,633**	**£1,001,078**	**£863,555**
60% LAR : 40% CIR	15%	£1,649,981	£1,207,385	£1,203,700	£1,196,953	£1,163,220	£935,840	£798,414
60% LAR : 40% CIR	20%	£1,527,142	£1,097,751	£1,094,077	£1,087,347	£1,053,659	£826,548	£689,272
60% LAR : 40% CIR	25%	£1,403,636	£987,454	£983,789	£977,076	£943,428	£716,561	£579,419
60% LAR : 40% CIR	30%	£1,279,470	£876,501	£872,845	£866,146	£832,534	£605,883	£468,862
60% LAR : 40% CIR	35%	£1,154,650	£764,900	£761,250	£754,564	£720,984	£494,523	£357,607
60% LAR : 40% CIR	40%	£1,029,182	£652,655	£649,012	£642,336	£608,784	£382,486	£245,662
60% LAR : 40% CIR	45%	£903,073	£539,774	£536,136	£529,469	£495,941	£269,781	£133,034
60% LAR : 40% CIR	50%	£832,746	£481,776	£478,141	£471,482	£437,972	£211,926	£75,240

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,117,739	-£4,599,919	-£4,603,643	-£4,610,455	-£4,644,349	-£4,872,702	-£5,010,667
60% LAR : 40% CIR	5%	-£4,238,538	-£4,707,529	-£4,711,237	-£4,718,027	-£4,751,863	-£4,979,864	-£5,117,634
60% LAR : 40% CIR	10%	-£4,360,024	-£4,815,820	-£4,819,516	-£4,826,283	-£4,860,066	-£5,087,743	-£5,225,333
60% LAR : 40% CIR	**12%**	**-£4,408,810**	**-£4,859,326**	**-£4,863,017**	**-£4,869,776**	**-£4,903,538**	**-£5,131,093**	**-£5,268,616**
60% LAR : 40% CIR	15%	-£4,482,190	-£4,924,786	-£4,928,470	-£4,935,218	-£4,968,951	-£5,196,331	-£5,333,757
60% LAR : 40% CIR	20%	-£4,605,029	-£5,034,420	-£5,038,094	-£5,044,824	-£5,078,511	-£5,305,622	-£5,442,899
60% LAR : 40% CIR	25%	-£4,728,535	-£5,144,717	-£5,148,382	-£5,155,095	-£5,188,743	-£5,415,610	-£5,552,752
60% LAR : 40% CIR	30%	-£4,852,701	-£5,255,670	-£5,259,326	-£5,266,025	-£5,299,636	-£5,526,288	-£5,663,309
60% LAR : 40% CIR	35%	-£4,977,521	-£5,367,271	-£5,370,921	-£5,377,607	-£5,411,187	-£5,637,648	-£5,774,564
60% LAR : 40% CIR	40%	-£5,102,989	-£5,479,516	-£5,483,159	-£5,489,835	-£5,523,387	-£5,749,685	-£5,886,509
60% LAR : 40% CIR	45%	-£5,229,098	-£5,592,397	-£5,596,035	-£5,602,702	-£5,636,230	-£5,862,390	-£5,999,137
60% LAR : 40% CIR	50%	-£5,299,425	-£5,650,395	-£5,654,030	-£5,660,689	-£5,694,199	-£5,920,245	-£6,056,931

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,576,740	-£2,058,920	-£2,062,643	-£2,069,456	-£2,103,350	-£2,331,703	-£2,469,668
60% LAR : 40% CIR	5%	-£1,697,539	-£2,166,530	-£2,170,238	-£2,177,028	-£2,210,864	-£2,438,865	-£2,576,635
60% LAR : 40% CIR	10%	-£1,819,025	-£2,274,821	-£2,278,516	-£2,285,284	-£2,319,067	-£2,546,743	-£2,684,334
60% LAR : 40% CIR	**12%**	**-£1,867,810**	**-£2,318,327**	**-£2,322,017**	**-£2,328,777**	**-£2,362,539**	**-£2,590,094**	**-£2,727,617**
60% LAR : 40% CIR	15%	-£1,941,191	-£2,383,786	-£2,387,471	-£2,394,218	-£2,427,951	-£2,655,332	-£2,792,757
60% LAR : 40% CIR	20%	-£2,064,029	-£2,493,421	-£2,497,095	-£2,503,824	-£2,537,512	-£2,764,623	-£2,901,899
60% LAR : 40% CIR	25%	-£2,187,535	-£2,603,718	-£2,607,383	-£2,614,096	-£2,647,744	-£2,874,611	-£3,011,752
60% LAR : 40% CIR	30%	-£2,311,702	-£2,714,671	-£2,718,327	-£2,725,026	-£2,758,637	-£2,985,289	-£3,122,310
60% LAR : 40% CIR	35%	-£2,436,522	-£2,826,272	-£2,829,921	-£2,836,608	-£2,870,187	-£3,096,649	-£3,233,565
60% LAR : 40% CIR	40%	-£2,561,990	-£2,938,517	-£2,942,160	-£2,948,836	-£2,982,388	-£3,208,685	-£3,345,510
60% LAR : 40% CIR	45%	-£2,688,098	-£3,051,398	-£3,055,036	-£3,061,702	-£3,095,231	-£3,321,391	-£3,458,138
60% LAR : 40% CIR	50%	-£2,758,426	-£3,109,396	-£3,113,031	-£3,119,689	-£3,153,200	-£3,379,246	-£3,515,931

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£523,867	-£1,006,047	-£1,009,771	-£1,016,583	-£1,050,477	-£1,278,830	-£1,416,795
60% LAR : 40% CIR	5%	-£644,666	-£1,113,657	-£1,117,365	-£1,124,155	-£1,157,991	-£1,385,992	-£1,523,762
60% LAR : 40% CIR	10%	-£766,152	-£1,221,948	-£1,225,644	-£1,232,411	-£1,266,194	-£1,493,871	-£1,631,461
60% LAR : 40% CIR	**12%**	**-£814,938**	**-£1,265,454**	**-£1,269,145**	**-£1,275,904**	**-£1,309,666**	**-£1,537,221**	**-£1,674,744**
60% LAR : 40% CIR	15%	-£888,318	-£1,330,914	-£1,334,598	-£1,341,345	-£1,375,079	-£1,602,459	-£1,739,885
60% LAR : 40% CIR	20%	-£1,011,157	-£1,440,548	-£1,444,222	-£1,450,952	-£1,484,639	-£1,711,750	-£1,849,027
60% LAR : 40% CIR	25%	-£1,134,663	-£1,550,845	-£1,554,510	-£1,561,223	-£1,594,871	-£1,821,738	-£1,958,880
60% LAR : 40% CIR	30%	-£1,258,829	-£1,661,798	-£1,665,454	-£1,672,153	-£1,705,764	-£1,932,416	-£2,069,437
60% LAR : 40% CIR	35%	-£1,383,649	-£1,773,399	-£1,777,049	-£1,783,735	-£1,817,315	-£2,043,776	-£2,180,692
60% LAR : 40% CIR	40%	-£1,509,117	-£1,885,644	-£1,889,287	-£1,895,963	-£1,929,515	-£2,155,813	-£2,292,637
60% LAR : 40% CIR	45%	-£1,635,226	-£1,998,525	-£2,002,163	-£2,008,829	-£2,042,358	-£2,268,518	-£2,405,265
60% LAR : 40% CIR	50%	-£1,705,553	-£2,056,523	-£2,060,158	-£2,066,817	-£2,100,327	-£2,326,373	-£2,463,059

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£720,728	£238,548	£234,825	£228,012	£194,118	-£34,235	-£172,200
60% LAR : 40% CIR	5%	£599,929	£130,938	£127,230	£120,441	£86,605	-£141,396	-£279,167
60% LAR : 40% CIR	10%	£478,443	£22,647	£18,952	£12,184	-£21,599	-£249,275	-£386,866
60% LAR : 40% CIR	**12%**	**£429,658**	**-£20,859**	**-£24,549**	**-£31,309**	**-£65,071**	**-£292,626**	**-£430,149**
60% LAR : 40% CIR	15%	£356,277	-£86,318	-£90,003	-£96,750	-£130,483	-£357,863	-£495,289
60% LAR : 40% CIR	20%	£233,439	-£195,953	-£199,626	-£206,356	-£240,044	-£467,155	-£604,431
60% LAR : 40% CIR	25%	£109,933	-£306,250	-£309,915	-£316,628	-£350,275	-£577,143	-£714,284
60% LAR : 40% CIR	30%	-£14,234	-£417,203	-£420,858	-£427,557	-£461,169	-£687,820	-£824,842
60% LAR : 40% CIR	35%	-£139,054	-£528,804	-£532,453	-£539,139	-£572,719	-£799,181	-£936,097
60% LAR : 40% CIR	40%	-£264,522	-£641,049	-£644,692	-£651,367	-£684,920	-£911,217	-£1,048,041
60% LAR : 40% CIR	45%	-£390,630	-£753,930	-£757,567	-£764,234	-£797,763	-£1,023,923	-£1,160,670
60% LAR : 40% CIR	50%	-£460,958	-£811,928	-£815,563	-£822,221	-£855,732	-£1,081,778	-£1,218,463

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR in Perp	
Value Area	Zone B - Camden Town Office & Resi £1,200 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,354,971	£1,867,345	£1,863,623	£1,856,810	£1,822,916	£1,594,562	£1,456,597
60% LAR : 40% CIR	5%	£2,217,144	£1,742,981	£1,739,272	£1,732,484	£1,698,647	£1,470,647	£1,332,876
60% LAR : 40% CIR	10%	£2,078,631	£1,617,935	£1,614,240	£1,607,472	£1,573,689	£1,346,013	£1,208,422
60% LAR : 40% CIR	**12%**	**£2,023,036**	**£1,567,727**	**£1,564,037**	**£1,557,277**	**£1,523,515**	**£1,295,960**	**£1,158,437**
60% LAR : 40% CIR	15%	£1,939,439	£1,492,215	£1,488,531	£1,481,783	£1,448,050	£1,220,669	£1,083,244
60% LAR : 40% CIR	20%	£1,799,573	£1,365,826	£1,362,152	£1,355,422	£1,321,734	£1,094,624	£957,347
60% LAR : 40% CIR	25%	£1,659,040	£1,238,774	£1,235,110	£1,228,397	£1,194,749	£967,881	£830,739
60% LAR : 40% CIR	30%	£1,517,847	£1,111,067	£1,107,411	£1,100,712	£1,067,100	£840,449	£703,427
60% LAR : 40% CIR	35%	£1,376,000	£982,710	£979,061	£972,375	£938,795	£712,334	£575,418
60% LAR : 40% CIR	40%	£1,233,506	£853,711	£850,068	£843,393	£809,840	£583,543	£446,719
60% LAR : 40% CIR	45%	£1,090,370	£724,075	£720,438	£713,771	£680,242	£454,083	£317,335
60% LAR : 40% CIR	50%	£1,014,613	£660,736	£657,101	£650,443	£616,932	£390,885	£254,201

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,777,200	-£4,264,826	-£4,268,548	-£4,275,360	-£4,309,255	-£4,537,608	-£4,675,574
60% LAR : 40% CIR	5%	-£3,915,027	-£4,389,190	-£4,392,899	-£4,399,687	-£4,433,524	-£4,661,524	-£4,799,295
60% LAR : 40% CIR	10%	-£4,053,539	-£4,514,236	-£4,517,931	-£4,524,699	-£4,558,482	-£4,786,158	-£4,923,749
60% LAR : 40% CIR	**12%**	**-£4,109,135**	**-£4,564,444**	**-£4,568,134**	**-£4,574,894**	**-£4,608,656**	**-£4,836,211**	**-£4,973,733**
60% LAR : 40% CIR	15%	-£4,192,732	-£4,639,956	-£4,643,640	-£4,650,388	-£4,684,121	-£4,911,502	-£5,048,927
60% LAR : 40% CIR	20%	-£4,332,598	-£4,766,345	-£4,770,019	-£4,776,749	-£4,810,437	-£5,037,547	-£5,174,823
60% LAR : 40% CIR	25%	-£4,473,131	-£4,893,397	-£4,897,061	-£4,903,774	-£4,937,422	-£5,164,290	-£5,301,432
60% LAR : 40% CIR	30%	-£4,614,324	-£5,021,104	-£5,024,760	-£5,031,459	-£5,065,071	-£5,291,722	-£5,428,743
60% LAR : 40% CIR	35%	-£4,756,171	-£5,149,461	-£5,153,110	-£5,159,796	-£5,193,376	-£5,419,837	-£5,556,752
60% LAR : 40% CIR	40%	-£4,898,665	-£5,278,460	-£5,282,103	-£5,288,778	-£5,322,331	-£5,548,628	-£5,685,452
60% LAR : 40% CIR	45%	-£5,041,801	-£5,408,096	-£5,411,733	-£5,418,400	-£5,451,929	-£5,678,088	-£5,814,836
60% LAR : 40% CIR	50%	-£5,117,557	-£5,471,435	-£5,475,070	-£5,481,728	-£5,515,239	-£5,741,286	-£5,877,970

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,236,201	-£1,723,826	-£1,727,549	-£1,734,361	-£1,768,256	-£1,996,609	-£2,134,574
60% LAR : 40% CIR	5%	-£1,374,027	-£1,848,190	-£1,851,900	-£1,858,688	-£1,892,525	-£2,120,525	-£2,258,296
60% LAR : 40% CIR	10%	-£1,512,540	-£1,973,237	-£1,976,932	-£1,983,699	-£2,017,482	-£2,245,159	-£2,382,750
60% LAR : 40% CIR	**12%**	**-£1,568,135**	**-£2,023,445**	**-£2,027,135**	**-£2,033,894**	**-£2,067,657**	**-£2,295,211**	**-£2,432,734**
60% LAR : 40% CIR	15%	-£1,651,733	-£2,098,957	-£2,102,641	-£2,109,389	-£2,143,122	-£2,370,502	-£2,507,928
60% LAR : 40% CIR	20%	-£1,791,598	-£2,225,346	-£2,229,020	-£2,235,749	-£2,269,438	-£2,496,548	-£2,633,824
60% LAR : 40% CIR	25%	-£1,932,132	-£2,352,398	-£2,356,062	-£2,362,775	-£2,396,423	-£2,623,291	-£2,760,432
60% LAR : 40% CIR	30%	-£2,073,324	-£2,480,105	-£2,483,761	-£2,490,460	-£2,524,071	-£2,750,723	-£2,887,744
60% LAR : 40% CIR	35%	-£2,215,172	-£2,608,461	-£2,612,111	-£2,618,797	-£2,652,377	-£2,878,838	-£3,015,753
60% LAR : 40% CIR	40%	-£2,357,666	-£2,737,460	-£2,741,103	-£2,747,779	-£2,781,331	-£3,007,629	-£3,144,453
60% LAR : 40% CIR	45%	-£2,500,801	-£2,867,096	-£2,870,734	-£2,877,401	-£2,910,930	-£3,137,089	-£3,273,836
60% LAR : 40% CIR	50%	-£2,576,558	-£2,930,435	-£2,934,070	-£2,940,729	-£2,974,239	-£3,200,286	-£3,336,971

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£183,328	-£670,954	-£674,676	-£681,488	-£715,383	-£943,736	-£1,081,702
60% LAR : 40% CIR	5%	-£321,154	-£795,318	-£799,027	-£805,815	-£839,652	-£1,067,652	-£1,205,423
60% LAR : 40% CIR	10%	-£459,667	-£920,364	-£924,059	-£930,827	-£964,610	-£1,192,286	-£1,329,877
60% LAR : 40% CIR	**12%**	**-£515,263**	**-£970,572**	**-£974,262**	**-£981,022**	**-£1,014,784**	**-£1,242,339**	**-£1,379,861**
60% LAR : 40% CIR	15%	-£598,860	-£1,046,084	-£1,049,768	-£1,056,516	-£1,090,249	-£1,317,630	-£1,455,055
60% LAR : 40% CIR	20%	-£738,726	-£1,172,473	-£1,176,147	-£1,182,877	-£1,216,565	-£1,443,675	-£1,580,951
60% LAR : 40% CIR	25%	-£879,259	-£1,299,525	-£1,303,189	-£1,309,902	-£1,343,550	-£1,570,418	-£1,707,560
60% LAR : 40% CIR	30%	-£1,020,452	-£1,427,232	-£1,430,888	-£1,437,587	-£1,471,199	-£1,697,850	-£1,834,871
60% LAR : 40% CIR	35%	-£1,162,299	-£1,555,589	-£1,559,238	-£1,565,924	-£1,599,504	-£1,825,965	-£1,962,880
60% LAR : 40% CIR	40%	-£1,304,793	-£1,684,588	-£1,688,231	-£1,694,906	-£1,728,459	-£1,954,756	-£2,091,580
60% LAR : 40% CIR	45%	-£1,447,929	-£1,814,224	-£1,817,861	-£1,824,528	-£1,858,057	-£2,084,216	-£2,220,964
60% LAR : 40% CIR	50%	-£1,523,685	-£1,877,563	-£1,881,198	-£1,887,856	-£1,921,367	-£2,147,413	-£2,284,098

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,061,267	£573,642	£569,919	£563,107	£529,212	£300,859	£162,894
60% LAR : 40% CIR	5%	£923,441	£449,278	£445,569	£438,780	£404,943	£176,943	£39,172
60% LAR : 40% CIR	10%	£784,928	£324,232	£320,536	£313,769	£279,986	£52,309	-£85,281
60% LAR : 40% CIR	**12%**	**£729,333**	**£274,024**	**£270,333**	**£263,574**	**£229,812**	**£2,257**	**-£135,266**
60% LAR : 40% CIR	15%	£645,736	£198,511	£194,827	£188,079	£154,346	-£73,034	-£210,460
60% LAR : 40% CIR	20%	£505,870	£72,122	£68,449	£61,719	£28,030	-£199,080	-£336,356
60% LAR : 40% CIR	25%	£365,337	-£54,930	-£58,594	-£65,307	-£98,954	-£325,823	-£462,964
60% LAR : 40% CIR	30%	£224,144	-£182,637	-£186,293	-£192,991	-£226,603	-£453,255	-£590,276
60% LAR : 40% CIR	35%	£82,296	-£310,993	-£314,642	-£321,329	-£354,908	-£581,370	-£718,285
60% LAR : 40% CIR	40%	-£60,198	-£439,992	-£443,635	-£450,311	-£483,863	-£710,161	-£846,985
60% LAR : 40% CIR	45%	-£203,333	-£569,628	-£573,266	-£579,933	-£613,461	-£839,620	-£976,368
60% LAR : 40% CIR	50%	-£279,090	-£632,967	-£636,602	-£643,261	-£676,771	-£902,818	-£1,039,503

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR in Perp

Value Area	**Zone B - Camden Town Office & Resi £1,300 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,695,510	£2,202,439	£2,198,717	£2,191,904	£2,158,009	£1,929,657	£1,791,691
60% LAR : 40% CIR	5%	£2,540,656	£2,061,320	£2,057,611	£2,050,822	£2,016,986	£1,788,985	£1,651,214
60% LAR : 40% CIR	10%	£2,385,117	£1,919,519	£1,915,824	£1,909,057	£1,875,274	£1,647,597	£1,510,007
60% LAR : 40% CIR	**12%**	**£2,322,710**	**£1,862,610**	**£1,858,919**	**£1,852,160**	**£1,818,398**	**£1,590,843**	**£1,453,320**
60% LAR : 40% CIR	15%	£2,228,898	£1,777,044	£1,773,360	£1,766,613	£1,732,880	£1,505,500	£1,368,073
60% LAR : 40% CIR	20%	£2,072,005	£1,633,900	£1,630,226	£1,623,496	£1,589,809	£1,362,699	£1,225,423
60% LAR : 40% CIR	25%	£1,914,445	£1,490,094	£1,486,430	£1,479,716	£1,446,069	£1,219,201	£1,082,059
60% LAR : 40% CIR	30%	£1,756,224	£1,345,633	£1,341,977	£1,335,277	£1,301,666	£1,075,014	£937,993
60% LAR : 40% CIR	35%	£1,597,350	£1,200,521	£1,196,873	£1,190,185	£1,156,606	£930,144	£793,229
60% LAR : 40% CIR	40%	£1,437,829	£1,054,768	£1,051,125	£1,044,449	£1,010,897	£784,599	£647,774
60% LAR : 40% CIR	45%	£1,277,667	£908,378	£904,739	£898,072	£864,544	£638,385	£501,637
60% LAR : 40% CIR	50%	£1,195,050	£838,286	£834,652	£827,993	£794,482	£568,436	£431,751

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,436,661	-£3,929,732	-£3,933,454	-£3,940,267	-£3,974,162	-£4,202,514	-£4,340,480
60% LAR : 40% CIR	5%	-£3,591,515	-£4,070,851	-£4,074,559	-£4,081,349	-£4,115,185	-£4,343,186	-£4,480,956
60% LAR : 40% CIR	10%	-£3,747,054	-£4,212,651	-£4,216,347	-£4,223,114	-£4,256,897	-£4,484,574	-£4,622,164
60% LAR : 40% CIR	**12%**	**-£3,809,461**	**-£4,269,561**	**-£4,273,252**	**-£4,280,011**	**-£4,313,773**	**-£4,541,328**	**-£4,678,851**
60% LAR : 40% CIR	15%	-£3,903,273	-£4,355,127	-£4,358,811	-£4,365,558	-£4,399,291	-£4,626,671	-£4,764,098
60% LAR : 40% CIR	20%	-£4,060,166	-£4,498,271	-£4,501,945	-£4,508,674	-£4,542,362	-£4,769,472	-£4,906,748
60% LAR : 40% CIR	25%	-£4,217,726	-£4,642,076	-£4,645,741	-£4,652,454	-£4,686,102	-£4,912,970	-£5,050,112
60% LAR : 40% CIR	30%	-£4,375,947	-£4,786,538	-£4,790,194	-£4,796,894	-£4,830,505	-£5,057,157	-£5,194,178
60% LAR : 40% CIR	35%	-£4,534,821	-£4,931,650	-£4,935,298	-£4,941,985	-£4,975,565	-£5,202,027	-£5,338,942
60% LAR : 40% CIR	40%	-£4,694,342	-£5,077,403	-£5,081,046	-£5,087,722	-£5,121,274	-£5,347,571	-£5,484,397
60% LAR : 40% CIR	45%	-£4,854,504	-£5,223,793	-£5,227,432	-£5,234,099	-£5,267,627	-£5,493,786	-£5,630,534
60% LAR : 40% CIR	50%	-£4,937,121	-£5,293,885	-£5,297,519	-£5,304,178	-£5,337,689	-£5,563,735	-£5,700,420

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£895,662	-£1,388,733	-£1,392,455	-£1,399,268	-£1,433,163	-£1,661,515	-£1,799,481
60% LAR : 40% CIR	5%	-£1,050,515	-£1,529,852	-£1,533,560	-£1,540,350	-£1,574,186	-£1,802,187	-£1,939,957
60% LAR : 40% CIR	10%	-£1,206,055	-£1,671,652	-£1,675,348	-£1,682,115	-£1,715,898	-£1,943,575	-£2,081,165
60% LAR : 40% CIR	**12%**	**-£1,268,461**	**-£1,728,562**	**-£1,732,252**	**-£1,739,012**	**-£1,772,774**	**-£2,000,329**	**-£2,137,852**
60% LAR : 40% CIR	15%	-£1,362,274	-£1,814,128	-£1,817,812	-£1,824,559	-£1,858,292	-£2,085,672	-£2,223,099
60% LAR : 40% CIR	20%	-£1,519,167	-£1,957,272	-£1,960,945	-£1,967,675	-£2,001,363	-£2,228,473	-£2,365,749
60% LAR : 40% CIR	25%	-£1,676,727	-£2,101,077	-£2,104,742	-£2,111,455	-£2,145,103	-£2,371,971	-£2,509,112
60% LAR : 40% CIR	30%	-£1,834,948	-£2,245,539	-£2,249,195	-£2,255,895	-£2,289,506	-£2,516,158	-£2,653,178
60% LAR : 40% CIR	35%	-£1,993,821	-£2,390,651	-£2,394,299	-£2,400,986	-£2,434,566	-£2,661,027	-£2,797,943
60% LAR : 40% CIR	40%	-£2,153,343	-£2,536,404	-£2,540,047	-£2,546,722	-£2,580,275	-£2,806,572	-£2,943,398
60% LAR : 40% CIR	45%	-£2,313,505	-£2,682,794	-£2,686,433	-£2,693,099	-£2,726,628	-£2,952,787	-£3,089,535
60% LAR : 40% CIR	50%	-£2,396,122	-£2,752,886	-£2,756,520	-£2,763,178	-£2,796,690	-£3,022,736	-£3,159,420

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£157,211	-£335,860	-£339,582	-£346,395	-£380,290	-£608,642	-£746,608
60% LAR : 40% CIR	5%	£2,357	-£476,979	-£480,687	-£487,477	-£521,313	-£749,314	-£887,084
60% LAR : 40% CIR	10%	-£153,182	-£618,779	-£622,475	-£629,242	-£663,025	-£890,702	-£1,028,292
60% LAR : 40% CIR	**12%**	**-£215,589**	**-£675,689**	**-£679,379**	**-£686,139**	**-£719,901**	**-£947,456**	**-£1,084,979**
60% LAR : 40% CIR	15%	-£309,401	-£761,255	-£764,939	-£771,686	-£805,419	-£1,032,799	-£1,170,226
60% LAR : 40% CIR	20%	-£466,294	-£904,399	-£908,073	-£914,802	-£948,490	-£1,175,600	-£1,312,876
60% LAR : 40% CIR	25%	-£623,854	-£1,048,204	-£1,051,869	-£1,058,582	-£1,092,230	-£1,319,098	-£1,456,240
60% LAR : 40% CIR	30%	-£782,075	-£1,192,666	-£1,196,322	-£1,203,022	-£1,236,633	-£1,463,285	-£1,600,306
60% LAR : 40% CIR	35%	-£940,949	-£1,337,778	-£1,341,426	-£1,348,113	-£1,381,693	-£1,608,155	-£1,745,070
60% LAR : 40% CIR	40%	-£1,100,470	-£1,483,531	-£1,487,174	-£1,493,850	-£1,527,402	-£1,753,699	-£1,890,525
60% LAR : 40% CIR	45%	-£1,260,632	-£1,629,921	-£1,633,560	-£1,640,227	-£1,673,755	-£1,899,914	-£2,036,662
60% LAR : 40% CIR	50%	-£1,343,249	-£1,700,013	-£1,703,647	-£1,710,306	-£1,743,817	-£1,969,863	-£2,106,548

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,401,807	£908,736	£905,013	£898,201	£864,306	£635,954	£497,987
60% LAR : 40% CIR	5%	£1,246,953	£767,616	£763,908	£757,119	£723,283	£495,282	£357,511
60% LAR : 40% CIR	10%	£1,091,414	£625,816	£622,120	£615,353	£581,570	£353,894	£216,303
60% LAR : 40% CIR	**12%**	**£1,029,007**	**£568,906**	**£565,216**	**£558,456**	**£524,694**	**£297,139**	**£159,616**
60% LAR : 40% CIR	15%	£935,194	£483,340	£479,656	£472,909	£439,176	£211,796	£74,369
60% LAR : 40% CIR	20%	£778,301	£340,196	£336,523	£329,793	£296,105	£68,995	-£68,281
60% LAR : 40% CIR	25%	£620,741	£196,391	£192,726	£186,013	£152,366	-£74,503	-£211,644
60% LAR : 40% CIR	30%	£462,520	£51,929	£48,273	£41,573	£7,963	-£218,690	-£355,710
60% LAR : 40% CIR	35%	£303,647	-£93,182	-£96,831	-£103,518	-£137,098	-£363,559	-£500,474
60% LAR : 40% CIR	40%	£144,126	-£238,936	-£242,579	-£249,254	-£282,807	-£509,104	-£645,929
60% LAR : 40% CIR	45%	-£16,036	-£385,326	-£388,965	-£395,631	-£429,160	-£655,319	-£792,067
60% LAR : 40% CIR	50%	-£98,654	-£455,418	-£459,052	-£465,710	-£499,222	-£725,268	-£861,952

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR in Perp

No Units	**7**	**Value Area**	**Zone B - Camden Town Office & Resi £900 per sq ft**
Site Area	**0.06 Ha**	**Sales value inflation**	**Base**
		Build cost inflation	**Base**
		Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,146,478	£678,176	£674,454	£667,641	£633,746	£405,394	£267,428
60% LAR : 40% CIR	5%	£1,059,732	£604,076	£600,367	£593,579	£559,742	£331,741	£193,971
60% LAR : 40% CIR	10%	£972,301	£529,294	£525,599	£518,831	£485,049	£257,372	£119,782
60% LAR : 40% CIR	**12%**	**£937,137**	**£499,192**	**£495,502**	**£488,742**	**£454,980**	**£227,425**	**£89,902**
60% LAR : 40% CIR	15%	£884,188	£453,837	£450,153	£443,406	£409,673	£182,293	£44,866
60% LAR : 40% CIR	20%	£795,403	£377,713	£374,039	£367,309	£333,622	£106,511	-£31,235
60% LAR : 40% CIR	25%	£705,952	£300,925	£297,260	£290,547	£256,900	£30,032	-£108,744
60% LAR : 40% CIR	30%	£615,840	£223,482	£219,826	£213,127	£179,515	-£47,855	-£186,968
60% LAR : 40% CIR	35%	£525,073	£145,390	£141,740	£135,054	£101,474	-£126,894	-£265,899
60% LAR : 40% CIR	40%	£433,660	£66,655	£63,012	£56,336	£22,784	-£206,619	-£345,532
60% LAR : 40% CIR	45%	£341,605	-£12,911	-£16,605	-£23,373	-£57,414	-£287,023	-£425,858
60% LAR : 40% CIR	50%	£265,668	-£77,397	-£81,088	-£87,847	-£121,869	-£351,365	-£490,135

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,985,693	-£5,453,995	-£5,457,717	-£5,464,530	-£5,498,425	-£5,726,777	-£5,864,743
60% LAR : 40% CIR	5%	-£5,072,439	-£5,528,095	-£5,531,804	-£5,538,592	-£5,572,429	-£5,800,429	-£5,938,200
60% LAR : 40% CIR	10%	-£5,159,870	-£5,602,877	-£5,606,572	-£5,613,340	-£5,647,122	-£5,874,799	-£6,012,389
60% LAR : 40% CIR	**12%**	**-£5,195,034**	**-£5,632,979**	**-£5,636,669**	**-£5,643,429**	**-£5,677,191**	**-£5,904,746**	**-£6,042,269**
60% LAR : 40% CIR	15%	-£5,247,983	-£5,678,334	-£5,682,018	-£5,688,765	-£5,722,498	-£5,949,878	-£6,087,305
60% LAR : 40% CIR	20%	-£5,336,768	-£5,754,458	-£5,758,132	-£5,764,861	-£5,798,549	-£6,025,660	-£6,163,406
60% LAR : 40% CIR	25%	-£5,426,219	-£5,831,246	-£5,834,911	-£5,841,624	-£5,875,271	-£6,102,139	-£6,240,915
60% LAR : 40% CIR	30%	-£5,516,331	-£5,908,689	-£5,912,345	-£5,919,044	-£5,952,656	-£6,180,026	-£6,319,138
60% LAR : 40% CIR	35%	-£5,607,098	-£5,986,781	-£5,990,431	-£5,997,117	-£6,030,697	-£6,259,065	-£6,398,070
60% LAR : 40% CIR	40%	-£5,698,511	-£6,065,516	-£6,069,159	-£6,075,834	-£6,109,387	-£6,338,790	-£6,477,702
60% LAR : 40% CIR	45%	-£5,790,566	-£6,145,082	-£6,148,776	-£6,155,544	-£6,189,584	-£6,419,194	-£6,558,029
60% LAR : 40% CIR	50%	-£5,866,503	-£6,209,568	-£6,213,259	-£6,220,018	-£6,254,040	-£6,483,536	-£6,622,306

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,444,694	-£2,912,996	-£2,916,718	-£2,923,531	-£2,957,426	-£3,185,778	-£3,323,744
60% LAR : 40% CIR	5%	-£2,531,440	-£2,987,095	-£2,990,805	-£2,997,593	-£3,031,430	-£3,259,430	-£3,397,201
60% LAR : 40% CIR	10%	-£2,618,871	-£3,061,877	-£3,065,573	-£3,072,341	-£3,106,123	-£3,333,800	-£3,471,390
60% LAR : 40% CIR	**12%**	**-£2,654,035**	**-£3,091,980**	**-£3,095,670**	**-£3,102,429**	**-£3,136,192**	**-£3,363,746**	**-£3,501,269**
60% LAR : 40% CIR	15%	-£2,706,984	-£3,137,334	-£3,141,018	-£3,147,765	-£3,181,498	-£3,408,879	-£3,546,305
60% LAR : 40% CIR	20%	-£2,795,769	-£3,213,459	-£3,217,132	-£3,223,862	-£3,257,550	-£3,484,661	-£3,622,407
60% LAR : 40% CIR	25%	-£2,885,220	-£3,290,247	-£3,293,911	-£3,300,625	-£3,334,272	-£3,561,140	-£3,699,915
60% LAR : 40% CIR	30%	-£2,975,332	-£3,367,690	-£3,371,346	-£3,378,045	-£3,411,657	-£3,639,027	-£3,778,139
60% LAR : 40% CIR	35%	-£3,066,099	-£3,445,782	-£3,449,431	-£3,456,118	-£3,489,697	-£3,718,066	-£3,857,071
60% LAR : 40% CIR	40%	-£3,157,512	-£3,524,517	-£3,528,160	-£3,534,835	-£3,568,388	-£3,797,791	-£3,936,703
60% LAR : 40% CIR	45%	-£3,249,567	-£3,604,083	-£3,607,777	-£3,614,545	-£3,648,585	-£3,878,195	-£4,017,029
60% LAR : 40% CIR	50%	-£3,325,503	-£3,668,569	-£3,672,259	-£3,679,019	-£3,713,041	-£3,942,537	-£4,081,307

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,391,821	-£1,860,123	-£1,863,845	-£1,870,658	-£1,904,553	-£2,132,905	-£2,270,871
60% LAR : 40% CIR	5%	-£1,478,567	-£1,934,223	-£1,937,932	-£1,944,720	-£1,978,557	-£2,206,557	-£2,344,328
60% LAR : 40% CIR	10%	-£1,565,998	-£2,009,005	-£2,012,700	-£2,019,468	-£2,053,250	-£2,280,927	-£2,418,517
60% LAR : 40% CIR	**12%**	**-£1,601,162**	**-£2,039,107**	**-£2,042,797**	**-£2,049,557**	**-£2,083,319**	**-£2,310,874**	**-£2,448,397**
60% LAR : 40% CIR	15%	-£1,654,111	-£2,084,462	-£2,088,146	-£2,094,893	-£2,128,626	-£2,356,006	-£2,493,433
60% LAR : 40% CIR	20%	-£1,742,896	-£2,160,586	-£2,164,260	-£2,170,989	-£2,204,677	-£2,431,788	-£2,569,534
60% LAR : 40% CIR	25%	-£1,832,347	-£2,237,374	-£2,241,038	-£2,247,752	-£2,281,399	-£2,508,267	-£2,647,043
60% LAR : 40% CIR	30%	-£1,922,459	-£2,314,817	-£2,318,473	-£2,325,172	-£2,358,784	-£2,586,154	-£2,725,266
60% LAR : 40% CIR	35%	-£2,013,226	-£2,392,909	-£2,396,559	-£2,403,245	-£2,436,825	-£2,665,193	-£2,804,198
60% LAR : 40% CIR	40%	-£2,104,639	-£2,471,644	-£2,475,287	-£2,481,962	-£2,515,515	-£2,744,918	-£2,883,830
60% LAR : 40% CIR	45%	-£2,196,694	-£2,551,210	-£2,554,904	-£2,561,672	-£2,595,712	-£2,825,322	-£2,964,157
60% LAR : 40% CIR	50%	-£2,272,631	-£2,615,696	-£2,619,387	-£2,626,146	-£2,660,168	-£2,889,664	-£3,028,434

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£147,226	-£615,528	-£619,250	-£626,063	-£659,957	-£888,309	-£1,026,276
60% LAR : 40% CIR	5%	-£233,972	-£689,627	-£693,337	-£700,125	-£733,962	-£961,962	-£1,099,733
60% LAR : 40% CIR	10%	-£321,403	-£764,409	-£768,105	-£774,873	-£808,655	-£1,036,331	-£1,173,922
60% LAR : 40% CIR	**12%**	**-£356,567**	**-£794,511**	**-£798,202**	**-£804,961**	**-£838,724**	**-£1,066,278**	**-£1,203,801**
60% LAR : 40% CIR	15%	-£409,515	-£839,866	-£843,550	-£850,297	-£884,030	-£1,111,410	-£1,248,837
60% LAR : 40% CIR	20%	-£498,300	-£915,991	-£919,664	-£926,394	-£960,082	-£1,187,193	-£1,324,939
60% LAR : 40% CIR	25%	-£587,752	-£992,778	-£996,443	-£1,003,156	-£1,036,804	-£1,263,671	-£1,402,447
60% LAR : 40% CIR	30%	-£677,864	-£1,070,222	-£1,073,878	-£1,080,577	-£1,114,188	-£1,341,558	-£1,480,671
60% LAR : 40% CIR	35%	-£768,631	-£1,148,314	-£1,151,963	-£1,158,649	-£1,192,229	-£1,420,598	-£1,559,603
60% LAR : 40% CIR	40%	-£860,044	-£1,227,049	-£1,230,692	-£1,237,367	-£1,270,920	-£1,500,323	-£1,639,235
60% LAR : 40% CIR	45%	-£952,099	-£1,306,614	-£1,310,309	-£1,317,076	-£1,351,117	-£1,580,727	-£1,719,561
60% LAR : 40% CIR	50%	-£1,028,035	-£1,371,101	-£1,374,791	-£1,381,551	-£1,415,573	-£1,645,069	-£1,783,839

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR in Perp	
Value Area	**Zone B - Camden Town Office & Resi £1,000 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,487,017	£1,013,270	£1,009,547	£1,002,735	£968,840	£740,488	£602,522
60% LAR : 40% CIR	5%	£1,383,245	£922,415	£918,706	£911,917	£878,081	£650,080	£512,309
60% LAR : 40% CIR	10%	£1,278,785	£830,879	£827,183	£820,415	£786,633	£558,956	£421,366
60% LAR : 40% CIR	**12%**	**£1,236,812**	**£794,075**	**£790,384**	**£783,625**	**£749,862**	**£522,308**	**£384,785**
60% LAR : 40% CIR	15%	£1,173,647	£738,668	£734,984	£728,236	£694,503	£467,122	£329,696
60% LAR : 40% CIR	20%	£1,067,834	£645,787	£642,113	£635,385	£601,696	£374,586	£237,310
60% LAR : 40% CIR	25%	£961,356	£552,245	£548,581	£541,868	£508,221	£281,352	£144,211
60% LAR : 40% CIR	30%	£854,216	£458,047	£454,392	£447,693	£414,081	£187,430	£50,408
60% LAR : 40% CIR	35%	£746,423	£363,200	£359,552	£352,865	£319,285	£92,824	-£44,764
60% LAR : 40% CIR	40%	£637,983	£267,710	£264,068	£257,392	£223,840	-£2,495	-£141,407
60% LAR : 40% CIR	45%	£528,902	£171,585	£167,946	£161,280	£127,751	-£99,909	-£238,744
60% LAR : 40% CIR	50%	£455,768	£110,827	£107,192	£100,533	£67,023	-£161,449	-£300,221

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,645,154	-£5,118,901	-£5,122,624	-£5,129,436	-£5,163,331	-£5,391,683	-£5,529,649
60% LAR : 40% CIR	5%	-£4,748,926	-£5,209,756	-£5,213,464	-£5,220,254	-£5,254,090	-£5,482,091	-£5,619,862
60% LAR : 40% CIR	10%	-£4,853,386	-£5,301,292	-£5,304,988	-£5,311,756	-£5,345,538	-£5,573,214	-£5,710,805
60% LAR : 40% CIR	**12%**	**-£4,895,359**	**-£5,338,096**	**-£5,341,787**	**-£5,348,546**	**-£5,382,308**	**-£5,609,863**	**-£5,747,386**
60% LAR : 40% CIR	15%	-£4,958,524	-£5,393,503	-£5,397,187	-£5,403,935	-£5,437,668	-£5,665,049	-£5,802,474
60% LAR : 40% CIR	20%	-£5,064,337	-£5,486,384	-£5,490,058	-£5,496,786	-£5,530,475	-£5,757,585	-£5,894,861
60% LAR : 40% CIR	25%	-£5,170,815	-£5,579,926	-£5,583,590	-£5,590,303	-£5,623,950	-£5,850,819	-£5,987,960
60% LAR : 40% CIR	30%	-£5,277,955	-£5,674,123	-£5,677,779	-£5,684,478	-£5,718,090	-£5,944,741	-£6,081,763
60% LAR : 40% CIR	35%	-£5,385,748	-£5,768,971	-£5,772,619	-£5,779,306	-£5,812,886	-£6,039,347	-£6,176,935
60% LAR : 40% CIR	40%	-£5,494,188	-£5,864,460	-£5,868,103	-£5,874,779	-£5,908,331	-£6,134,666	-£6,273,578
60% LAR : 40% CIR	45%	-£5,603,269	-£5,960,586	-£5,964,225	-£5,970,891	-£6,004,420	-£6,232,080	-£6,370,915
60% LAR : 40% CIR	50%	-£5,676,403	-£6,021,344	-£6,024,979	-£6,031,637	-£6,065,148	-£6,293,620	-£6,432,392

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,104,155	-£2,577,902	-£2,581,625	-£2,588,437	-£2,622,332	-£2,850,684	-£2,988,650
60% LAR : 40% CIR	5%	-£2,207,927	-£2,668,757	-£2,672,465	-£2,679,255	-£2,713,091	-£2,941,092	-£3,078,862
60% LAR : 40% CIR	10%	-£2,312,386	-£2,760,293	-£2,763,988	-£2,770,757	-£2,804,539	-£3,032,215	-£3,169,806
60% LAR : 40% CIR	**12%**	**-£2,354,360**	**-£2,797,097**	**-£2,800,787**	**-£2,807,547**	**-£2,841,309**	**-£3,068,864**	**-£3,206,387**
60% LAR : 40% CIR	15%	-£2,417,525	-£2,852,504	-£2,856,188	-£2,862,936	-£2,896,669	-£3,124,049	-£3,261,475
60% LAR : 40% CIR	20%	-£2,523,337	-£2,945,385	-£2,949,058	-£2,955,787	-£2,989,476	-£3,216,586	-£3,353,862
60% LAR : 40% CIR	25%	-£2,629,816	-£3,038,927	-£3,042,590	-£3,049,304	-£3,082,951	-£3,309,820	-£3,446,961
60% LAR : 40% CIR	30%	-£2,736,955	-£3,133,124	-£3,136,780	-£3,143,479	-£3,177,091	-£3,403,742	-£3,540,764
60% LAR : 40% CIR	35%	-£2,844,748	-£3,227,971	-£3,231,620	-£3,238,307	-£3,271,887	-£3,498,348	-£3,635,936
60% LAR : 40% CIR	40%	-£2,953,189	-£3,323,461	-£3,327,104	-£3,333,780	-£3,367,332	-£3,593,667	-£3,732,579
60% LAR : 40% CIR	45%	-£3,062,270	-£3,419,587	-£3,423,226	-£3,429,891	-£3,463,421	-£3,691,081	-£3,829,916
60% LAR : 40% CIR	50%	-£3,135,404	-£3,480,345	-£3,483,980	-£3,490,638	-£3,524,149	-£3,752,621	-£3,891,392

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,051,282	-£1,525,029	-£1,528,752	-£1,535,564	-£1,569,459	-£1,797,811	-£1,935,777
60% LAR : 40% CIR	5%	-£1,155,054	-£1,615,884	-£1,619,592	-£1,626,382	-£1,660,218	-£1,888,219	-£2,025,990
60% LAR : 40% CIR	10%	-£1,259,514	-£1,707,420	-£1,711,116	-£1,717,884	-£1,751,666	-£1,979,342	-£2,116,933
60% LAR : 40% CIR	**12%**	**-£1,301,487**	**-£1,744,224**	**-£1,747,915**	**-£1,754,674**	**-£1,788,436**	**-£2,015,991**	**-£2,153,514**
60% LAR : 40% CIR	15%	-£1,364,652	-£1,799,631	-£1,803,315	-£1,810,063	-£1,843,796	-£2,071,177	-£2,208,602
60% LAR : 40% CIR	20%	-£1,470,465	-£1,892,512	-£1,896,186	-£1,902,914	-£1,936,603	-£2,163,713	-£2,300,989
60% LAR : 40% CIR	25%	-£1,576,943	-£1,986,054	-£1,989,718	-£1,996,431	-£2,030,078	-£2,256,947	-£2,394,088
60% LAR : 40% CIR	30%	-£1,684,083	-£2,080,251	-£2,083,907	-£2,090,606	-£2,124,218	-£2,350,869	-£2,487,891
60% LAR : 40% CIR	35%	-£1,791,876	-£2,175,099	-£2,178,747	-£2,185,434	-£2,219,014	-£2,445,475	-£2,583,063
60% LAR : 40% CIR	40%	-£1,900,316	-£2,270,588	-£2,274,231	-£2,280,907	-£2,314,459	-£2,540,794	-£2,679,706
60% LAR : 40% CIR	45%	-£2,009,397	-£2,366,714	-£2,370,353	-£2,377,019	-£2,410,548	-£2,638,208	-£2,777,043
60% LAR : 40% CIR	50%	-£2,082,531	-£2,427,472	-£2,431,107	-£2,437,765	-£2,471,276	-£2,699,748	-£2,838,520

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£193,313	-£280,434	-£284,156	-£290,969	-£324,864	-£553,216	-£691,182
60% LAR : 40% CIR	5%	£89,541	-£371,289	-£374,997	-£381,786	-£415,623	-£643,624	-£781,394
60% LAR : 40% CIR	10%	-£14,918	-£462,825	-£466,520	-£473,288	-£507,071	-£734,747	-£872,338
60% LAR : 40% CIR	**12%**	**-£56,892**	**-£499,629**	**-£503,319**	**-£510,079**	**-£543,841**	**-£771,396**	**-£908,919**
60% LAR : 40% CIR	15%	-£120,057	-£555,036	-£558,720	-£565,468	-£599,201	-£826,581	-£964,007
60% LAR : 40% CIR	20%	-£225,869	-£647,917	-£651,590	-£658,319	-£692,008	-£919,118	-£1,056,394
60% LAR : 40% CIR	25%	-£332,348	-£741,459	-£745,122	-£751,836	-£785,483	-£1,012,351	-£1,149,493
60% LAR : 40% CIR	30%	-£439,487	-£835,656	-£839,312	-£846,011	-£879,623	-£1,106,274	-£1,243,295
60% LAR : 40% CIR	35%	-£547,280	-£930,503	-£934,151	-£940,839	-£974,418	-£1,200,880	-£1,338,468
60% LAR : 40% CIR	40%	-£655,721	-£1,025,993	-£1,029,636	-£1,036,312	-£1,069,864	-£1,296,199	-£1,435,111
60% LAR : 40% CIR	45%	-£764,802	-£1,122,119	-£1,125,757	-£1,132,423	-£1,165,953	-£1,393,613	-£1,532,447
60% LAR : 40% CIR	50%	-£837,935	-£1,182,877	-£1,186,511	-£1,193,170	-£1,226,681	-£1,455,153	-£1,593,924

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR in Perp

Value Area	**Zone B - Camden Town Office & Resi £1,100 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,827,556	£1,348,364	£1,344,641	£1,337,828	£1,303,933	£1,075,581	£937,615
60% LAR : 40% CIR	5%	£1,706,757	£1,240,754	£1,237,045	£1,230,256	£1,196,420	£968,419	£830,649
60% LAR : 40% CIR	10%	£1,585,270	£1,132,463	£1,128,768	£1,121,999	£1,088,217	£860,541	£722,950
60% LAR : 40% CIR	**12%**	**£1,536,486**	**£1,088,957**	**£1,085,266**	**£1,078,507**	**£1,044,745**	**£817,190**	**£679,667**
60% LAR : 40% CIR	15%	£1,463,105	£1,023,497	£1,019,813	£1,013,065	£979,333	£751,952	£614,526
60% LAR : 40% CIR	20%	£1,340,265	£913,862	£910,188	£903,459	£869,771	£642,661	£505,384
60% LAR : 40% CIR	25%	£1,216,760	£803,566	£799,901	£793,188	£759,541	£532,672	£395,531
60% LAR : 40% CIR	30%	£1,092,594	£692,613	£688,957	£682,259	£648,647	£421,995	£284,974
60% LAR : 40% CIR	35%	£967,774	£581,012	£577,363	£570,676	£537,097	£310,635	£173,719
60% LAR : 40% CIR	40%	£842,306	£468,767	£465,124	£458,449	£424,896	£198,599	£61,774
60% LAR : 40% CIR	45%	£716,198	£355,886	£352,248	£345,582	£312,052	£85,893	-£51,630
60% LAR : 40% CIR	50%	£645,869	£297,888	£294,253	£287,595	£254,084	£28,037	-£110,305

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,304,615	-£4,783,807	-£4,787,530	-£4,794,343	-£4,828,238	-£5,056,590	-£5,194,556
60% LAR : 40% CIR	5%	-£4,425,414	-£4,891,417	-£4,895,126	-£4,901,914	-£4,935,750	-£5,163,751	-£5,301,522
60% LAR : 40% CIR	10%	-£4,546,901	-£4,999,708	-£5,003,403	-£5,010,172	-£5,043,954	-£5,271,630	-£5,409,221
60% LAR : 40% CIR	**12%**	**-£4,595,685**	**-£5,043,214**	**-£5,046,905**	**-£5,053,664**	**-£5,087,426**	**-£5,314,981**	**-£5,452,504**
60% LAR : 40% CIR	15%	-£4,669,066	-£5,108,674	-£5,112,358	-£5,119,106	-£5,152,838	-£5,380,218	-£5,517,645
60% LAR : 40% CIR	20%	-£4,791,905	-£5,218,309	-£5,221,982	-£5,228,712	-£5,262,400	-£5,489,510	-£5,626,787
60% LAR : 40% CIR	25%	-£4,915,410	-£5,328,605	-£5,332,270	-£5,338,983	-£5,372,630	-£5,599,499	-£5,736,640
60% LAR : 40% CIR	30%	-£5,039,577	-£5,439,558	-£5,443,213	-£5,449,912	-£5,483,524	-£5,710,175	-£5,847,197
60% LAR : 40% CIR	35%	-£5,164,397	-£5,551,159	-£5,554,808	-£5,561,494	-£5,595,074	-£5,821,536	-£5,958,452
60% LAR : 40% CIR	40%	-£5,289,865	-£5,663,404	-£5,667,047	-£5,673,722	-£5,707,275	-£5,933,572	-£6,070,396
60% LAR : 40% CIR	45%	-£5,415,973	-£5,776,285	-£5,779,922	-£5,786,589	-£5,820,119	-£6,046,278	-£6,183,801
60% LAR : 40% CIR	50%	-£5,486,302	-£5,834,283	-£5,837,918	-£5,844,576	-£5,878,087	-£6,104,134	-£6,242,476

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,763,616	-£2,242,808	-£2,246,531	-£2,253,343	-£2,287,238	-£2,515,590	-£2,653,557
60% LAR : 40% CIR	5%	-£1,884,415	-£2,350,417	-£2,354,127	-£2,360,915	-£2,394,751	-£2,622,752	-£2,760,523
60% LAR : 40% CIR	10%	-£2,005,902	-£2,458,709	-£2,462,404	-£2,469,172	-£2,502,954	-£2,730,631	-£2,868,221
60% LAR : 40% CIR	**12%**	**-£2,054,686**	**-£2,502,215**	**-£2,505,906**	**-£2,512,664**	**-£2,546,427**	**-£2,773,981**	**-£2,911,504**
60% LAR : 40% CIR	15%	-£2,128,067	-£2,567,675	-£2,571,359	-£2,578,107	-£2,611,839	-£2,839,219	-£2,976,646
60% LAR : 40% CIR	20%	-£2,250,906	-£2,677,310	-£2,680,983	-£2,687,713	-£2,721,401	-£2,948,511	-£3,085,788
60% LAR : 40% CIR	25%	-£2,374,411	-£2,787,606	-£2,791,270	-£2,797,984	-£2,831,631	-£3,058,500	-£3,195,641
60% LAR : 40% CIR	30%	-£2,498,578	-£2,898,558	-£2,902,214	-£2,908,913	-£2,942,525	-£3,169,176	-£3,306,198
60% LAR : 40% CIR	35%	-£2,623,398	-£3,010,160	-£3,013,809	-£3,020,495	-£3,054,075	-£3,280,536	-£3,417,453
60% LAR : 40% CIR	40%	-£2,748,866	-£3,122,405	-£3,126,048	-£3,132,723	-£3,166,276	-£3,392,573	-£3,529,397
60% LAR : 40% CIR	45%	-£2,874,974	-£3,235,285	-£3,238,923	-£3,245,590	-£3,279,120	-£3,505,279	-£3,642,802
60% LAR : 40% CIR	50%	-£2,945,303	-£3,293,284	-£3,296,918	-£3,303,577	-£3,337,088	-£3,563,134	-£3,701,477

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£710,743	-£1,189,935	-£1,193,658	-£1,200,471	-£1,234,366	-£1,462,718	-£1,600,684
60% LAR : 40% CIR	5%	-£831,542	-£1,297,545	-£1,301,254	-£1,308,042	-£1,341,878	-£1,569,879	-£1,707,650
60% LAR : 40% CIR	10%	-£953,029	-£1,405,836	-£1,409,531	-£1,416,300	-£1,450,082	-£1,677,758	-£1,815,349
60% LAR : 40% CIR	**12%**	**-£1,001,813**	**-£1,449,342**	**-£1,453,033**	**-£1,459,792**	**-£1,493,554**	**-£1,721,109**	**-£1,858,632**
60% LAR : 40% CIR	15%	-£1,075,194	-£1,514,802	-£1,518,486	-£1,525,234	-£1,558,966	-£1,786,346	-£1,923,773
60% LAR : 40% CIR	20%	-£1,198,033	-£1,624,437	-£1,628,110	-£1,634,840	-£1,668,528	-£1,895,638	-£2,032,915
60% LAR : 40% CIR	25%	-£1,321,538	-£1,734,733	-£1,738,398	-£1,745,111	-£1,778,758	-£2,005,627	-£2,142,768
60% LAR : 40% CIR	30%	-£1,445,705	-£1,845,686	-£1,849,341	-£1,856,040	-£1,889,652	-£2,116,303	-£2,253,325
60% LAR : 40% CIR	35%	-£1,570,525	-£1,957,287	-£1,960,936	-£1,967,622	-£2,001,202	-£2,227,664	-£2,364,580
60% LAR : 40% CIR	40%	-£1,695,993	-£2,069,532	-£2,073,175	-£2,079,850	-£2,113,403	-£2,339,700	-£2,476,524
60% LAR : 40% CIR	45%	-£1,822,101	-£2,182,413	-£2,186,050	-£2,192,717	-£2,226,247	-£2,452,406	-£2,589,929
60% LAR : 40% CIR	50%	-£1,892,430	-£2,240,411	-£2,244,046	-£2,250,704	-£2,284,215	-£2,510,262	-£2,648,604

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£533,852	£54,661	£50,937	£44,125	£10,230	-£218,122	-£356,088
60% LAR : 40% CIR	5%	£413,053	-£52,949	-£56,659	-£63,447	-£97,283	-£325,284	-£463,055
60% LAR : 40% CIR	10%	£291,567	-£161,240	-£164,936	-£171,704	-£205,486	-£433,163	-£570,753
60% LAR : 40% CIR	**12%**	**£242,782**	**-£204,746**	**-£208,438**	**-£215,196**	**-£248,959**	**-£476,513**	**-£614,036**
60% LAR : 40% CIR	15%	£169,401	-£270,207	-£273,891	-£280,639	-£314,371	-£541,751	-£679,178
60% LAR : 40% CIR	20%	£46,562	-£379,841	-£383,515	-£390,245	-£423,933	-£651,043	-£788,320
60% LAR : 40% CIR	25%	-£76,943	-£490,138	-£493,802	-£500,516	-£534,163	-£761,031	-£898,173
60% LAR : 40% CIR	30%	-£201,110	-£601,090	-£604,746	-£611,445	-£645,057	-£871,708	-£1,008,729
60% LAR : 40% CIR	35%	-£325,930	-£712,691	-£716,341	-£723,027	-£756,607	-£983,068	-£1,119,984
60% LAR : 40% CIR	40%	-£451,398	-£824,936	-£828,579	-£835,255	-£868,807	-£1,095,105	-£1,231,929
60% LAR : 40% CIR	45%	-£577,506	-£937,817	-£941,455	-£948,122	-£981,651	-£1,207,810	-£1,345,334
60% LAR : 40% CIR	50%	-£647,835	-£995,815	-£999,450	-£1,006,109	-£1,039,619	-£1,265,666	-£1,404,009

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR in Perp	
No Units	**7**
Site Area	**0.06 Ha**

Value Area	**Zone B - Camden Town Office & Resi £1,200 per sq ft**	
Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,168,095	£1,683,458	£1,679,734	£1,672,922	£1,639,027	£1,410,675	£1,272,709
60% LAR : 40% CIR	5%	£2,030,269	£1,559,093	£1,555,384	£1,548,595	£1,514,759	£1,286,758	£1,148,987
60% LAR : 40% CIR	10%	£1,891,756	£1,434,047	£1,430,352	£1,423,584	£1,389,802	£1,162,125	£1,024,535
60% LAR : 40% CIR	**12%**	**£1,836,159**	**£1,383,840**	**£1,380,148**	**£1,373,390**	**£1,339,627**	**£1,112,073**	**£974,550**
60% LAR : 40% CIR	15%	£1,752,563	£1,308,327	£1,304,642	£1,297,895	£1,264,162	£1,036,782	£899,356
60% LAR : 40% CIR	20%	£1,612,697	£1,181,937	£1,178,264	£1,171,534	£1,137,846	£910,735	£773,459
60% LAR : 40% CIR	25%	£1,472,164	£1,054,886	£1,051,221	£1,044,508	£1,010,860	£783,993	£646,852
60% LAR : 40% CIR	30%	£1,330,972	£927,179	£923,523	£916,823	£883,213	£656,560	£519,540
60% LAR : 40% CIR	35%	£1,189,124	£798,823	£795,173	£788,487	£754,907	£528,446	£391,530
60% LAR : 40% CIR	40%	£1,046,629	£669,824	£666,181	£659,505	£625,953	£399,655	£262,831
60% LAR : 40% CIR	45%	£903,494	£540,188	£536,550	£529,883	£496,354	£270,195	£133,448
60% LAR : 40% CIR	50%	£827,738	£476,849	£473,214	£466,555	£433,045	£206,998	£70,313

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,964,076	-£4,448,713	-£4,452,437	-£4,459,249	-£4,493,144	-£4,721,496	-£4,859,462
60% LAR : 40% CIR	5%	-£4,101,902	-£4,573,078	-£4,576,787	-£4,583,576	-£4,617,412	-£4,845,413	-£4,983,184
60% LAR : 40% CIR	10%	-£4,240,415	-£4,698,123	-£4,701,819	-£4,708,587	-£4,742,369	-£4,970,046	-£5,107,636
60% LAR : 40% CIR	**12%**	**-£4,296,011**	**-£4,748,331**	**-£4,752,023**	**-£4,758,781**	**-£4,792,543**	**-£5,020,098**	**-£5,157,621**
60% LAR : 40% CIR	15%	-£4,379,608	-£4,823,844	-£4,827,529	-£4,834,276	-£4,868,009	-£5,095,389	-£5,232,815
60% LAR : 40% CIR	20%	-£4,519,474	-£4,950,234	-£4,953,907	-£4,960,637	-£4,994,325	-£5,221,436	-£5,358,712
60% LAR : 40% CIR	25%	-£4,660,007	-£5,077,285	-£5,080,950	-£5,087,663	-£5,121,310	-£5,348,178	-£5,485,319
60% LAR : 40% CIR	30%	-£4,801,199	-£5,204,992	-£5,208,648	-£5,215,347	-£5,248,958	-£5,475,611	-£5,612,631
60% LAR : 40% CIR	35%	-£4,943,047	-£5,333,348	-£5,336,997	-£5,343,684	-£5,377,263	-£5,603,725	-£5,740,641
60% LAR : 40% CIR	40%	-£5,085,542	-£5,462,347	-£5,465,990	-£5,472,666	-£5,506,218	-£5,732,516	-£5,869,340
60% LAR : 40% CIR	45%	-£5,228,676	-£5,591,983	-£5,595,621	-£5,602,288	-£5,635,817	-£5,861,976	-£5,998,723
60% LAR : 40% CIR	50%	-£5,304,433	-£5,655,322	-£5,658,957	-£5,665,616	-£5,699,126	-£5,925,173	-£6,061,858

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,423,077	-£1,907,714	-£1,911,437	-£1,918,250	-£1,952,145	-£2,180,497	-£2,318,463
60% LAR : 40% CIR	5%	-£1,560,903	-£2,032,079	-£2,035,787	-£2,042,577	-£2,076,413	-£2,304,414	-£2,442,184
60% LAR : 40% CIR	10%	-£1,699,416	-£2,157,124	-£2,160,820	-£2,167,588	-£2,201,370	-£2,429,047	-£2,566,637
60% LAR : 40% CIR	**12%**	**-£1,755,012**	**-£2,207,332**	**-£2,211,023**	**-£2,217,782**	**-£2,251,544**	**-£2,479,099**	**-£2,616,622**
60% LAR : 40% CIR	15%	-£1,838,608	-£2,282,845	-£2,286,530	-£2,293,277	-£2,327,010	-£2,554,390	-£2,691,816
60% LAR : 40% CIR	20%	-£1,978,475	-£2,409,235	-£2,412,908	-£2,419,638	-£2,453,326	-£2,680,437	-£2,817,713
60% LAR : 40% CIR	25%	-£2,119,007	-£2,536,286	-£2,539,950	-£2,546,664	-£2,580,311	-£2,807,179	-£2,944,320
60% LAR : 40% CIR	30%	-£2,260,200	-£2,663,993	-£2,667,648	-£2,674,348	-£2,707,959	-£2,934,611	-£3,071,632
60% LAR : 40% CIR	35%	-£2,402,048	-£2,792,349	-£2,795,998	-£2,802,685	-£2,836,264	-£3,062,726	-£3,199,642
60% LAR : 40% CIR	40%	-£2,544,543	-£2,921,348	-£2,924,991	-£2,931,667	-£2,965,219	-£3,191,516	-£3,328,341
60% LAR : 40% CIR	45%	-£2,687,677	-£3,050,984	-£3,054,622	-£3,061,288	-£3,094,818	-£3,320,977	-£3,457,724
60% LAR : 40% CIR	50%	-£2,763,434	-£3,114,323	-£3,117,958	-£3,124,617	-£3,158,127	-£3,384,174	-£3,520,858

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£370,204	-£854,841	-£858,564	-£865,377	-£899,272	-£1,127,624	-£1,265,590
60% LAR : 40% CIR	5%	-£508,030	-£979,206	-£982,914	-£989,704	-£1,023,540	-£1,251,541	-£1,389,312
60% LAR : 40% CIR	10%	-£646,543	-£1,104,251	-£1,107,947	-£1,114,715	-£1,148,497	-£1,376,174	-£1,513,764
60% LAR : 40% CIR	**12%**	**-£702,139**	**-£1,154,459**	**-£1,158,151**	**-£1,164,909**	**-£1,198,671**	**-£1,426,226**	**-£1,563,749**
60% LAR : 40% CIR	15%	-£785,736	-£1,229,972	-£1,233,657	-£1,240,404	-£1,274,137	-£1,501,517	-£1,638,943
60% LAR : 40% CIR	20%	-£925,602	-£1,356,362	-£1,360,035	-£1,366,765	-£1,400,453	-£1,627,564	-£1,764,840
60% LAR : 40% CIR	25%	-£1,066,135	-£1,483,413	-£1,487,078	-£1,493,791	-£1,527,438	-£1,754,306	-£1,891,447
60% LAR : 40% CIR	30%	-£1,207,327	-£1,611,120	-£1,614,776	-£1,621,475	-£1,655,086	-£1,881,739	-£2,018,759
60% LAR : 40% CIR	35%	-£1,349,175	-£1,739,476	-£1,743,125	-£1,749,812	-£1,783,391	-£2,009,853	-£2,146,769
60% LAR : 40% CIR	40%	-£1,491,670	-£1,868,475	-£1,872,118	-£1,878,794	-£1,912,346	-£2,138,644	-£2,275,468
60% LAR : 40% CIR	45%	-£1,634,804	-£1,998,111	-£2,001,749	-£2,008,416	-£2,041,945	-£2,268,104	-£2,404,851
60% LAR : 40% CIR	50%	-£1,710,561	-£2,061,450	-£2,065,085	-£2,071,744	-£2,105,254	-£2,331,301	-£2,467,986

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£874,392	£389,754	£386,031	£379,218	£345,323	£116,971	-£20,995
60% LAR : 40% CIR	5%	£736,565	£265,389	£261,681	£254,891	£221,055	-£6,946	-£144,716
60% LAR : 40% CIR	10%	£598,052	£140,344	£136,648	£129,880	£96,098	-£131,578	-£269,169
60% LAR : 40% CIR	**12%**	**£542,456**	**£90,136**	**£86,445**	**£79,686**	**£45,924**	**-£181,631**	**-£319,154**
60% LAR : 40% CIR	15%	£458,860	£14,623	£10,939	£4,192	-£29,542	-£256,922	-£394,348
60% LAR : 40% CIR	20%	£318,993	-£111,766	-£115,440	-£122,170	-£155,858	-£382,969	-£520,245
60% LAR : 40% CIR	25%	£178,461	-£238,818	-£242,482	-£249,196	-£282,843	-£509,710	-£646,852
60% LAR : 40% CIR	30%	£37,268	-£366,524	-£370,180	-£376,880	-£410,491	-£637,143	-£774,164
60% LAR : 40% CIR	35%	-£104,579	-£494,881	-£498,530	-£505,216	-£538,796	-£765,258	-£902,174
60% LAR : 40% CIR	40%	-£247,074	-£623,880	-£627,523	-£634,198	-£667,751	-£894,048	-£1,030,873
60% LAR : 40% CIR	45%	-£390,209	-£753,516	-£757,154	-£763,820	-£797,350	-£1,023,509	-£1,160,256
60% LAR : 40% CIR	50%	-£465,966	-£816,855	-£820,490	-£827,148	-£860,659	-£1,086,706	-£1,223,390

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR in Perp		Value Area	Zone B - Camden Town Office & Resi £1,300 per sq ft

No Units	7	Sales value inflation		Base
Site Area	0.06 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,508,634	£2,018,551	£2,014,828	£2,008,015	£1,974,121	£1,745,769	£1,607,802
60% LAR : 40% CIR	5%	£2,353,781	£1,877,432	£1,873,724	£1,866,934	£1,833,098	£1,605,097	£1,467,327
60% LAR : 40% CIR	10%	£2,198,240	£1,735,632	£1,731,936	£1,725,168	£1,691,386	£1,463,710	£1,326,119
60% LAR : 40% CIR	**12%**	**£2,135,834**	**£1,678,722**	**£1,675,031**	**£1,668,272**	**£1,634,510**	**£1,406,955**	**£1,269,432**
60% LAR : 40% CIR	15%	£2,042,021	£1,593,156	£1,589,472	£1,582,724	£1,548,991	£1,321,611	£1,184,185
60% LAR : 40% CIR	20%	£1,885,128	£1,450,012	£1,446,339	£1,439,609	£1,405,921	£1,178,810	£1,041,534
60% LAR : 40% CIR	25%	£1,727,568	£1,306,206	£1,302,542	£1,295,829	£1,262,181	£1,035,313	£898,172
60% LAR : 40% CIR	30%	£1,569,348	£1,161,745	£1,158,088	£1,151,389	£1,117,777	£891,126	£754,105
60% LAR : 40% CIR	35%	£1,410,474	£1,016,633	£1,012,984	£1,006,298	£972,718	£746,257	£609,342
60% LAR : 40% CIR	40%	£1,250,953	£870,879	£867,236	£860,561	£827,008	£600,711	£463,887
60% LAR : 40% CIR	45%	£1,090,790	£724,489	£720,851	£714,185	£680,655	£454,496	£317,749
60% LAR : 40% CIR	50%	£1,008,173	£654,398	£650,763	£644,105	£610,594	£384,548	£247,864

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,623,537	-£4,113,619	-£4,117,343	-£4,124,155	-£4,158,050	-£4,386,402	-£4,524,369
60% LAR : 40% CIR	5%	-£3,778,390	-£4,254,739	-£4,258,447	-£4,265,236	-£4,299,072	-£4,527,073	-£4,664,844
60% LAR : 40% CIR	10%	-£3,933,931	-£4,396,539	-£4,400,235	-£4,407,003	-£4,440,785	-£4,668,461	-£4,806,052
60% LAR : 40% CIR	**12%**	**-£3,996,336**	**-£4,453,449**	**-£4,457,140**	**-£4,463,899**	**-£4,497,661**	**-£4,725,216**	**-£4,862,739**
60% LAR : 40% CIR	15%	-£4,090,150	-£4,539,015	-£4,542,699	-£4,549,447	-£4,583,180	-£4,810,560	-£4,947,986
60% LAR : 40% CIR	20%	-£4,247,043	-£4,682,159	-£4,685,832	-£4,692,562	-£4,726,250	-£4,953,361	-£5,090,637
60% LAR : 40% CIR	25%	-£4,404,603	-£4,825,965	-£4,829,629	-£4,836,342	-£4,869,989	-£5,096,858	-£5,233,999
60% LAR : 40% CIR	30%	-£4,562,823	-£4,970,426	-£4,974,083	-£4,980,782	-£5,014,393	-£5,241,045	-£5,378,066
60% LAR : 40% CIR	35%	-£4,721,696	-£5,115,537	-£5,119,187	-£5,125,873	-£5,159,453	-£5,385,914	-£5,522,829
60% LAR : 40% CIR	40%	-£4,881,218	-£5,261,292	-£5,264,935	-£5,271,610	-£5,305,163	-£5,531,460	-£5,668,284
60% LAR : 40% CIR	45%	-£5,041,381	-£5,407,682	-£5,411,320	-£5,417,986	-£5,451,516	-£5,677,675	-£5,814,422
60% LAR : 40% CIR	50%	-£5,123,998	-£5,477,773	-£5,481,408	-£5,488,066	-£5,521,577	-£5,747,623	-£5,884,307

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,082,537	-£1,572,620	-£1,576,344	-£1,583,156	-£1,617,051	-£1,845,403	-£1,983,369
60% LAR : 40% CIR	5%	-£1,237,391	-£1,713,740	-£1,717,448	-£1,724,237	-£1,758,073	-£1,986,074	-£2,123,845
60% LAR : 40% CIR	10%	-£1,392,931	-£1,855,540	-£1,859,235	-£1,866,004	-£1,899,786	-£2,127,462	-£2,265,053
60% LAR : 40% CIR	**12%**	**-£1,455,337**	**-£1,912,450**	**-£1,916,141**	**-£1,922,899**	**-£1,956,662**	**-£2,184,216**	**-£2,321,739**
60% LAR : 40% CIR	15%	-£1,549,151	-£1,998,015	-£2,001,699	-£2,008,447	-£2,042,181	-£2,269,561	-£2,406,987
60% LAR : 40% CIR	20%	-£1,706,044	-£2,141,159	-£2,144,833	-£2,151,563	-£2,185,251	-£2,412,362	-£2,549,638
60% LAR : 40% CIR	25%	-£1,863,604	-£2,284,966	-£2,288,629	-£2,295,343	-£2,328,990	-£2,555,859	-£2,693,000
60% LAR : 40% CIR	30%	-£2,021,824	-£2,429,427	-£2,433,084	-£2,439,782	-£2,473,394	-£2,700,046	-£2,837,067
60% LAR : 40% CIR	35%	-£2,180,697	-£2,574,538	-£2,578,188	-£2,584,874	-£2,618,454	-£2,844,915	-£2,981,830
60% LAR : 40% CIR	40%	-£2,340,218	-£2,720,293	-£2,723,935	-£2,730,611	-£2,764,163	-£2,990,461	-£3,127,285
60% LAR : 40% CIR	45%	-£2,500,381	-£2,866,683	-£2,870,320	-£2,876,987	-£2,910,517	-£3,136,676	-£3,273,423
60% LAR : 40% CIR	50%	-£2,582,999	-£2,936,774	-£2,940,408	-£2,947,067	-£2,980,578	-£3,206,623	-£3,343,308

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£29,665	-£519,747	-£523,471	-£530,283	-£564,178	-£792,530	-£930,497
60% LAR : 40% CIR	5%	-£184,518	-£660,867	-£664,575	-£671,364	-£705,200	-£933,201	-£1,070,972
60% LAR : 40% CIR	10%	-£340,059	-£802,667	-£806,363	-£813,131	-£846,913	-£1,074,589	-£1,212,180
60% LAR : 40% CIR	**12%**	**-£402,464**	**-£859,577**	**-£863,268**	**-£870,027**	**-£903,789**	**-£1,131,344**	**-£1,268,867**
60% LAR : 40% CIR	15%	-£496,278	-£945,143	-£948,827	-£955,575	-£989,308	-£1,216,688	-£1,354,114
60% LAR : 40% CIR	20%	-£653,171	-£1,088,287	-£1,091,960	-£1,098,690	-£1,132,378	-£1,359,489	-£1,496,765
60% LAR : 40% CIR	25%	-£810,731	-£1,232,093	-£1,235,757	-£1,242,470	-£1,276,117	-£1,502,986	-£1,640,127
60% LAR : 40% CIR	30%	-£968,951	-£1,376,554	-£1,380,211	-£1,386,910	-£1,420,521	-£1,647,173	-£1,784,194
60% LAR : 40% CIR	35%	-£1,127,824	-£1,521,665	-£1,525,315	-£1,532,001	-£1,565,581	-£1,792,042	-£1,928,957
60% LAR : 40% CIR	40%	-£1,287,346	-£1,667,420	-£1,671,063	-£1,677,738	-£1,711,291	-£1,937,588	-£2,074,412
60% LAR : 40% CIR	45%	-£1,447,509	-£1,813,810	-£1,817,448	-£1,824,114	-£1,857,644	-£2,083,803	-£2,220,550
60% LAR : 40% CIR	50%	-£1,530,126	-£1,883,901	-£1,887,536	-£1,894,194	-£1,927,705	-£2,153,751	-£2,290,435

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,214,931	£724,848	£721,125	£714,312	£680,417	£452,065	£314,099
60% LAR : 40% CIR	5%	£1,060,077	£583,729	£580,020	£573,231	£539,395	£311,394	£173,623
60% LAR : 40% CIR	10%	£904,537	£441,928	£438,233	£431,465	£397,683	£170,006	£32,415
60% LAR : 40% CIR	**12%**	**£842,131**	**£385,019**	**£381,327**	**£374,569**	**£340,806**	**£113,252**	**-£24,271**
60% LAR : 40% CIR	15%	£748,317	£299,453	£295,769	£289,021	£255,288	£27,907	-£109,518
60% LAR : 40% CIR	20%	£591,424	£156,309	£152,635	£145,905	£112,218	-£114,893	-£252,170
60% LAR : 40% CIR	25%	£433,865	£12,502	£8,839	£2,125	-£31,522	-£258,391	-£395,532
60% LAR : 40% CIR	30%	£275,645	-£131,959	-£135,615	-£142,314	-£175,926	-£402,577	-£539,599
60% LAR : 40% CIR	35%	£116,771	-£277,070	-£280,719	-£287,406	-£320,985	-£547,447	-£684,362
60% LAR : 40% CIR	40%	-£42,750	-£422,824	-£426,467	-£433,143	-£466,695	-£692,993	-£829,817
60% LAR : 40% CIR	45%	-£202,913	-£569,214	-£572,852	-£579,519	-£613,048	-£839,207	-£975,954
60% LAR : 40% CIR	50%	-£285,531	-£639,305	-£642,940	-£649,599	-£683,109	-£909,155	-£1,045,840

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR for 15 Years

Value Area	Zone B - Camden Town Office & Resi £900 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,510,080	£1,035,964	£1,032,241	£1,025,428	£991,534	£763,181	£625,215
60% LAR : 40% CIR	5%	£1,423,335	£961,864	£958,155	£951,366	£917,530	£689,529	£551,758
60% LAR : 40% CIR	10%	£1,335,902	£887,082	£883,386	£876,619	£842,836	£615,160	£477,569
60% LAR : 40% CIR	**12%**	**£1,300,738**	**£856,981**	**£853,289**	**£846,530**	**£812,767**	**£585,213**	**£447,690**
60% LAR : 40% CIR	15%	£1,247,791	£811,626	£807,941	£801,194	£767,461	£540,081	£402,655
60% LAR : 40% CIR	20%	£1,159,005	£735,500	£731,827	£725,097	£691,409	£464,298	£327,022
60% LAR : 40% CIR	25%	£1,069,553	£658,712	£655,049	£648,336	£614,688	£387,820	£250,678
60% LAR : 40% CIR	30%	£979,441	£581,270	£577,614	£570,914	£537,304	£310,651	£173,631
60% LAR : 40% CIR	35%	£888,675	£503,177	£499,529	£492,843	£459,263	£232,801	£95,885
60% LAR : 40% CIR	40%	£797,261	£424,442	£420,799	£414,124	£380,571	£154,274	£17,450
60% LAR : 40% CIR	45%	£705,207	£345,071	£341,433	£334,766	£301,237	£75,078	-£62,611
60% LAR : 40% CIR	50%	£629,270	£281,553	£277,919	£271,260	£237,749	£11,703	-£126,888

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,622,091	-£5,096,207	-£5,099,930	-£5,106,742	-£5,140,637	-£5,368,989	-£5,506,956
60% LAR : 40% CIR	5%	-£4,708,836	-£5,170,307	-£5,174,015	-£5,180,805	-£5,214,641	-£5,442,642	-£5,580,413
60% LAR : 40% CIR	10%	-£4,796,269	-£5,245,089	-£5,248,785	-£5,255,552	-£5,289,335	-£5,517,011	-£5,654,602
60% LAR : 40% CIR	**12%**	**-£4,831,433**	**-£5,275,190**	**-£5,278,882**	**-£5,285,641**	**-£5,319,403**	**-£5,546,958**	**-£5,684,481**
60% LAR : 40% CIR	15%	-£4,884,380	-£5,320,545	-£5,324,230	-£5,330,977	-£5,364,710	-£5,592,090	-£5,729,516
60% LAR : 40% CIR	20%	-£4,973,166	-£5,396,671	-£5,400,344	-£5,407,074	-£5,440,762	-£5,667,873	-£5,805,149
60% LAR : 40% CIR	25%	-£5,062,618	-£5,473,458	-£5,477,122	-£5,483,835	-£5,517,483	-£5,744,351	-£5,881,493
60% LAR : 40% CIR	30%	-£5,152,730	-£5,550,901	-£5,554,557	-£5,561,257	-£5,594,867	-£5,821,520	-£5,958,540
60% LAR : 40% CIR	35%	-£5,243,496	-£5,628,994	-£5,632,642	-£5,639,328	-£5,672,908	-£5,899,370	-£6,036,286
60% LAR : 40% CIR	40%	-£5,334,909	-£5,707,729	-£5,711,371	-£5,718,047	-£5,751,599	-£5,977,897	-£6,114,721
60% LAR : 40% CIR	45%	-£5,426,964	-£5,787,100	-£5,790,738	-£5,797,405	-£5,830,934	-£6,057,093	-£6,194,782
60% LAR : 40% CIR	50%	-£5,502,901	-£5,850,618	-£5,854,252	-£5,860,911	-£5,894,422	-£6,120,468	-£6,259,059

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,081,091	-£2,555,207	-£2,558,931	-£2,565,743	-£2,599,638	-£2,827,990	-£2,965,956
60% LAR : 40% CIR	5%	-£2,167,837	-£2,629,308	-£2,633,016	-£2,639,806	-£2,673,642	-£2,901,643	-£3,039,413
60% LAR : 40% CIR	10%	-£2,255,269	-£2,704,090	-£2,707,785	-£2,714,553	-£2,748,336	-£2,976,012	-£3,113,603
60% LAR : 40% CIR	**12%**	**-£2,290,433**	**-£2,734,191**	**-£2,737,882**	**-£2,744,642**	**-£2,778,404**	**-£3,005,959**	**-£3,143,482**
60% LAR : 40% CIR	15%	-£2,343,381	-£2,779,546	-£2,783,231	-£2,789,978	-£2,823,711	-£3,051,091	-£3,188,517
60% LAR : 40% CIR	20%	-£2,432,167	-£2,855,671	-£2,859,345	-£2,866,075	-£2,899,763	-£3,126,874	-£3,264,150
60% LAR : 40% CIR	25%	-£2,521,618	-£2,932,459	-£2,936,123	-£2,942,836	-£2,976,484	-£3,203,352	-£3,340,493
60% LAR : 40% CIR	30%	-£2,611,730	-£3,009,902	-£3,013,557	-£3,020,257	-£3,053,868	-£3,280,520	-£3,417,541
60% LAR : 40% CIR	35%	-£2,702,497	-£3,087,995	-£3,091,643	-£3,098,329	-£3,131,909	-£3,358,370	-£3,495,287
60% LAR : 40% CIR	40%	-£2,793,910	-£3,166,729	-£3,170,372	-£3,177,048	-£3,210,600	-£3,436,898	-£3,573,722
60% LAR : 40% CIR	45%	-£2,885,965	-£3,246,101	-£3,249,739	-£3,256,405	-£3,289,935	-£3,516,094	-£3,653,782
60% LAR : 40% CIR	50%	-£2,961,902	-£3,309,619	-£3,313,252	-£3,319,912	-£3,353,422	-£3,579,468	-£3,718,060

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,028,219	-£1,502,334	-£1,506,058	-£1,512,870	-£1,546,765	-£1,775,117	-£1,913,084
60% LAR : 40% CIR	5%	-£1,114,964	-£1,576,435	-£1,580,143	-£1,586,933	-£1,620,769	-£1,848,770	-£1,986,541
60% LAR : 40% CIR	10%	-£1,202,396	-£1,651,217	-£1,654,912	-£1,661,680	-£1,695,463	-£1,923,139	-£2,060,730
60% LAR : 40% CIR	**12%**	**-£1,237,561**	**-£1,681,318**	**-£1,685,010**	**-£1,691,769**	**-£1,725,531**	**-£1,953,086**	**-£2,090,609**
60% LAR : 40% CIR	15%	-£1,290,508	-£1,726,673	-£1,730,358	-£1,737,105	-£1,770,838	-£1,998,218	-£2,135,644
60% LAR : 40% CIR	20%	-£1,379,294	-£1,802,799	-£1,806,472	-£1,813,202	-£1,846,890	-£2,074,001	-£2,211,277
60% LAR : 40% CIR	25%	-£1,468,746	-£1,879,586	-£1,883,250	-£1,889,963	-£1,923,611	-£2,150,479	-£2,287,621
60% LAR : 40% CIR	30%	-£1,558,858	-£1,957,029	-£1,960,685	-£1,967,385	-£2,000,995	-£2,227,648	-£2,364,668
60% LAR : 40% CIR	35%	-£1,649,624	-£2,035,122	-£2,038,770	-£2,045,456	-£2,079,036	-£2,305,498	-£2,442,414
60% LAR : 40% CIR	40%	-£1,741,037	-£2,113,856	-£2,117,499	-£2,124,175	-£2,157,727	-£2,384,025	-£2,520,849
60% LAR : 40% CIR	45%	-£1,833,092	-£2,193,228	-£2,196,866	-£2,203,532	-£2,237,062	-£2,463,221	-£2,600,910
60% LAR : 40% CIR	50%	-£1,909,029	-£2,256,746	-£2,260,380	-£2,267,039	-£2,300,550	-£2,526,596	-£2,665,187

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£216,377	-£257,739	-£261,462	-£268,275	-£302,170	-£530,522	-£668,488
60% LAR : 40% CIR	5%	£129,631	-£331,840	-£335,548	-£342,337	-£376,174	-£604,175	-£741,945
60% LAR : 40% CIR	10%	£42,199	-£406,622	-£410,317	-£417,084	-£450,867	-£678,544	-£816,135
60% LAR : 40% CIR	**12%**	**£7,035**	**-£436,723**	**-£440,414**	**-£447,174**	**-£480,936**	**-£708,491**	**-£846,014**
60% LAR : 40% CIR	15%	-£45,913	-£482,078	-£485,763	-£492,510	-£526,243	-£753,623	-£891,049
60% LAR : 40% CIR	20%	-£134,699	-£558,203	-£561,877	-£568,607	-£602,294	-£829,405	-£966,681
60% LAR : 40% CIR	25%	-£224,150	-£634,991	-£638,655	-£645,368	-£679,015	-£905,884	-£1,043,025
60% LAR : 40% CIR	30%	-£314,262	-£712,433	-£716,089	-£722,789	-£756,400	-£983,052	-£1,120,073
60% LAR : 40% CIR	35%	-£405,029	-£790,526	-£794,175	-£800,861	-£834,441	-£1,060,902	-£1,197,818
60% LAR : 40% CIR	40%	-£496,442	-£869,261	-£872,904	-£879,580	-£913,132	-£1,139,429	-£1,276,254
60% LAR : 40% CIR	45%	-£588,497	-£948,633	-£952,270	-£958,937	-£992,467	-£1,218,626	-£1,356,314
60% LAR : 40% CIR	50%	-£664,433	-£1,012,150	-£1,015,784	-£1,022,444	-£1,055,954	-£1,282,000	-£1,420,592

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR for 15 Years		Value Area	Zone B - Camden Town Office & Resi £1,000 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,850,619	£1,371,058	£1,367,335	£1,360,522	£1,326,627	£1,098,275	£960,309
60% LAR : 40% CIR	5%	£1,746,846	£1,280,203	£1,276,494	£1,269,705	£1,235,868	£1,007,868	£870,098
60% LAR : 40% CIR	10%	£1,642,387	£1,188,666	£1,184,971	£1,178,204	£1,144,420	£916,744	£779,153
60% LAR : 40% CIR	**12%**	**£1,600,413**	**£1,151,863**	**£1,148,172**	**£1,141,412**	**£1,107,650**	**£880,095**	**£742,572**
60% LAR : 40% CIR	15%	£1,537,248	£1,096,455	£1,092,771	£1,086,023	£1,052,290	£824,910	£687,484
60% LAR : 40% CIR	20%	£1,431,436	£1,003,575	£999,902	£993,172	£959,484	£732,373	£595,097
60% LAR : 40% CIR	25%	£1,324,957	£910,033	£906,369	£899,655	£866,008	£639,140	£501,998
60% LAR : 40% CIR	30%	£1,217,818	£815,836	£812,179	£805,480	£771,868	£545,217	£408,196
60% LAR : 40% CIR	35%	£1,110,025	£720,989	£717,340	£710,653	£677,073	£450,612	£313,696
60% LAR : 40% CIR	40%	£1,001,585	£625,499	£621,856	£615,180	£581,628	£355,331	£218,506
60% LAR : 40% CIR	45%	£892,503	£529,372	£525,735	£519,068	£485,538	£259,379	£122,632
60% LAR : 40% CIR	50%	£819,371	£468,614	£464,980	£458,321	£424,810	£198,765	£62,080

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,281,552	-£4,761,113	-£4,764,836	-£4,771,649	-£4,805,544	-£5,033,896	-£5,171,862
60% LAR : 40% CIR	5%	-£4,385,324	-£4,851,968	-£4,855,677	-£4,862,465	-£4,896,302	-£5,124,302	-£5,262,073
60% LAR : 40% CIR	10%	-£4,489,784	-£4,943,505	-£4,947,200	-£4,953,967	-£4,987,751	-£5,215,427	-£5,353,018
60% LAR : 40% CIR	**12%**	**-£4,531,758**	**-£4,980,308**	**-£4,983,999**	**-£4,990,759**	**-£5,024,521**	**-£5,252,076**	**-£5,389,599**
60% LAR : 40% CIR	15%	-£4,594,923	-£5,035,716	-£5,039,400	-£5,046,148	-£5,079,881	-£5,307,261	-£5,444,687
60% LAR : 40% CIR	20%	-£4,700,735	-£5,128,595	-£5,132,269	-£5,138,999	-£5,172,687	-£5,399,798	-£5,537,074
60% LAR : 40% CIR	25%	-£4,807,214	-£5,222,137	-£5,225,802	-£5,232,515	-£5,266,163	-£5,493,031	-£5,630,173
60% LAR : 40% CIR	30%	-£4,914,353	-£5,316,335	-£5,319,992	-£5,326,691	-£5,360,302	-£5,586,954	-£5,723,975
60% LAR : 40% CIR	35%	-£5,022,146	-£5,411,182	-£5,414,831	-£5,421,518	-£5,455,097	-£5,681,559	-£5,818,475
60% LAR : 40% CIR	40%	-£5,130,586	-£5,506,672	-£5,510,315	-£5,516,990	-£5,550,543	-£5,776,840	-£5,913,665
60% LAR : 40% CIR	45%	-£5,239,667	-£5,602,799	-£5,606,436	-£5,613,103	-£5,646,633	-£5,872,792	-£6,009,539
60% LAR : 40% CIR	50%	-£5,312,800	-£5,663,557	-£5,667,191	-£5,673,850	-£5,707,361	-£5,933,406	-£6,070,091

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,740,553	-£2,220,114	-£2,223,837	-£2,230,650	-£2,264,544	-£2,492,897	-£2,630,863
60% LAR : 40% CIR	5%	-£1,844,325	-£2,310,969	-£2,314,678	-£2,321,466	-£2,355,303	-£2,583,303	-£2,721,074
60% LAR : 40% CIR	10%	-£1,948,785	-£2,402,505	-£2,406,201	-£2,412,968	-£2,446,751	-£2,674,428	-£2,812,018
60% LAR : 40% CIR	**12%**	**-£1,990,758**	**-£2,439,309**	**-£2,443,000**	**-£2,449,759**	**-£2,483,522**	**-£2,711,076**	**-£2,848,599**
60% LAR : 40% CIR	15%	-£2,053,923	-£2,494,717	-£2,498,401	-£2,505,149	-£2,538,882	-£2,766,262	-£2,903,688
60% LAR : 40% CIR	20%	-£2,159,736	-£2,587,596	-£2,591,270	-£2,598,000	-£2,631,687	-£2,858,799	-£2,996,075
60% LAR : 40% CIR	25%	-£2,266,214	-£2,681,138	-£2,684,803	-£2,691,516	-£2,725,164	-£2,952,032	-£3,089,173
60% LAR : 40% CIR	30%	-£2,373,354	-£2,775,336	-£2,778,993	-£2,785,691	-£2,819,303	-£3,045,955	-£3,182,976
60% LAR : 40% CIR	35%	-£2,481,147	-£2,870,183	-£2,873,832	-£2,880,518	-£2,914,098	-£3,140,560	-£3,277,476
60% LAR : 40% CIR	40%	-£2,589,587	-£2,965,673	-£2,969,316	-£2,975,991	-£3,009,544	-£3,235,841	-£3,372,665
60% LAR : 40% CIR	45%	-£2,698,668	-£3,061,799	-£3,065,437	-£3,072,104	-£3,105,634	-£3,331,793	-£3,468,539
60% LAR : 40% CIR	50%	-£2,771,801	-£3,122,557	-£3,126,192	-£3,132,851	-£3,166,361	-£3,392,407	-£3,529,092

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£687,680	-£1,167,241	-£1,170,964	-£1,177,777	-£1,211,672	-£1,440,024	-£1,577,990
60% LAR : 40% CIR	5%	-£791,452	-£1,258,096	-£1,261,805	-£1,268,593	-£1,302,430	-£1,530,430	-£1,668,201
60% LAR : 40% CIR	10%	-£895,912	-£1,349,633	-£1,353,328	-£1,360,095	-£1,393,878	-£1,621,555	-£1,759,146
60% LAR : 40% CIR	**12%**	**-£937,886**	**-£1,386,436**	**-£1,390,127**	**-£1,396,887**	**-£1,430,649**	**-£1,658,204**	**-£1,795,727**
60% LAR : 40% CIR	15%	-£1,001,051	-£1,441,844	-£1,445,528	-£1,452,276	-£1,486,009	-£1,713,389	-£1,850,815
60% LAR : 40% CIR	20%	-£1,106,863	-£1,534,723	-£1,538,397	-£1,545,127	-£1,578,815	-£1,805,926	-£1,943,202
60% LAR : 40% CIR	25%	-£1,213,342	-£1,628,265	-£1,631,930	-£1,638,643	-£1,672,291	-£1,899,159	-£2,036,301
60% LAR : 40% CIR	30%	-£1,320,481	-£1,722,463	-£1,726,120	-£1,732,819	-£1,766,430	-£1,993,082	-£2,130,103
60% LAR : 40% CIR	35%	-£1,428,274	-£1,817,310	-£1,820,959	-£1,827,646	-£1,861,225	-£2,087,687	-£2,224,603
60% LAR : 40% CIR	40%	-£1,536,714	-£1,912,800	-£1,916,443	-£1,923,118	-£1,956,671	-£2,182,968	-£2,319,793
60% LAR : 40% CIR	45%	-£1,645,795	-£2,008,927	-£2,012,564	-£2,019,231	-£2,052,761	-£2,278,920	-£2,415,667
60% LAR : 40% CIR	50%	-£1,718,928	-£2,069,685	-£2,073,319	-£2,079,978	-£2,113,488	-£2,339,534	-£2,476,219

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£556,915	£77,355	£73,631	£66,819	£32,924	-£195,428	-£333,394
60% LAR : 40% CIR	5%	£453,143	-£13,500	-£17,210	-£23,998	-£57,835	-£285,835	-£423,606
60% LAR : 40% CIR	10%	£348,684	-£105,037	-£108,733	-£115,500	-£149,283	-£376,960	-£514,550
60% LAR : 40% CIR	**12%**	**£306,710**	**-£141,840**	**-£145,532**	**-£152,291**	**-£186,054**	**-£413,608**	**-£551,131**
60% LAR : 40% CIR	15%	£243,545	-£197,248	-£200,932	-£207,680	-£241,414	-£468,794	-£606,220
60% LAR : 40% CIR	20%	£137,733	-£290,128	-£293,802	-£300,531	-£334,219	-£561,330	-£698,606
60% LAR : 40% CIR	25%	£31,254	-£383,670	-£387,335	-£394,048	-£427,695	-£654,564	-£791,705
60% LAR : 40% CIR	30%	-£75,886	-£477,868	-£481,524	-£488,223	-£521,835	-£748,486	-£885,508
60% LAR : 40% CIR	35%	-£183,678	-£572,715	-£576,364	-£583,050	-£616,630	-£843,091	-£980,008
60% LAR : 40% CIR	40%	-£292,119	-£668,205	-£671,847	-£678,523	-£712,075	-£938,373	-£1,075,197
60% LAR : 40% CIR	45%	-£401,200	-£764,331	-£767,969	-£774,636	-£808,165	-£1,034,324	-£1,171,071
60% LAR : 40% CIR	50%	-£474,333	-£825,089	-£828,724	-£835,383	-£868,893	-£1,094,939	-£1,231,624

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR for 15 Years		Value Area	Zone B - Camden Town Office & Resi £1,100 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,191,158	£1,706,152	£1,702,428	£1,695,617	£1,661,722	£1,433,369	£1,295,404
60% LAR : 40% CIR	5%	£2,070,358	£1,598,542	£1,594,833	£1,588,044	£1,554,208	£1,326,207	£1,188,436
60% LAR : 40% CIR	10%	£1,948,873	£1,490,251	£1,486,555	£1,479,788	£1,446,005	£1,218,328	£1,080,738
60% LAR : 40% CIR	**12%**	**£1,900,087**	**£1,446,745**	**£1,443,054**	**£1,436,295**	**£1,402,532**	**£1,174,978**	**£1,037,455**
60% LAR : 40% CIR	15%	£1,826,707	£1,381,285	£1,377,600	£1,370,853	£1,337,120	£1,109,740	£972,314
60% LAR : 40% CIR	20%	£1,703,867	£1,271,651	£1,267,977	£1,261,247	£1,227,559	£1,000,448	£863,172
60% LAR : 40% CIR	25%	£1,580,362	£1,161,353	£1,157,689	£1,150,975	£1,117,328	£890,461	£753,319
60% LAR : 40% CIR	30%	£1,456,196	£1,050,401	£1,046,745	£1,040,046	£1,006,434	£779,783	£642,762
60% LAR : 40% CIR	35%	£1,331,375	£938,800	£935,150	£928,464	£894,884	£668,423	£531,508
60% LAR : 40% CIR	40%	£1,205,908	£826,555	£822,912	£816,236	£782,684	£556,386	£419,562
60% LAR : 40% CIR	45%	£1,079,799	£713,674	£710,036	£703,369	£669,841	£443,681	£306,934
60% LAR : 40% CIR	50%	£1,009,472	£655,676	£652,041	£645,382	£611,872	£385,826	£249,140

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,941,013	-£4,426,019	-£4,429,743	-£4,436,554	-£4,470,449	-£4,698,802	-£4,836,767
60% LAR : 40% CIR	5%	-£4,061,812	-£4,533,629	-£4,537,338	-£4,544,127	-£4,577,963	-£4,805,964	-£4,943,735
60% LAR : 40% CIR	10%	-£4,183,298	-£4,641,920	-£4,645,616	-£4,652,383	-£4,686,166	-£4,913,843	-£5,051,433
60% LAR : 40% CIR	**12%**	**-£4,232,084**	**-£4,685,426**	**-£4,689,117**	**-£4,695,876**	**-£4,729,638**	**-£4,957,193**	**-£5,094,716**
60% LAR : 40% CIR	15%	-£4,305,464	-£4,750,886	-£4,754,571	-£4,761,318	-£4,795,051	-£5,022,431	-£5,159,857
60% LAR : 40% CIR	20%	-£4,428,304	-£4,860,520	-£4,864,194	-£4,870,924	-£4,904,612	-£5,131,723	-£5,268,999
60% LAR : 40% CIR	25%	-£4,551,809	-£4,970,817	-£4,974,482	-£4,981,195	-£5,014,843	-£5,241,710	-£5,378,852
60% LAR : 40% CIR	30%	-£4,675,975	-£5,081,770	-£5,085,426	-£5,092,125	-£5,125,737	-£5,352,388	-£5,489,409
60% LAR : 40% CIR	35%	-£4,800,795	-£5,193,371	-£5,197,021	-£5,203,707	-£5,237,287	-£5,463,748	-£5,600,663
60% LAR : 40% CIR	40%	-£4,926,263	-£5,305,616	-£5,309,259	-£5,315,935	-£5,349,487	-£5,575,785	-£5,712,609
60% LAR : 40% CIR	45%	-£5,052,372	-£5,418,497	-£5,422,135	-£5,428,802	-£5,462,330	-£5,688,490	-£5,825,237
60% LAR : 40% CIR	50%	-£5,122,699	-£5,476,495	-£5,480,130	-£5,486,789	-£5,520,299	-£5,746,345	-£5,883,031

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,400,014	-£1,885,020	-£1,888,743	-£1,895,555	-£1,929,450	-£2,157,803	-£2,295,768
60% LAR : 40% CIR	5%	-£1,520,813	-£1,992,630	-£1,996,338	-£2,003,128	-£2,036,964	-£2,264,965	-£2,402,735
60% LAR : 40% CIR	10%	-£1,642,299	-£2,100,921	-£2,104,617	-£2,111,384	-£2,145,167	-£2,372,843	-£2,510,434
60% LAR : 40% CIR	**12%**	**-£1,691,084**	**-£2,144,427**	**-£2,148,117**	**-£2,154,877**	**-£2,188,639**	**-£2,416,194**	**-£2,553,717**
60% LAR : 40% CIR	15%	-£1,764,465	-£2,209,886	-£2,213,571	-£2,220,318	-£2,254,051	-£2,481,432	-£2,618,857
60% LAR : 40% CIR	20%	-£1,887,305	-£2,319,521	-£2,323,195	-£2,329,925	-£2,363,612	-£2,590,723	-£2,727,999
60% LAR : 40% CIR	25%	-£2,010,810	-£2,429,818	-£2,433,483	-£2,440,196	-£2,473,844	-£2,700,711	-£2,837,853
60% LAR : 40% CIR	30%	-£2,134,976	-£2,540,771	-£2,544,427	-£2,551,126	-£2,584,737	-£2,811,389	-£2,948,410
60% LAR : 40% CIR	35%	-£2,259,796	-£2,652,372	-£2,656,021	-£2,662,708	-£2,696,288	-£2,922,749	-£3,059,664
60% LAR : 40% CIR	40%	-£2,385,264	-£2,764,617	-£2,768,260	-£2,774,936	-£2,808,488	-£3,034,786	-£3,171,610
60% LAR : 40% CIR	45%	-£2,511,372	-£2,877,498	-£2,881,136	-£2,887,802	-£2,921,331	-£3,147,491	-£3,284,238
60% LAR : 40% CIR	50%	-£2,581,700	-£2,935,496	-£2,939,131	-£2,945,790	-£2,979,300	-£3,205,346	-£3,342,032

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£347,141	-£832,147	-£835,871	-£842,682	-£876,577	-£1,104,930	-£1,242,895
60% LAR : 40% CIR	5%	-£467,940	-£939,757	-£943,465	-£950,255	-£984,091	-£1,212,092	-£1,349,863
60% LAR : 40% CIR	10%	-£589,426	-£1,048,048	-£1,051,744	-£1,058,511	-£1,092,294	-£1,319,971	-£1,457,561
60% LAR : 40% CIR	**12%**	**-£638,212**	**-£1,091,554**	**-£1,095,245**	**-£1,102,004**	**-£1,135,766**	**-£1,363,321**	**-£1,500,844**
60% LAR : 40% CIR	15%	-£711,592	-£1,157,014	-£1,160,699	-£1,167,446	-£1,201,179	-£1,428,559	-£1,565,985
60% LAR : 40% CIR	20%	-£834,432	-£1,266,648	-£1,270,322	-£1,277,052	-£1,310,740	-£1,537,851	-£1,675,127
60% LAR : 40% CIR	25%	-£957,937	-£1,376,945	-£1,380,610	-£1,387,323	-£1,420,971	-£1,647,838	-£1,784,980
60% LAR : 40% CIR	30%	-£1,082,103	-£1,487,898	-£1,491,554	-£1,498,253	-£1,531,865	-£1,758,516	-£1,895,537
60% LAR : 40% CIR	35%	-£1,206,923	-£1,599,499	-£1,603,149	-£1,609,835	-£1,643,415	-£1,869,876	-£2,006,791
60% LAR : 40% CIR	40%	-£1,332,391	-£1,711,744	-£1,715,387	-£1,722,063	-£1,755,615	-£1,981,913	-£2,118,737
60% LAR : 40% CIR	45%	-£1,458,500	-£1,824,625	-£1,828,263	-£1,834,930	-£1,868,458	-£2,094,618	-£2,231,365
60% LAR : 40% CIR	50%	-£1,528,827	-£1,882,623	-£1,886,258	-£1,892,917	-£1,926,427	-£2,152,473	-£2,289,159

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£897,454	£412,448	£408,725	£401,913	£368,018	£139,665	£1,700
60% LAR : 40% CIR	5%	£776,655	£304,838	£301,130	£294,340	£260,504	£32,503	-£105,267
60% LAR : 40% CIR	10%	£655,169	£196,547	£192,852	£186,084	£152,301	-£75,375	-£212,966
60% LAR : 40% CIR	**12%**	**£606,384**	**£153,041**	**£149,351**	**£142,591**	**£108,829**	**-£118,726**	**-£256,249**
60% LAR : 40% CIR	15%	£533,003	£87,582	£83,897	£77,150	£43,417	-£183,964	-£321,389
60% LAR : 40% CIR	20%	£410,164	-£22,053	-£25,727	-£32,456	-£66,144	-£293,255	-£430,531
60% LAR : 40% CIR	25%	£286,659	-£132,350	-£136,015	-£142,728	-£176,375	-£403,243	-£540,384
60% LAR : 40% CIR	30%	£162,492	-£243,303	-£246,959	-£253,657	-£287,269	-£513,921	-£650,942
60% LAR : 40% CIR	35%	£37,672	-£354,904	-£358,553	-£365,240	-£398,819	-£625,281	-£762,196
60% LAR : 40% CIR	40%	-£87,796	-£467,149	-£470,792	-£477,467	-£511,020	-£737,317	-£874,142
60% LAR : 40% CIR	45%	-£213,904	-£580,030	-£583,668	-£590,334	-£623,863	-£850,023	-£986,770
60% LAR : 40% CIR	50%	-£284,232	-£638,028	-£641,663	-£648,321	-£681,832	-£907,878	-£1,044,563

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR for 15 Years	

Value Area	Zone B - Camden Town Office & Resi £1,200 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,531,697	£2,041,245	£2,037,523	£2,030,710	£1,996,815	£1,768,463	£1,630,497
60% LAR : 40% CIR	5%	£2,393,870	£1,916,881	£1,913,172	£1,906,383	£1,872,546	£1,644,546	£1,506,776
60% LAR : 40% CIR	10%	£2,255,357	£1,791,835	£1,788,139	£1,781,372	£1,747,589	£1,519,913	£1,382,322
60% LAR : 40% CIR	**12%**	**£2,199,761**	**£1,741,627**	**£1,737,937**	**£1,731,177**	**£1,697,415**	**£1,469,860**	**£1,332,337**
60% LAR : 40% CIR	15%	£2,116,165	£1,666,114	£1,662,431	£1,655,683	£1,621,949	£1,394,569	£1,257,143
60% LAR : 40% CIR	20%	£1,976,299	£1,539,726	£1,536,052	£1,529,322	£1,495,633	£1,268,523	£1,131,247
60% LAR : 40% CIR	25%	£1,835,766	£1,412,673	£1,409,010	£1,402,296	£1,368,649	£1,141,780	£1,004,639
60% LAR : 40% CIR	30%	£1,694,573	£1,284,967	£1,281,311	£1,274,612	£1,241,000	£1,014,349	£877,327
60% LAR : 40% CIR	35%	£1,552,726	£1,156,610	£1,152,961	£1,146,275	£1,112,695	£886,233	£749,318
60% LAR : 40% CIR	40%	£1,410,232	£1,027,611	£1,023,968	£1,017,293	£983,740	£757,443	£620,618
60% LAR : 40% CIR	45%	£1,267,096	£897,975	£894,337	£887,671	£854,142	£627,983	£491,235
60% LAR : 40% CIR	50%	£1,191,339	£834,636	£831,001	£824,343	£790,832	£564,785	£428,101

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,600,474	-£4,090,926	-£4,094,648	-£4,101,461	-£4,135,355	-£4,363,708	-£4,501,674
60% LAR : 40% CIR	5%	-£3,738,301	-£4,215,290	-£4,218,999	-£4,225,787	-£4,259,624	-£4,487,624	-£4,625,395
60% LAR : 40% CIR	10%	-£3,876,813	-£4,340,336	-£4,344,031	-£4,350,799	-£4,384,582	-£4,612,258	-£4,749,849
60% LAR : 40% CIR	**12%**	**-£3,932,410**	**-£4,390,544**	**-£4,394,234**	**-£4,400,994**	**-£4,434,756**	**-£4,662,311**	**-£4,799,834**
60% LAR : 40% CIR	15%	-£4,016,006	-£4,466,056	-£4,469,740	-£4,476,488	-£4,510,221	-£4,737,602	-£4,875,027
60% LAR : 40% CIR	20%	-£4,155,872	-£4,592,445	-£4,596,119	-£4,602,849	-£4,636,538	-£4,863,648	-£5,000,924
60% LAR : 40% CIR	25%	-£4,296,405	-£4,719,498	-£4,723,161	-£4,729,875	-£4,763,522	-£4,990,390	-£5,127,532
60% LAR : 40% CIR	30%	-£4,437,598	-£4,847,204	-£4,850,860	-£4,857,559	-£4,891,171	-£5,117,822	-£5,254,844
60% LAR : 40% CIR	35%	-£4,579,445	-£4,975,561	-£4,979,210	-£4,985,896	-£5,019,476	-£5,245,937	-£5,382,853
60% LAR : 40% CIR	40%	-£4,721,939	-£5,104,560	-£5,108,203	-£5,114,878	-£5,148,431	-£5,374,728	-£5,511,552
60% LAR : 40% CIR	45%	-£4,865,075	-£5,234,196	-£5,237,834	-£5,244,500	-£5,278,029	-£5,504,188	-£5,640,936
60% LAR : 40% CIR	50%	-£4,940,832	-£5,297,535	-£5,301,170	-£5,307,828	-£5,341,339	-£5,567,386	-£5,704,070

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,059,475	-£1,549,926	-£1,553,649	-£1,560,461	-£1,594,356	-£1,822,708	-£1,960,674
60% LAR : 40% CIR	5%	-£1,197,301	-£1,674,291	-£1,678,000	-£1,684,788	-£1,718,625	-£1,946,625	-£2,084,396
60% LAR : 40% CIR	10%	-£1,335,814	-£1,799,337	-£1,803,032	-£1,809,799	-£1,843,583	-£2,071,259	-£2,208,850
60% LAR : 40% CIR	**12%**	**-£1,391,410**	**-£1,849,545**	**-£1,853,235**	**-£1,859,994**	**-£1,893,757**	**-£2,121,311**	**-£2,258,834**
60% LAR : 40% CIR	15%	-£1,475,007	-£1,925,057	-£1,928,741	-£1,935,489	-£1,969,222	-£2,196,603	-£2,334,028
60% LAR : 40% CIR	20%	-£1,614,872	-£2,051,446	-£2,055,120	-£2,061,849	-£2,095,538	-£2,322,648	-£2,459,924
60% LAR : 40% CIR	25%	-£1,755,406	-£2,178,498	-£2,182,162	-£2,188,875	-£2,222,523	-£2,449,391	-£2,586,533
60% LAR : 40% CIR	30%	-£1,896,598	-£2,306,205	-£2,309,861	-£2,316,560	-£2,350,172	-£2,576,823	-£2,713,844
60% LAR : 40% CIR	35%	-£2,038,446	-£2,434,561	-£2,438,211	-£2,444,897	-£2,478,477	-£2,704,938	-£2,841,853
60% LAR : 40% CIR	40%	-£2,180,940	-£2,563,561	-£2,567,204	-£2,573,879	-£2,607,432	-£2,833,729	-£2,970,553
60% LAR : 40% CIR	45%	-£2,324,076	-£2,693,197	-£2,696,834	-£2,703,501	-£2,737,030	-£2,963,189	-£3,099,936
60% LAR : 40% CIR	50%	-£2,399,832	-£2,756,536	-£2,760,170	-£2,766,829	-£2,800,340	-£3,026,386	-£3,163,071

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,602	-£497,054	-£500,776	-£507,589	-£541,483	-£769,836	-£907,802
60% LAR : 40% CIR	5%	-£144,429	-£621,418	-£625,127	-£631,915	-£665,752	-£893,752	-£1,031,523
60% LAR : 40% CIR	10%	-£282,941	-£746,464	-£750,159	-£756,927	-£790,710	-£1,018,386	-£1,155,977
60% LAR : 40% CIR	**12%**	**-£338,538**	**-£796,672**	**-£800,362**	**-£807,122**	**-£840,884**	**-£1,068,439**	**-£1,205,962**
60% LAR : 40% CIR	15%	-£422,134	-£872,184	-£875,868	-£882,616	-£916,349	-£1,143,730	-£1,281,155
60% LAR : 40% CIR	20%	-£562,000	-£998,573	-£1,002,247	-£1,008,977	-£1,042,665	-£1,269,775	-£1,407,052
60% LAR : 40% CIR	25%	-£702,533	-£1,125,625	-£1,129,289	-£1,136,002	-£1,169,650	-£1,396,518	-£1,533,660
60% LAR : 40% CIR	30%	-£843,726	-£1,253,332	-£1,256,988	-£1,263,687	-£1,297,299	-£1,523,950	-£1,660,972
60% LAR : 40% CIR	35%	-£985,573	-£1,381,689	-£1,385,338	-£1,392,024	-£1,425,604	-£1,652,065	-£1,788,981
60% LAR : 40% CIR	40%	-£1,128,067	-£1,510,688	-£1,514,331	-£1,521,006	-£1,554,559	-£1,780,856	-£1,917,680
60% LAR : 40% CIR	45%	-£1,271,203	-£1,640,324	-£1,643,961	-£1,650,628	-£1,684,157	-£1,910,316	-£2,047,064
60% LAR : 40% CIR	50%	-£1,346,960	-£1,703,663	-£1,707,298	-£1,713,956	-£1,747,467	-£1,973,514	-£2,110,198

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,237,993	£747,542	£743,819	£737,007	£703,112	£474,760	£336,794
60% LAR : 40% CIR	5%	£1,100,167	£623,178	£619,468	£612,680	£578,843	£350,843	£213,072
60% LAR : 40% CIR	10%	£961,654	£498,131	£494,436	£487,669	£453,886	£226,209	£88,619
60% LAR : 40% CIR	**12%**	**£906,058**	**£447,924**	**£444,233**	**£437,474**	**£403,711**	**£176,157**	**£38,634**
60% LAR : 40% CIR	15%	£822,462	£372,411	£368,727	£361,979	£328,246	£100,866	-£36,560
60% LAR : 40% CIR	20%	£682,596	£246,022	£242,349	£235,619	£201,930	-£25,180	-£162,456
60% LAR : 40% CIR	25%	£542,063	£118,970	£115,306	£108,593	£74,945	-£151,923	-£289,064
60% LAR : 40% CIR	30%	£400,870	-£8,737	-£12,393	-£19,092	-£52,703	-£279,355	-£416,376
60% LAR : 40% CIR	35%	£259,022	-£137,093	-£140,743	-£147,429	-£181,009	-£407,470	-£544,385
60% LAR : 40% CIR	40%	£116,528	-£266,092	-£269,735	-£276,411	-£309,963	-£536,261	-£673,085
60% LAR : 40% CIR	45%	-£26,607	-£395,728	-£399,366	-£406,033	-£439,561	-£665,720	-£802,468
60% LAR : 40% CIR	50%	-£102,364	-£459,067	-£462,702	-£469,361	-£502,871	-£728,918	-£865,603

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR for 15 Years	
Value Area	Zone B - Camden Town Office & Resi £1,300 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,872,236	£2,376,339	£2,372,616	£2,365,804	£2,331,909	£2,103,557	£1,965,591
60% LAR : 40% CIR	5%	£2,717,382	£2,235,220	£2,231,511	£2,224,722	£2,190,886	£1,962,885	£1,825,114
60% LAR : 40% CIR	10%	£2,561,842	£2,093,419	£2,089,724	£2,082,957	£2,049,173	£1,821,497	£1,683,906
60% LAR : 40% CIR	**12%**	**£2,499,436**	**£2,036,510**	**£2,032,819**	**£2,026,060**	**£1,992,297**	**£1,764,743**	**£1,627,220**
60% LAR : 40% CIR	15%	£2,405,622	£1,950,944	£1,947,260	£1,940,513	£1,906,780	£1,679,399	£1,541,974
60% LAR : 40% CIR	20%	£2,248,730	£1,807,800	£1,804,126	£1,797,396	£1,763,708	£1,536,598	£1,399,322
60% LAR : 40% CIR	25%	£2,091,170	£1,663,994	£1,660,330	£1,653,616	£1,619,969	£1,393,100	£1,255,959
60% LAR : 40% CIR	30%	£1,932,950	£1,519,532	£1,515,877	£1,509,177	£1,475,566	£1,248,915	£1,111,893
60% LAR : 40% CIR	35%	£1,774,076	£1,374,421	£1,370,773	£1,364,085	£1,330,506	£1,104,044	£967,129
60% LAR : 40% CIR	40%	£1,614,555	£1,228,668	£1,225,025	£1,218,349	£1,184,797	£958,499	£821,674
60% LAR : 40% CIR	45%	£1,454,393	£1,082,278	£1,078,639	£1,071,972	£1,038,443	£812,284	£675,537
60% LAR : 40% CIR	50%	£1,371,775	£1,012,187	£1,008,552	£1,001,893	£968,383	£742,336	£605,651

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,259,935	-£3,755,832	-£3,759,554	-£3,766,367	-£3,800,262	-£4,028,614	-£4,166,580
60% LAR : 40% CIR	5%	-£3,414,789	-£3,896,951	-£3,900,660	-£3,907,449	-£3,941,285	-£4,169,286	-£4,307,057
60% LAR : 40% CIR	10%	-£3,570,329	-£4,038,752	-£4,042,447	-£4,049,214	-£4,082,997	-£4,310,674	-£4,448,264
60% LAR : 40% CIR	**12%**	**-£3,632,735**	**-£4,095,661**	**-£4,099,352**	**-£4,106,111**	**-£4,139,873**	**-£4,367,428**	**-£4,504,951**
60% LAR : 40% CIR	15%	-£3,726,548	-£4,181,227	-£4,184,911	-£4,191,658	-£4,225,391	-£4,452,771	-£4,590,197
60% LAR : 40% CIR	20%	-£3,883,440	-£4,324,371	-£4,328,045	-£4,334,775	-£4,368,462	-£4,595,572	-£4,732,848
60% LAR : 40% CIR	25%	-£4,041,001	-£4,468,177	-£4,471,841	-£4,478,555	-£4,512,202	-£4,739,070	-£4,876,212
60% LAR : 40% CIR	30%	-£4,199,221	-£4,612,638	-£4,616,294	-£4,622,994	-£4,656,605	-£4,883,256	-£5,020,278
60% LAR : 40% CIR	35%	-£4,358,095	-£4,757,750	-£4,761,398	-£4,768,086	-£4,801,665	-£5,028,127	-£5,165,042
60% LAR : 40% CIR	40%	-£4,517,616	-£4,903,503	-£4,907,146	-£4,913,822	-£4,947,374	-£5,173,672	-£5,310,497
60% LAR : 40% CIR	45%	-£4,677,778	-£5,049,893	-£5,053,532	-£5,060,199	-£5,093,727	-£5,319,886	-£5,456,634
60% LAR : 40% CIR	50%	-£4,760,396	-£5,119,984	-£5,123,619	-£5,130,278	-£5,163,788	-£5,389,835	-£5,526,520

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£718,936	-£1,214,833	-£1,218,555	-£1,225,368	-£1,259,263	-£1,487,615	-£1,625,581
60% LAR : 40% CIR	5%	-£873,789	-£1,355,952	-£1,359,660	-£1,366,450	-£1,400,286	-£1,628,287	-£1,766,057
60% LAR : 40% CIR	10%	-£1,029,330	-£1,497,752	-£1,501,448	-£1,508,215	-£1,541,998	-£1,769,675	-£1,907,265
60% LAR : 40% CIR	**12%**	**-£1,091,736**	**-£1,554,662**	**-£1,558,352**	**-£1,565,112**	**-£1,598,874**	**-£1,826,429**	**-£1,963,952**
60% LAR : 40% CIR	15%	-£1,185,549	-£1,640,228	-£1,643,912	-£1,650,659	-£1,684,392	-£1,911,772	-£2,049,198
60% LAR : 40% CIR	20%	-£1,342,441	-£1,783,372	-£1,787,046	-£1,793,775	-£1,827,463	-£2,054,573	-£2,191,849
60% LAR : 40% CIR	25%	-£1,500,002	-£1,927,177	-£1,930,842	-£1,937,555	-£1,971,203	-£2,198,071	-£2,335,213
60% LAR : 40% CIR	30%	-£1,658,222	-£2,071,639	-£2,075,295	-£2,081,995	-£2,115,606	-£2,342,257	-£2,479,279
60% LAR : 40% CIR	35%	-£1,817,095	-£2,216,751	-£2,220,399	-£2,227,086	-£2,260,666	-£2,487,128	-£2,624,043
60% LAR : 40% CIR	40%	-£1,976,617	-£2,362,504	-£2,366,147	-£2,372,823	-£2,406,375	-£2,632,672	-£2,769,498
60% LAR : 40% CIR	45%	-£2,136,779	-£2,508,894	-£2,512,533	-£2,519,200	-£2,552,728	-£2,778,887	-£2,915,635
60% LAR : 40% CIR	50%	-£2,219,397	-£2,578,985	-£2,582,620	-£2,589,279	-£2,622,789	-£2,848,836	-£2,985,520

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£333,937	-£161,960	-£165,682	-£172,495	-£206,390	-£434,742	-£572,708
60% LAR : 40% CIR	5%	£179,083	-£303,079	-£306,788	-£313,577	-£347,413	-£575,414	-£713,185
60% LAR : 40% CIR	10%	£23,543	-£444,880	-£448,575	-£455,342	-£489,125	-£716,802	-£854,392
60% LAR : 40% CIR	**12%**	**-£38,863**	**-£501,789**	**-£505,480**	**-£512,239**	**-£546,001**	**-£773,556**	**-£911,079**
60% LAR : 40% CIR	15%	-£132,676	-£587,355	-£591,039	-£597,786	-£631,519	-£858,899	-£996,325
60% LAR : 40% CIR	20%	-£289,568	-£730,499	-£734,173	-£740,903	-£774,590	-£1,001,700	-£1,138,976
60% LAR : 40% CIR	25%	-£447,129	-£874,305	-£877,969	-£884,683	-£918,330	-£1,145,198	-£1,282,340
60% LAR : 40% CIR	30%	-£605,349	-£1,018,766	-£1,022,422	-£1,029,122	-£1,062,733	-£1,289,384	-£1,426,406
60% LAR : 40% CIR	35%	-£764,223	-£1,163,878	-£1,167,526	-£1,174,214	-£1,207,793	-£1,434,255	-£1,571,170
60% LAR : 40% CIR	40%	-£923,744	-£1,309,631	-£1,313,274	-£1,319,950	-£1,353,502	-£1,579,800	-£1,716,625
60% LAR : 40% CIR	45%	-£1,083,906	-£1,456,021	-£1,459,660	-£1,466,327	-£1,499,855	-£1,726,014	-£1,862,762
60% LAR : 40% CIR	50%	-£1,166,524	-£1,526,112	-£1,529,747	-£1,536,406	-£1,569,916	-£1,795,963	-£1,932,648

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,578,533	£1,082,635	£1,078,913	£1,072,100	£1,038,206	£809,853	£671,887
60% LAR : 40% CIR	5%	£1,423,679	£941,516	£937,808	£931,018	£897,182	£669,181	£531,411
60% LAR : 40% CIR	10%	£1,268,139	£799,716	£796,020	£789,253	£755,470	£527,793	£390,203
60% LAR : 40% CIR	**12%**	**£1,205,733**	**£742,806**	**£739,116**	**£732,356**	**£698,594**	**£471,039**	**£333,516**
60% LAR : 40% CIR	15%	£1,111,919	£657,240	£653,556	£646,809	£613,076	£385,696	£248,270
60% LAR : 40% CIR	20%	£955,027	£514,096	£510,423	£503,693	£470,005	£242,895	£105,619
60% LAR : 40% CIR	25%	£797,466	£370,291	£366,626	£359,913	£326,265	£99,397	-£37,744
60% LAR : 40% CIR	30%	£639,246	£225,829	£222,173	£215,473	£181,862	-£44,789	-£181,810
60% LAR : 40% CIR	35%	£480,373	£80,717	£77,069	£70,382	£36,802	-£189,659	-£326,574
60% LAR : 40% CIR	40%	£320,851	-£65,036	-£68,679	-£75,354	-£108,907	-£335,204	-£472,029
60% LAR : 40% CIR	45%	£160,690	-£211,426	-£215,065	-£221,731	-£255,260	-£481,419	-£618,167
60% LAR : 40% CIR	50%	£78,071	-£281,517	-£285,152	-£291,810	-£325,321	-£551,368	-£688,052

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR for 15 Years	
No Units	**7**
Site Area	**0.06 Ha**

Value Area	**Zone B - Camden Town Office & Resi £900 per sq ft**
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,374,343	£902,398	£898,674	£891,863	£857,968	£629,615	£491,650
60% LAR : 40% CIR	5%	£1,287,597	£828,297	£824,589	£817,799	£783,963	£555,962	£418,192
60% LAR : 40% CIR	10%	£1,200,165	£753,515	£749,820	£743,052	£709,270	£481,593	£344,002
60% LAR : 40% CIR	**12%**	**£1,165,002**	**£723,414**	**£719,722**	**£712,963**	**£679,202**	**£451,646**	**£314,123**
60% LAR : 40% CIR	15%	£1,112,053	£678,059	£674,375	£667,627	£633,894	£406,514	£269,088
60% LAR : 40% CIR	20%	£1,023,268	£601,934	£598,260	£591,530	£557,842	£330,731	£193,455
60% LAR : 40% CIR	25%	£933,816	£525,147	£521,482	£514,769	£481,121	£254,253	£117,111
60% LAR : 40% CIR	30%	£843,704	£447,703	£444,047	£437,348	£403,737	£177,085	£40,064
60% LAR : 40% CIR	35%	£752,938	£369,611	£365,962	£359,276	£325,696	£99,234	-£38,257
60% LAR : 40% CIR	40%	£661,524	£290,876	£287,233	£280,557	£247,005	£20,707	-£117,889
60% LAR : 40% CIR	45%	£569,470	£211,504	£207,866	£201,200	£167,671	-£59,381	-£198,215
60% LAR : 40% CIR	50%	£493,532	£147,987	£144,352	£137,694	£104,183	-£123,723	-£262,493

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,757,828	-£5,229,773	-£5,233,497	-£5,240,308	-£5,274,203	-£5,502,556	-£5,640,521
60% LAR : 40% CIR	5%	-£4,844,574	-£5,303,874	-£5,307,582	-£5,314,372	-£5,348,208	-£5,576,209	-£5,713,979
60% LAR : 40% CIR	10%	-£4,932,006	-£5,378,656	-£5,382,351	-£5,389,119	-£5,422,901	-£5,650,578	-£5,788,169
60% LAR : 40% CIR	**12%**	**-£4,967,169**	**-£5,408,757**	**-£5,412,448**	**-£5,419,208**	**-£5,452,969**	**-£5,680,525**	**-£5,818,048**
60% LAR : 40% CIR	15%	-£5,020,118	-£5,454,112	-£5,457,796	-£5,464,544	-£5,498,277	-£5,725,657	-£5,863,083
60% LAR : 40% CIR	20%	-£5,108,903	-£5,530,237	-£5,533,911	-£5,540,641	-£5,574,329	-£5,801,440	-£5,938,716
60% LAR : 40% CIR	25%	-£5,198,355	-£5,607,024	-£5,610,689	-£5,617,402	-£5,651,050	-£5,877,918	-£6,015,059
60% LAR : 40% CIR	30%	-£5,288,467	-£5,684,468	-£5,688,123	-£5,694,823	-£5,728,434	-£5,955,085	-£6,092,107
60% LAR : 40% CIR	35%	-£5,379,233	-£5,762,560	-£5,766,209	-£5,772,895	-£5,806,475	-£6,032,936	-£6,170,427
60% LAR : 40% CIR	40%	-£5,470,647	-£5,841,295	-£5,844,938	-£5,851,614	-£5,885,166	-£6,111,464	-£6,250,060
60% LAR : 40% CIR	45%	-£5,562,701	-£5,920,667	-£5,924,305	-£5,930,971	-£5,964,500	-£6,191,552	-£6,330,386
60% LAR : 40% CIR	50%	-£5,638,638	-£5,984,184	-£5,987,818	-£5,994,477	-£6,027,988	-£6,255,893	-£6,394,664

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,216,829	-£2,688,774	-£2,692,498	-£2,699,309	-£2,733,204	-£2,961,557	-£3,099,522
60% LAR : 40% CIR	5%	-£2,303,575	-£2,762,875	-£2,766,583	-£2,773,373	-£2,807,209	-£3,035,210	-£3,172,980
60% LAR : 40% CIR	10%	-£2,391,007	-£2,837,657	-£2,841,352	-£2,848,119	-£2,881,901	-£3,109,579	-£3,247,170
60% LAR : 40% CIR	**12%**	**-£2,426,170**	**-£2,867,758**	**-£2,871,449**	**-£2,878,209**	**-£2,911,970**	**-£3,139,526**	**-£3,277,049**
60% LAR : 40% CIR	15%	-£2,479,118	-£2,913,113	-£2,916,797	-£2,923,545	-£2,957,278	-£3,184,658	-£3,322,084
60% LAR : 40% CIR	20%	-£2,567,903	-£2,989,238	-£2,992,912	-£2,999,642	-£3,033,329	-£3,260,440	-£3,397,716
60% LAR : 40% CIR	25%	-£2,657,356	-£3,066,025	-£3,069,690	-£3,076,403	-£3,110,050	-£3,336,919	-£3,474,060
60% LAR : 40% CIR	30%	-£2,747,468	-£3,143,468	-£3,147,124	-£3,153,824	-£3,187,435	-£3,414,086	-£3,551,108
60% LAR : 40% CIR	35%	-£2,838,234	-£3,221,560	-£3,225,210	-£3,231,896	-£3,265,476	-£3,491,937	-£3,629,428
60% LAR : 40% CIR	40%	-£2,929,648	-£3,300,296	-£3,303,939	-£3,310,615	-£3,344,167	-£3,570,464	-£3,709,061
60% LAR : 40% CIR	45%	-£3,021,702	-£3,379,668	-£3,383,305	-£3,389,972	-£3,423,501	-£3,650,552	-£3,789,387
60% LAR : 40% CIR	50%	-£3,097,639	-£3,443,184	-£3,446,819	-£3,453,478	-£3,486,988	-£3,714,894	-£3,853,665

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,163,956	-£1,635,901	-£1,639,625	-£1,646,436	-£1,680,331	-£1,908,684	-£2,046,649
60% LAR : 40% CIR	5%	-£1,250,702	-£1,710,002	-£1,713,710	-£1,720,500	-£1,754,336	-£1,982,337	-£2,120,107
60% LAR : 40% CIR	10%	-£1,338,134	-£1,784,784	-£1,788,479	-£1,795,247	-£1,829,029	-£2,056,706	-£2,194,297
60% LAR : 40% CIR	**12%**	**-£1,373,297**	**-£1,814,885**	**-£1,818,576**	**-£1,825,336**	**-£1,859,097**	**-£2,086,653**	**-£2,224,176**
60% LAR : 40% CIR	15%	-£1,426,246	-£1,860,240	-£1,863,924	-£1,870,672	-£1,904,405	-£2,131,785	-£2,269,211
60% LAR : 40% CIR	20%	-£1,515,031	-£1,936,365	-£1,940,039	-£1,946,769	-£1,980,457	-£2,207,568	-£2,344,844
60% LAR : 40% CIR	25%	-£1,604,483	-£2,013,152	-£2,016,817	-£2,023,530	-£2,057,178	-£2,284,046	-£2,421,187
60% LAR : 40% CIR	30%	-£1,694,595	-£2,090,596	-£2,094,251	-£2,100,951	-£2,134,562	-£2,361,213	-£2,498,235
60% LAR : 40% CIR	35%	-£1,785,361	-£2,168,688	-£2,172,337	-£2,179,023	-£2,212,603	-£2,439,064	-£2,576,555
60% LAR : 40% CIR	40%	-£1,876,775	-£2,247,423	-£2,251,066	-£2,257,742	-£2,291,294	-£2,517,592	-£2,656,188
60% LAR : 40% CIR	45%	-£1,968,829	-£2,326,795	-£2,330,433	-£2,337,099	-£2,370,628	-£2,597,680	-£2,736,514
60% LAR : 40% CIR	50%	-£2,044,766	-£2,390,312	-£2,393,946	-£2,400,605	-£2,434,115	-£2,662,021	-£2,800,792

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£80,639	-£391,306	-£395,029	-£401,841	-£435,736	-£664,089	-£802,054
60% LAR : 40% CIR	5%	-£6,107	-£465,407	-£469,115	-£475,904	-£509,740	-£737,741	-£875,512
60% LAR : 40% CIR	10%	-£93,539	-£540,188	-£543,884	-£550,651	-£584,433	-£812,111	-£949,701
60% LAR : 40% CIR	**12%**	**-£128,702**	**-£570,290**	**-£573,981**	**-£580,741**	**-£614,502**	**-£842,058**	**-£979,580**
60% LAR : 40% CIR	15%	-£181,650	-£615,645	-£619,328	-£626,076	-£659,810	-£887,190	-£1,024,616
60% LAR : 40% CIR	20%	-£270,435	-£691,770	-£695,444	-£702,173	-£735,861	-£962,972	-£1,100,248
60% LAR : 40% CIR	25%	-£359,888	-£768,557	-£772,221	-£778,935	-£812,582	-£1,039,451	-£1,176,592
60% LAR : 40% CIR	30%	-£450,000	-£846,000	-£849,656	-£856,356	-£889,967	-£1,116,618	-£1,253,639
60% LAR : 40% CIR	35%	-£540,765	-£924,092	-£927,741	-£934,428	-£968,008	-£1,194,469	-£1,331,960
60% LAR : 40% CIR	40%	-£632,180	-£1,002,828	-£1,006,471	-£1,013,146	-£1,046,699	-£1,272,996	-£1,411,593
60% LAR : 40% CIR	45%	-£724,234	-£1,082,199	-£1,085,837	-£1,092,504	-£1,126,033	-£1,353,084	-£1,491,919
60% LAR : 40% CIR	50%	-£800,171	-£1,145,716	-£1,149,351	-£1,156,010	-£1,189,520	-£1,417,426	-£1,556,196

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR for 15 Years	
Value Area	Zone B - Camden Town Office & Resi £1,000 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,714,882	£1,237,491	£1,233,769	£1,226,956	£1,193,061	£964,709	£826,743
60% LAR : 40% CIR	5%	£1,611,109	£1,146,636	£1,142,927	£1,136,139	£1,102,303	£874,302	£736,531
60% LAR : 40% CIR	10%	£1,506,650	£1,055,099	£1,051,404	£1,044,637	£1,010,855	£783,177	£645,587
60% LAR : 40% CIR	**12%**	**£1,464,676**	**£1,018,296**	**£1,014,605**	**£1,007,845**	**£974,084**	**£746,528**	**£609,006**
60% LAR : 40% CIR	15%	£1,401,512	£962,888	£959,204	£952,456	£918,724	£691,344	£553,917
60% LAR : 40% CIR	20%	£1,295,699	£870,009	£866,335	£859,605	£825,917	£598,806	£461,530
60% LAR : 40% CIR	25%	£1,189,221	£776,467	£772,802	£766,089	£732,441	£505,574	£368,432
60% LAR : 40% CIR	30%	£1,082,081	£682,269	£678,612	£671,913	£638,303	£411,650	£274,630
60% LAR : 40% CIR	35%	£974,288	£587,422	£583,773	£577,086	£543,507	£317,045	£180,129
60% LAR : 40% CIR	40%	£865,848	£491,932	£488,289	£481,614	£448,061	£221,764	£84,939
60% LAR : 40% CIR	45%	£756,766	£395,805	£392,168	£385,501	£351,972	£125,813	-£11,102
60% LAR : 40% CIR	50%	£683,633	£335,048	£331,414	£324,754	£291,244	£65,198	-£72,578

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,417,289	-£4,894,680	-£4,898,402	-£4,905,215	-£4,939,110	-£5,167,462	-£5,305,428
60% LAR : 40% CIR	5%	-£4,521,062	-£4,985,535	-£4,989,244	-£4,996,032	-£5,029,868	-£5,257,869	-£5,395,640
60% LAR : 40% CIR	10%	-£4,625,520	-£5,077,072	-£5,080,767	-£5,087,534	-£5,121,316	-£5,348,994	-£5,486,584
60% LAR : 40% CIR	**12%**	**-£4,667,495**	**-£5,113,875**	**-£5,117,566**	**-£5,124,325**	**-£5,158,087**	**-£5,385,642**	**-£5,523,165**
60% LAR : 40% CIR	15%	-£4,730,659	-£5,169,283	-£5,172,967	-£5,179,715	-£5,213,447	-£5,440,827	-£5,578,254
60% LAR : 40% CIR	20%	-£4,836,472	-£5,262,162	-£5,265,836	-£5,272,566	-£5,306,254	-£5,533,365	-£5,670,641
60% LAR : 40% CIR	25%	-£4,942,950	-£5,355,704	-£5,359,369	-£5,366,082	-£5,399,730	-£5,626,597	-£5,763,738
60% LAR : 40% CIR	30%	-£5,050,090	-£5,449,902	-£5,453,559	-£5,460,258	-£5,493,868	-£5,720,521	-£5,857,541
60% LAR : 40% CIR	35%	-£5,157,882	-£5,544,749	-£5,548,398	-£5,555,084	-£5,588,664	-£5,815,126	-£5,952,042
60% LAR : 40% CIR	40%	-£5,266,323	-£5,640,239	-£5,643,882	-£5,650,557	-£5,684,110	-£5,910,407	-£6,047,231
60% LAR : 40% CIR	45%	-£5,375,405	-£5,736,365	-£5,740,003	-£5,746,670	-£5,780,199	-£6,006,358	-£6,143,272
60% LAR : 40% CIR	50%	-£5,448,538	-£5,797,123	-£5,800,757	-£5,807,417	-£5,840,927	-£6,066,973	-£6,204,749

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,876,290	-£2,353,680	-£2,357,403	-£2,364,215	-£2,398,110	-£2,626,462	-£2,764,429
60% LAR : 40% CIR	5%	-£1,980,063	-£2,444,535	-£2,448,245	-£2,455,033	-£2,488,869	-£2,716,870	-£2,854,641
60% LAR : 40% CIR	10%	-£2,084,521	-£2,536,072	-£2,539,768	-£2,546,535	-£2,580,317	-£2,807,995	-£2,945,585
60% LAR : 40% CIR	**12%**	**-£2,126,496**	**-£2,572,875**	**-£2,576,567**	**-£2,583,326**	**-£2,617,088**	**-£2,844,643**	**-£2,982,166**
60% LAR : 40% CIR	15%	-£2,189,660	-£2,628,284	-£2,631,967	-£2,638,715	-£2,672,448	-£2,899,828	-£3,037,255
60% LAR : 40% CIR	20%	-£2,295,472	-£2,721,163	-£2,724,837	-£2,731,566	-£2,765,254	-£2,992,365	-£3,129,641
60% LAR : 40% CIR	25%	-£2,401,951	-£2,814,705	-£2,818,370	-£2,825,083	-£2,858,730	-£3,085,598	-£3,222,739
60% LAR : 40% CIR	30%	-£2,509,090	-£2,908,903	-£2,912,559	-£2,919,258	-£2,952,869	-£3,179,521	-£3,316,542
60% LAR : 40% CIR	35%	-£2,616,883	-£3,003,750	-£3,007,399	-£3,014,085	-£3,047,665	-£3,274,127	-£3,411,043
60% LAR : 40% CIR	40%	-£2,725,324	-£3,099,240	-£3,102,882	-£3,109,558	-£3,143,110	-£3,369,408	-£3,506,232
60% LAR : 40% CIR	45%	-£2,834,406	-£3,195,366	-£3,199,004	-£3,205,671	-£3,239,199	-£3,465,358	-£3,602,273
60% LAR : 40% CIR	50%	-£2,907,539	-£3,256,124	-£3,259,758	-£3,266,418	-£3,299,928	-£3,525,974	-£3,663,750

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£823,417	-£1,300,808	-£1,304,530	-£1,311,343	-£1,345,237	-£1,573,590	-£1,711,556
60% LAR : 40% CIR	5%	-£927,190	-£1,391,663	-£1,395,372	-£1,402,160	-£1,435,996	-£1,663,997	-£1,801,768
60% LAR : 40% CIR	10%	-£1,031,648	-£1,483,199	-£1,486,895	-£1,493,662	-£1,527,444	-£1,755,122	-£1,892,712
60% LAR : 40% CIR	**12%**	**-£1,073,623**	**-£1,520,003**	**-£1,523,694**	**-£1,530,453**	**-£1,564,215**	**-£1,791,770**	**-£1,929,293**
60% LAR : 40% CIR	15%	-£1,136,787	-£1,575,411	-£1,579,095	-£1,585,843	-£1,619,575	-£1,846,955	-£1,984,382
60% LAR : 40% CIR	20%	-£1,242,600	-£1,668,290	-£1,671,964	-£1,678,694	-£1,712,381	-£1,939,493	-£2,076,769
60% LAR : 40% CIR	25%	-£1,349,078	-£1,761,832	-£1,765,497	-£1,772,210	-£1,805,858	-£2,032,725	-£2,169,866
60% LAR : 40% CIR	30%	-£1,456,218	-£1,856,030	-£1,859,687	-£1,866,385	-£1,899,996	-£2,126,649	-£2,263,669
60% LAR : 40% CIR	35%	-£1,564,010	-£1,950,877	-£1,954,526	-£1,961,212	-£1,994,792	-£2,221,254	-£2,358,170
60% LAR : 40% CIR	40%	-£1,672,451	-£2,046,367	-£2,050,010	-£2,056,685	-£2,090,238	-£2,316,535	-£2,453,359
60% LAR : 40% CIR	45%	-£1,781,533	-£2,142,493	-£2,146,131	-£2,152,798	-£2,186,327	-£2,412,486	-£2,549,400
60% LAR : 40% CIR	50%	-£1,854,666	-£2,203,251	-£2,206,885	-£2,213,545	-£2,247,055	-£2,473,101	-£2,610,877

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£421,178	-£56,212	-£59,935	-£66,747	-£100,642	-£328,994	-£466,960
60% LAR : 40% CIR	5%	£317,405	-£147,067	-£150,776	-£157,565	-£191,401	-£419,402	-£557,172
60% LAR : 40% CIR	10%	£212,947	-£238,604	-£242,300	-£249,067	-£282,849	-£510,526	-£648,117
60% LAR : 40% CIR	**12%**	**£170,972**	**-£275,407**	**-£279,099**	**-£285,858**	**-£319,619**	**-£547,175**	**-£684,698**
60% LAR : 40% CIR	15%	£107,808	-£330,815	-£334,499	-£341,247	-£374,979	-£602,360	-£739,786
60% LAR : 40% CIR	20%	£1,996	-£423,695	-£427,369	-£434,098	-£467,786	-£694,897	-£832,173
60% LAR : 40% CIR	25%	-£104,483	-£517,237	-£520,901	-£527,615	-£561,262	-£788,130	-£925,271
60% LAR : 40% CIR	30%	-£211,622	-£611,434	-£615,091	-£621,790	-£655,401	-£882,053	-£1,019,074
60% LAR : 40% CIR	35%	-£319,415	-£706,282	-£709,931	-£716,617	-£750,197	-£976,658	-£1,113,574
60% LAR : 40% CIR	40%	-£427,856	-£801,771	-£805,414	-£812,090	-£845,642	-£1,071,940	-£1,208,764
60% LAR : 40% CIR	45%	-£536,938	-£897,898	-£901,536	-£908,202	-£941,731	-£1,167,890	-£1,304,805
60% LAR : 40% CIR	50%	-£610,070	-£958,656	-£962,290	-£968,949	-£1,002,460	-£1,228,506	-£1,366,282

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR for 15 Years	
Value Area	**Zone B - Camden Town Office & Resi £1,100 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,055,421	£1,572,585	£1,568,862	£1,562,050	£1,528,155	£1,299,803	£1,161,837
60% LAR : 40% CIR	5%	£1,934,621	£1,464,975	£1,461,267	£1,454,477	£1,420,641	£1,192,640	£1,054,870
60% LAR : 40% CIR	10%	£1,813,135	£1,356,684	£1,352,988	£1,346,221	£1,312,439	£1,084,761	£947,171
60% LAR : 40% CIR	**12%**	**£1,764,351**	**£1,313,179**	**£1,309,487**	**£1,302,728**	**£1,268,966**	**£1,041,411**	**£903,888**
60% LAR : 40% CIR	15%	£1,690,970	£1,247,718	£1,244,034	£1,237,286	£1,203,553	£976,173	£838,747
60% LAR : 40% CIR	20%	£1,568,131	£1,138,084	£1,134,410	£1,127,680	£1,093,992	£866,881	£729,605
60% LAR : 40% CIR	25%	£1,444,625	£1,027,787	£1,024,123	£1,017,409	£983,761	£756,894	£619,752
60% LAR : 40% CIR	30%	£1,320,459	£916,834	£913,178	£906,479	£872,867	£646,216	£509,195
60% LAR : 40% CIR	35%	£1,195,639	£805,233	£801,583	£794,897	£761,317	£534,856	£397,941
60% LAR : 40% CIR	40%	£1,070,171	£692,989	£689,345	£682,669	£649,118	£422,819	£285,995
60% LAR : 40% CIR	45%	£944,063	£580,108	£576,469	£569,802	£536,274	£310,115	£173,367
60% LAR : 40% CIR	50%	£873,734	£522,109	£518,474	£511,815	£478,305	£252,259	£115,574

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,076,750	-£4,559,586	-£4,563,308	-£4,570,121	-£4,604,016	-£4,832,368	-£4,970,334
60% LAR : 40% CIR	5%	-£4,197,550	-£4,667,196	-£4,670,904	-£4,677,694	-£4,711,530	-£4,939,531	-£5,077,301
60% LAR : 40% CIR	10%	-£4,319,036	-£4,775,487	-£4,779,183	-£4,785,950	-£4,819,732	-£5,047,409	-£5,185,000
60% LAR : 40% CIR	**12%**	**-£4,367,820**	**-£4,818,992**	**-£4,822,683**	**-£4,829,443**	**-£4,863,205**	**-£5,090,760**	**-£5,228,283**
60% LAR : 40% CIR	15%	-£4,441,201	-£4,884,452	-£4,888,136	-£4,894,884	-£4,928,618	-£5,155,998	-£5,293,424
60% LAR : 40% CIR	20%	-£4,564,040	-£4,994,087	-£4,997,761	-£5,004,491	-£5,038,178	-£5,265,289	-£5,402,565
60% LAR : 40% CIR	25%	-£4,687,546	-£5,104,384	-£5,108,048	-£5,114,762	-£5,148,410	-£5,375,277	-£5,512,419
60% LAR : 40% CIR	30%	-£4,811,712	-£5,215,337	-£5,218,993	-£5,225,692	-£5,259,303	-£5,485,955	-£5,622,976
60% LAR : 40% CIR	35%	-£4,936,532	-£5,326,938	-£5,330,587	-£5,337,274	-£5,370,854	-£5,597,315	-£5,734,230
60% LAR : 40% CIR	40%	-£5,062,000	-£5,439,182	-£5,442,826	-£5,449,502	-£5,483,053	-£5,709,352	-£5,846,176
60% LAR : 40% CIR	45%	-£5,188,108	-£5,552,063	-£5,555,702	-£5,562,368	-£5,595,897	-£5,822,056	-£5,958,804
60% LAR : 40% CIR	50%	-£5,258,437	-£5,610,062	-£5,613,697	-£5,620,356	-£5,653,866	-£5,879,912	-£6,016,597

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,535,751	-£2,018,587	-£2,022,309	-£2,029,122	-£2,063,017	-£2,291,369	-£2,429,335
60% LAR : 40% CIR	5%	-£1,656,551	-£2,126,197	-£2,129,905	-£2,136,695	-£2,170,531	-£2,398,532	-£2,536,302
60% LAR : 40% CIR	10%	-£1,778,037	-£2,234,488	-£2,238,183	-£2,244,951	-£2,278,733	-£2,506,410	-£2,644,001
60% LAR : 40% CIR	**12%**	**-£1,826,821**	**-£2,277,993**	**-£2,281,684**	**-£2,288,444**	**-£2,322,206**	**-£2,549,761**	**-£2,687,284**
60% LAR : 40% CIR	15%	-£1,900,202	-£2,343,453	-£2,347,137	-£2,353,885	-£2,387,618	-£2,614,999	-£2,752,424
60% LAR : 40% CIR	20%	-£2,023,041	-£2,453,088	-£2,456,762	-£2,463,491	-£2,497,179	-£2,724,290	-£2,861,566
60% LAR : 40% CIR	25%	-£2,146,547	-£2,563,385	-£2,567,049	-£2,573,763	-£2,607,411	-£2,834,278	-£2,971,419
60% LAR : 40% CIR	30%	-£2,270,713	-£2,674,338	-£2,677,994	-£2,684,692	-£2,718,304	-£2,944,956	-£3,081,977
60% LAR : 40% CIR	35%	-£2,395,533	-£2,785,939	-£2,789,588	-£2,796,275	-£2,829,854	-£3,056,316	-£3,193,231
60% LAR : 40% CIR	40%	-£2,521,001	-£2,898,183	-£2,901,827	-£2,908,502	-£2,942,054	-£3,168,352	-£3,305,177
60% LAR : 40% CIR	45%	-£2,647,109	-£3,011,064	-£3,014,703	-£3,021,369	-£3,054,898	-£3,281,057	-£3,417,805
60% LAR : 40% CIR	50%	-£2,717,438	-£3,069,063	-£3,072,698	-£3,079,356	-£3,112,867	-£3,338,913	-£3,475,597

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£482,878	-£965,714	-£969,436	-£976,249	-£1,010,144	-£1,238,496	-£1,376,462
60% LAR : 40% CIR	5%	-£603,678	-£1,073,324	-£1,077,032	-£1,083,822	-£1,117,658	-£1,345,659	-£1,483,429
60% LAR : 40% CIR	10%	-£725,164	-£1,181,615	-£1,185,311	-£1,192,078	-£1,225,860	-£1,453,537	-£1,591,128
60% LAR : 40% CIR	**12%**	**-£773,948**	**-£1,225,120**	**-£1,228,811**	**-£1,235,571**	**-£1,269,333**	**-£1,496,888**	**-£1,634,411**
60% LAR : 40% CIR	15%	-£847,329	-£1,290,580	-£1,294,264	-£1,301,012	-£1,334,745	-£1,562,126	-£1,699,552
60% LAR : 40% CIR	20%	-£970,168	-£1,400,215	-£1,403,889	-£1,410,619	-£1,444,306	-£1,671,417	-£1,808,693
60% LAR : 40% CIR	25%	-£1,093,674	-£1,510,512	-£1,514,176	-£1,520,890	-£1,554,538	-£1,781,405	-£1,918,547
60% LAR : 40% CIR	30%	-£1,217,840	-£1,621,465	-£1,625,121	-£1,631,820	-£1,665,431	-£1,892,083	-£2,029,104
60% LAR : 40% CIR	35%	-£1,342,660	-£1,733,066	-£1,736,715	-£1,743,402	-£1,776,982	-£2,003,443	-£2,140,358
60% LAR : 40% CIR	40%	-£1,468,128	-£1,845,310	-£1,848,954	-£1,855,630	-£1,889,181	-£2,115,480	-£2,252,304
60% LAR : 40% CIR	45%	-£1,594,236	-£1,958,191	-£1,961,830	-£1,968,496	-£2,002,025	-£2,228,184	-£2,364,932
60% LAR : 40% CIR	50%	-£1,664,565	-£2,016,190	-£2,019,825	-£2,026,484	-£2,059,994	-£2,286,040	-£2,422,725

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£761,718	£278,881	£275,159	£268,346	£234,452	£6,099	-£131,867
60% LAR : 40% CIR	5%	£640,917	£171,271	£167,563	£160,774	£126,938	-£101,063	-£238,834
60% LAR : 40% CIR	10%	£519,432	£62,980	£59,285	£52,518	£18,735	-£208,942	-£346,533
60% LAR : 40% CIR	**12%**	**£470,647**	**£19,475**	**£15,784**	**£9,024**	**-£24,738**	**-£252,293**	**-£389,815**
60% LAR : 40% CIR	15%	£397,267	-£45,985	-£49,669	-£56,417	-£90,150	-£317,530	-£454,956
60% LAR : 40% CIR	20%	£274,427	-£155,620	-£159,293	-£166,023	-£199,711	-£426,822	-£564,098
60% LAR : 40% CIR	25%	£150,921	-£265,917	-£269,581	-£276,295	-£309,942	-£536,810	-£673,951
60% LAR : 40% CIR	30%	£26,755	-£376,870	-£380,525	-£387,224	-£420,836	-£647,487	-£784,509
60% LAR : 40% CIR	35%	-£98,065	-£488,471	-£492,120	-£498,806	-£532,386	-£758,848	-£895,763
60% LAR : 40% CIR	40%	-£223,532	-£600,715	-£604,359	-£611,034	-£644,586	-£870,884	-£1,007,708
60% LAR : 40% CIR	45%	-£349,641	-£713,596	-£717,234	-£723,901	-£757,430	-£983,589	-£1,120,337
60% LAR : 40% CIR	50%	-£419,970	-£771,595	-£775,230	-£781,888	-£815,399	-£1,041,445	-£1,178,129

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR for 15 Years

Value Area	**Zone B - Camden Town Office & Resi £1,200 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,395,959	£1,907,678	£1,903,956	£1,897,143	£1,863,249	£1,634,897	£1,496,930
60% LAR : 40% CIR	5%	£2,258,133	£1,783,314	£1,779,606	£1,772,817	£1,738,981	£1,510,980	£1,373,209
60% LAR : 40% CIR	10%	£2,119,621	£1,658,268	£1,654,573	£1,647,805	£1,614,023	£1,386,346	£1,248,755
60% LAR : 40% CIR	**12%**	**£2,064,025**	**£1,608,061**	**£1,604,370**	**£1,597,610**	**£1,563,848**	**£1,336,293**	**£1,198,771**
60% LAR : 40% CIR	15%	£1,980,427	£1,532,548	£1,528,864	£1,522,116	£1,488,384	£1,261,002	£1,123,577
60% LAR : 40% CIR	20%	£1,840,562	£1,406,159	£1,402,485	£1,395,755	£1,362,068	£1,134,957	£997,681
60% LAR : 40% CIR	25%	£1,700,029	£1,279,108	£1,275,443	£1,268,730	£1,235,082	£1,008,214	£871,072
60% LAR : 40% CIR	30%	£1,558,836	£1,151,400	£1,147,744	£1,141,045	£1,107,433	£880,782	£743,761
60% LAR : 40% CIR	35%	£1,416,989	£1,023,043	£1,019,395	£1,012,708	£979,128	£752,667	£615,751
60% LAR : 40% CIR	40%	£1,274,494	£894,044	£890,401	£883,726	£850,173	£623,876	£487,052
60% LAR : 40% CIR	45%	£1,131,359	£764,409	£760,771	£754,105	£720,575	£494,416	£357,668
60% LAR : 40% CIR	50%	£1,055,603	£701,069	£697,434	£690,776	£657,265	£431,219	£294,534

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,736,212	-£4,224,492	-£4,228,215	-£4,235,027	-£4,268,922	-£4,497,274	-£4,635,240
60% LAR : 40% CIR	5%	-£3,874,038	-£4,348,857	-£4,352,565	-£4,359,354	-£4,393,190	-£4,621,191	-£4,758,962
60% LAR : 40% CIR	10%	-£4,012,550	-£4,473,903	-£4,477,598	-£4,484,366	-£4,518,148	-£4,745,825	-£4,883,416
60% LAR : 40% CIR	**12%**	**-£4,068,146**	**-£4,524,110**	**-£4,527,801**	**-£4,534,560**	**-£4,568,323**	**-£4,795,877**	**-£4,933,400**
60% LAR : 40% CIR	15%	-£4,151,743	-£4,599,623	-£4,603,307	-£4,610,055	-£4,643,787	-£4,871,169	-£5,008,594
60% LAR : 40% CIR	20%	-£4,291,609	-£4,726,012	-£4,729,686	-£4,736,415	-£4,770,103	-£4,997,214	-£5,134,490
60% LAR : 40% CIR	25%	-£4,432,142	-£4,853,063	-£4,856,728	-£4,863,441	-£4,897,089	-£5,123,957	-£5,261,099
60% LAR : 40% CIR	30%	-£4,573,335	-£4,980,771	-£4,984,427	-£4,991,126	-£5,024,738	-£5,251,389	-£5,388,410
60% LAR : 40% CIR	35%	-£4,715,182	-£5,109,128	-£5,112,776	-£5,119,463	-£5,153,043	-£5,379,504	-£5,516,419
60% LAR : 40% CIR	40%	-£4,857,677	-£5,238,127	-£5,241,770	-£5,248,445	-£5,281,998	-£5,508,295	-£5,645,119
60% LAR : 40% CIR	45%	-£5,000,812	-£5,367,762	-£5,371,400	-£5,378,066	-£5,411,596	-£5,637,755	-£5,774,503
60% LAR : 40% CIR	50%	-£5,076,568	-£5,431,102	-£5,434,736	-£5,441,395	-£5,474,906	-£5,700,951	-£5,837,637

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,195,212	-£1,683,493	-£1,687,216	-£1,694,028	-£1,727,923	-£1,956,275	-£2,094,241
60% LAR : 40% CIR	5%	-£1,333,039	-£1,807,857	-£1,811,566	-£1,818,355	-£1,852,191	-£2,080,192	-£2,217,963
60% LAR : 40% CIR	10%	-£1,471,551	-£1,932,904	-£1,936,599	-£1,943,366	-£1,977,148	-£2,204,826	-£2,342,416
60% LAR : 40% CIR	**12%**	**-£1,527,147**	**-£1,983,110**	**-£1,986,802**	**-£1,993,561**	**-£2,027,324**	**-£2,254,878**	**-£2,392,401**
60% LAR : 40% CIR	15%	-£1,610,744	-£2,058,624	-£2,062,308	-£2,069,056	-£2,102,788	-£2,330,169	-£2,467,595
60% LAR : 40% CIR	20%	-£1,750,610	-£2,185,013	-£2,188,687	-£2,195,416	-£2,229,104	-£2,456,215	-£2,593,491
60% LAR : 40% CIR	25%	-£1,891,142	-£2,312,064	-£2,315,729	-£2,322,442	-£2,356,090	-£2,582,958	-£2,720,099
60% LAR : 40% CIR	30%	-£2,032,336	-£2,439,772	-£2,443,428	-£2,450,127	-£2,483,738	-£2,710,390	-£2,847,411
60% LAR : 40% CIR	35%	-£2,174,182	-£2,568,128	-£2,571,777	-£2,578,464	-£2,612,044	-£2,838,505	-£2,975,420
60% LAR : 40% CIR	40%	-£2,316,678	-£2,697,127	-£2,700,770	-£2,707,446	-£2,740,998	-£2,967,296	-£3,104,120
60% LAR : 40% CIR	45%	-£2,459,813	-£2,826,762	-£2,830,401	-£2,837,067	-£2,870,596	-£3,096,755	-£3,233,503
60% LAR : 40% CIR	50%	-£2,535,569	-£2,890,102	-£2,893,737	-£2,900,396	-£2,933,906	-£3,159,952	-£3,296,638

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£142,340	-£630,620	-£634,343	-£641,155	-£675,050	-£903,402	-£1,041,368
60% LAR : 40% CIR	5%	-£280,166	-£754,985	-£758,693	-£765,482	-£799,318	-£1,027,319	-£1,165,090
60% LAR : 40% CIR	10%	-£418,678	-£880,031	-£883,726	-£890,493	-£924,276	-£1,151,953	-£1,289,544
60% LAR : 40% CIR	**12%**	**-£474,274**	**-£930,238**	**-£933,929**	**-£940,688**	**-£974,451**	**-£1,202,005**	**-£1,339,528**
60% LAR : 40% CIR	15%	-£557,871	-£1,005,751	-£1,009,435	-£1,016,183	-£1,049,915	-£1,277,297	-£1,414,722
60% LAR : 40% CIR	20%	-£697,737	-£1,132,140	-£1,135,814	-£1,142,543	-£1,176,231	-£1,403,342	-£1,540,618
60% LAR : 40% CIR	25%	-£838,269	-£1,259,191	-£1,262,856	-£1,269,569	-£1,303,217	-£1,530,085	-£1,667,227
60% LAR : 40% CIR	30%	-£979,463	-£1,386,899	-£1,390,555	-£1,397,254	-£1,430,866	-£1,657,517	-£1,794,538
60% LAR : 40% CIR	35%	-£1,121,310	-£1,515,255	-£1,518,904	-£1,525,591	-£1,559,171	-£1,785,632	-£1,922,547
60% LAR : 40% CIR	40%	-£1,263,805	-£1,644,255	-£1,647,898	-£1,654,573	-£1,688,126	-£1,914,423	-£2,051,247
60% LAR : 40% CIR	45%	-£1,406,940	-£1,773,890	-£1,777,528	-£1,784,194	-£1,817,724	-£2,043,883	-£2,180,630
60% LAR : 40% CIR	50%	-£1,482,696	-£1,837,230	-£1,840,864	-£1,847,523	-£1,881,034	-£2,107,079	-£2,243,765

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,102,256	£613,975	£610,253	£603,440	£569,545	£341,193	£203,227
60% LAR : 40% CIR	5%	£964,429	£489,611	£485,903	£479,113	£445,277	£217,276	£79,505
60% LAR : 40% CIR	10%	£825,917	£364,565	£360,869	£354,102	£320,320	£92,642	-£44,948
60% LAR : 40% CIR	**12%**	**£770,321**	**£314,358**	**£310,666**	**£303,907**	**£270,145**	**£42,590**	**-£94,933**
60% LAR : 40% CIR	15%	£686,724	£238,844	£235,160	£228,412	£194,680	-£32,701	-£170,127
60% LAR : 40% CIR	20%	£546,858	£112,455	£108,782	£102,052	£68,364	-£158,747	-£296,023
60% LAR : 40% CIR	25%	£406,326	-£14,596	-£18,261	-£24,974	-£58,621	-£285,490	-£422,631
60% LAR : 40% CIR	30%	£265,132	-£142,304	-£145,960	-£152,658	-£186,270	-£412,922	-£549,943
60% LAR : 40% CIR	35%	£123,286	-£270,660	-£274,308	-£280,996	-£314,575	-£541,037	-£677,952
60% LAR : 40% CIR	40%	-£19,209	-£399,659	-£403,302	-£409,978	-£443,530	-£669,828	-£806,652
60% LAR : 40% CIR	45%	-£162,345	-£529,294	-£532,933	-£539,599	-£573,128	-£799,287	-£936,035
60% LAR : 40% CIR	50%	-£238,101	-£592,634	-£596,269	-£602,928	-£636,438	-£862,484	-£999,170

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR for 15 Years	
Value Area	**Zone B - Camden Town Office & Resi £1,300 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,736,498	£2,242,772	£2,239,050	£2,232,237	£2,198,342	£1,969,990	£1,832,024
60% LAR : 40% CIR	5%	£2,581,646	£2,101,653	£2,097,945	£2,091,155	£2,057,319	£1,829,318	£1,691,547
60% LAR : 40% CIR	10%	£2,426,105	£1,959,852	£1,956,157	£1,949,390	£1,915,608	£1,687,930	£1,550,340
60% LAR : 40% CIR	**12%**	**£2,363,699**	**£1,902,944**	**£1,899,252**	**£1,892,493**	**£1,858,731**	**£1,631,176**	**£1,493,653**
60% LAR : 40% CIR	15%	£2,269,886	£1,817,378	£1,813,693	£1,806,946	£1,773,213	£1,545,833	£1,408,407
60% LAR : 40% CIR	20%	£2,112,993	£1,674,234	£1,670,560	£1,663,831	£1,630,143	£1,403,032	£1,265,756
60% LAR : 40% CIR	25%	£1,955,433	£1,530,428	£1,526,763	£1,520,050	£1,486,402	£1,259,535	£1,122,393
60% LAR : 40% CIR	30%	£1,797,213	£1,385,966	£1,382,310	£1,375,611	£1,341,999	£1,115,348	£978,326
60% LAR : 40% CIR	35%	£1,638,340	£1,240,855	£1,237,206	£1,230,520	£1,196,940	£970,478	£833,562
60% LAR : 40% CIR	40%	£1,478,817	£1,095,101	£1,091,458	£1,084,782	£1,051,230	£824,933	£688,108
60% LAR : 40% CIR	45%	£1,318,655	£948,711	£945,072	£938,406	£904,877	£678,718	£541,970
60% LAR : 40% CIR	50%	£1,236,038	£878,620	£874,985	£868,326	£834,816	£608,769	£472,084

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,395,672	-£3,889,399	-£3,893,121	-£3,899,934	-£3,933,829	-£4,162,181	-£4,300,147
60% LAR : 40% CIR	5%	-£3,550,525	-£4,030,518	-£4,034,226	-£4,041,016	-£4,074,852	-£4,302,853	-£4,440,623
60% LAR : 40% CIR	10%	-£3,706,065	-£4,172,318	-£4,176,014	-£4,182,781	-£4,216,563	-£4,444,241	-£4,581,831
60% LAR : 40% CIR	**12%**	**-£3,768,472**	**-£4,229,227**	**-£4,232,918**	**-£4,239,678**	**-£4,273,440**	**-£4,500,995**	**-£4,638,518**
60% LAR : 40% CIR	15%	-£3,862,285	-£4,314,793	-£4,318,478	-£4,325,225	-£4,358,958	-£4,586,338	-£4,723,764
60% LAR : 40% CIR	20%	-£4,019,178	-£4,457,937	-£4,461,611	-£4,468,340	-£4,502,028	-£4,729,139	-£4,866,415
60% LAR : 40% CIR	25%	-£4,176,738	-£4,601,743	-£4,605,408	-£4,612,121	-£4,645,769	-£4,872,636	-£5,009,778
60% LAR : 40% CIR	30%	-£4,334,958	-£4,746,205	-£4,749,861	-£4,756,560	-£4,790,172	-£5,016,823	-£5,153,845
60% LAR : 40% CIR	35%	-£4,493,831	-£4,891,316	-£4,894,965	-£4,901,651	-£4,935,231	-£5,161,693	-£5,298,609
60% LAR : 40% CIR	40%	-£4,653,354	-£5,037,070	-£5,040,713	-£5,047,389	-£5,080,941	-£5,307,238	-£5,444,063
60% LAR : 40% CIR	45%	-£4,813,516	-£5,183,460	-£5,187,099	-£5,193,765	-£5,227,294	-£5,453,453	-£5,590,201
60% LAR : 40% CIR	50%	-£4,896,133	-£5,253,551	-£5,257,186	-£5,263,845	-£5,297,355	-£5,523,402	-£5,660,087

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£854,673	-£1,348,400	-£1,352,122	-£1,358,935	-£1,392,829	-£1,621,182	-£1,759,148
60% LAR : 40% CIR	5%	-£1,009,526	-£1,489,519	-£1,493,227	-£1,500,017	-£1,533,853	-£1,761,854	-£1,899,624
60% LAR : 40% CIR	10%	-£1,165,066	-£1,631,319	-£1,635,015	-£1,641,782	-£1,675,564	-£1,903,242	-£2,040,832
60% LAR : 40% CIR	**12%**	**-£1,227,473**	**-£1,688,228**	**-£1,691,919**	**-£1,698,679**	**-£1,732,441**	**-£1,959,996**	**-£2,097,519**
60% LAR : 40% CIR	15%	-£1,321,286	-£1,773,794	-£1,777,479	-£1,784,226	-£1,817,959	-£2,045,339	-£2,182,765
60% LAR : 40% CIR	20%	-£1,478,179	-£1,916,938	-£1,920,611	-£1,927,341	-£1,961,029	-£2,188,140	-£2,325,416
60% LAR : 40% CIR	25%	-£1,635,738	-£2,060,744	-£2,064,409	-£2,071,122	-£2,104,770	-£2,331,637	-£2,468,778
60% LAR : 40% CIR	30%	-£1,793,958	-£2,205,206	-£2,208,862	-£2,215,561	-£2,249,173	-£2,475,824	-£2,612,845
60% LAR : 40% CIR	35%	-£1,952,832	-£2,350,317	-£2,353,966	-£2,360,652	-£2,394,232	-£2,620,693	-£2,757,610
60% LAR : 40% CIR	40%	-£2,112,354	-£2,496,071	-£2,499,714	-£2,506,389	-£2,539,942	-£2,766,239	-£2,903,063
60% LAR : 40% CIR	45%	-£2,272,516	-£2,642,461	-£2,646,100	-£2,652,765	-£2,686,295	-£2,912,454	-£3,049,202
60% LAR : 40% CIR	50%	-£2,355,134	-£2,712,552	-£2,716,187	-£2,722,845	-£2,756,356	-£2,982,403	-£3,119,087

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£198,200	-£295,527	-£299,249	-£306,062	-£339,957	-£568,309	-£706,275
60% LAR : 40% CIR	5%	£43,347	-£436,646	-£440,354	-£447,144	-£480,980	-£708,981	-£846,751
60% LAR : 40% CIR	10%	-£112,193	-£578,446	-£582,142	-£588,909	-£622,691	-£850,369	-£987,959
60% LAR : 40% CIR	**12%**	**-£174,600**	**-£635,355**	**-£639,046**	**-£645,806**	**-£679,568**	**-£907,123**	**-£1,044,646**
60% LAR : 40% CIR	15%	-£268,413	-£720,921	-£724,606	-£731,353	-£765,086	-£992,466	-£1,129,892
60% LAR : 40% CIR	20%	-£425,306	-£864,065	-£867,739	-£874,468	-£908,156	-£1,135,267	-£1,272,543
60% LAR : 40% CIR	25%	-£582,866	-£1,007,871	-£1,011,536	-£1,018,249	-£1,051,897	-£1,278,764	-£1,415,906
60% LAR : 40% CIR	30%	-£741,086	-£1,152,333	-£1,155,989	-£1,162,688	-£1,196,300	-£1,422,951	-£1,559,973
60% LAR : 40% CIR	35%	-£899,959	-£1,297,444	-£1,301,093	-£1,307,779	-£1,341,359	-£1,567,821	-£1,704,737
60% LAR : 40% CIR	40%	-£1,059,482	-£1,443,198	-£1,446,841	-£1,453,517	-£1,487,069	-£1,713,366	-£1,850,191
60% LAR : 40% CIR	45%	-£1,219,644	-£1,589,588	-£1,593,227	-£1,599,893	-£1,633,422	-£1,859,581	-£1,996,329
60% LAR : 40% CIR	50%	-£1,302,261	-£1,659,679	-£1,663,314	-£1,669,973	-£1,703,483	-£1,929,530	-£2,066,214

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,442,795	£949,069	£945,346	£938,534	£904,639	£676,287	£538,321
60% LAR : 40% CIR	5%	£1,287,942	£807,949	£804,241	£797,452	£763,616	£535,615	£397,844
60% LAR : 40% CIR	10%	£1,132,402	£666,149	£662,454	£655,686	£621,904	£394,227	£256,636
60% LAR : 40% CIR	**12%**	**£1,069,995**	**£609,240**	**£605,549**	**£598,789**	**£565,027**	**£337,472**	**£199,950**
60% LAR : 40% CIR	15%	£976,182	£523,674	£519,989	£513,242	£479,509	£252,129	£114,703
60% LAR : 40% CIR	20%	£819,289	£380,530	£376,857	£370,127	£336,439	£109,328	-£27,948
60% LAR : 40% CIR	25%	£661,730	£236,724	£233,059	£226,346	£192,699	-£34,169	-£171,310
60% LAR : 40% CIR	30%	£503,510	£92,262	£88,606	£81,907	£48,296	-£178,356	-£315,377
60% LAR : 40% CIR	35%	£344,636	-£52,848	-£56,498	-£63,184	-£96,764	-£323,225	-£460,141
60% LAR : 40% CIR	40%	£185,114	-£198,603	-£202,246	-£208,921	-£242,474	-£468,771	-£605,595
60% LAR : 40% CIR	45%	£24,952	-£344,993	-£348,631	-£355,297	-£388,827	-£614,986	-£751,734
60% LAR : 40% CIR	50%	-£57,666	-£415,084	-£418,719	-£425,377	-£458,888	-£684,935	-£821,619

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR in Perp		Value Area	Zone B - Camden Town Office & Resi £900 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,348,901	£863,837	£860,121	£853,259	£817,848	£578,331	£433,247
60% LAR : 40% CIR	5%	£1,262,292	£789,850	£786,149	£779,310	£743,956	£504,791	£359,901
60% LAR : 40% CIR	10%	£1,174,998	£715,182	£711,494	£704,677	£669,377	£430,535	£285,825
60% LAR : 40% CIR	**12%**	**£1,139,891**	**£685,126**	**£681,443**	**£674,634**	**£639,354**	**£400,634**	**£255,992**
60% LAR : 40% CIR	15%	£1,087,027	£639,841	£636,165	£629,367	£594,116	£355,570	£211,025
60% LAR : 40% CIR	20%	£998,383	£563,833	£560,166	£553,387	£518,182	£279,905	£135,508
60% LAR : 40% CIR	25%	£909,073	£487,164	£483,507	£476,743	£441,578	£203,543	£59,282
60% LAR : 40% CIR	30%	£819,105	£409,840	£406,192	£399,442	£364,313	£126,495	-£17,917
60% LAR : 40% CIR	35%	£728,483	£331,868	£328,227	£321,491	£286,392	£48,764	-£96,726
60% LAR : 40% CIR	40%	£637,216	£253,256	£249,619	£242,894	£207,824	-£30,093	-£176,236
60% LAR : 40% CIR	45%	£545,309	£174,007	£170,376	£163,659	£128,612	-£110,374	-£256,437
60% LAR : 40% CIR	50%	£469,488	£110,582	£106,954	£100,246	£65,218	-£174,621	-£320,622

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,783,270	-£5,268,334	-£5,272,049	-£5,278,912	-£5,314,323	-£5,553,840	-£5,698,924
60% LAR : 40% CIR	5%	-£4,869,879	-£5,342,321	-£5,346,022	-£5,352,861	-£5,388,215	-£5,627,380	-£5,772,270
60% LAR : 40% CIR	10%	-£4,957,172	-£5,416,989	-£5,420,677	-£5,427,494	-£5,462,794	-£5,701,636	-£5,846,346
60% LAR : 40% CIR	**12%**	**-£4,992,280**	**-£5,447,044**	**-£5,450,728**	**-£5,457,537**	**-£5,492,817**	**-£5,731,537**	**-£5,876,179**
60% LAR : 40% CIR	15%	-£5,045,144	-£5,492,330	-£5,496,006	-£5,502,804	-£5,538,055	-£5,776,600	-£5,921,146
60% LAR : 40% CIR	20%	-£5,133,788	-£5,568,338	-£5,572,005	-£5,578,784	-£5,613,989	-£5,852,266	-£5,996,663
60% LAR : 40% CIR	25%	-£5,223,097	-£5,645,007	-£5,648,664	-£5,655,428	-£5,690,593	-£5,928,628	-£6,072,889
60% LAR : 40% CIR	30%	-£5,313,066	-£5,722,331	-£5,725,979	-£5,732,729	-£5,767,858	-£6,005,676	-£6,150,088
60% LAR : 40% CIR	35%	-£5,403,688	-£5,800,303	-£5,803,944	-£5,810,680	-£5,845,778	-£6,083,407	-£6,228,897
60% LAR : 40% CIR	40%	-£5,494,955	-£5,878,915	-£5,882,552	-£5,889,277	-£5,924,347	-£6,162,264	-£6,308,407
60% LAR : 40% CIR	45%	-£5,586,862	-£5,958,164	-£5,961,795	-£5,968,512	-£6,003,559	-£6,242,544	-£6,388,608
60% LAR : 40% CIR	50%	-£5,662,683	-£6,021,588	-£6,025,217	-£6,031,925	-£6,066,953	-£6,306,792	-£6,452,793

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,242,271	-£2,727,335	-£2,731,050	-£2,737,912	-£2,773,324	-£3,012,840	-£3,157,925
60% LAR : 40% CIR	5%	-£2,328,880	-£2,801,322	-£2,805,023	-£2,811,862	-£2,847,216	-£3,086,381	-£3,231,271
60% LAR : 40% CIR	10%	-£2,416,173	-£2,875,989	-£2,879,678	-£2,886,495	-£2,921,795	-£3,160,636	-£3,305,347
60% LAR : 40% CIR	**12%**	**-£2,451,281**	**-£2,906,045**	**-£2,909,729**	**-£2,916,538**	**-£2,951,817**	**-£3,190,538**	**-£3,335,180**
60% LAR : 40% CIR	15%	-£2,504,145	-£2,951,330	-£2,955,007	-£2,961,805	-£2,997,056	-£3,235,601	-£3,380,147
60% LAR : 40% CIR	20%	-£2,592,789	-£3,027,339	-£3,031,005	-£3,037,785	-£3,072,990	-£3,311,267	-£3,455,664
60% LAR : 40% CIR	25%	-£2,682,098	-£3,104,008	-£3,107,665	-£3,114,429	-£3,149,593	-£3,387,628	-£3,531,889
60% LAR : 40% CIR	30%	-£2,772,067	-£3,181,332	-£3,184,980	-£3,191,730	-£3,226,859	-£3,464,677	-£3,609,088
60% LAR : 40% CIR	35%	-£2,862,688	-£3,259,303	-£3,262,945	-£3,269,681	-£3,304,779	-£3,542,408	-£3,687,898
60% LAR : 40% CIR	40%	-£2,953,956	-£3,337,916	-£3,341,552	-£3,348,278	-£3,383,348	-£3,621,265	-£3,767,407
60% LAR : 40% CIR	45%	-£3,045,862	-£3,417,165	-£3,420,796	-£3,427,512	-£3,462,559	-£3,701,545	-£3,847,609
60% LAR : 40% CIR	50%	-£3,121,683	-£3,480,589	-£3,484,217	-£3,490,926	-£3,525,954	-£3,765,793	-£3,911,793

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,189,398	-£1,674,462	-£1,678,177	-£1,685,040	-£1,720,451	-£1,959,968	-£2,105,052
60% LAR : 40% CIR	5%	-£1,276,007	-£1,748,449	-£1,752,150	-£1,758,989	-£1,794,343	-£2,033,508	-£2,178,398
60% LAR : 40% CIR	10%	-£1,363,300	-£1,823,117	-£1,826,805	-£1,833,622	-£1,868,922	-£2,107,764	-£2,252,474
60% LAR : 40% CIR	**12%**	**-£1,398,408**	**-£1,853,172**	**-£1,856,856**	**-£1,863,665**	**-£1,898,945**	**-£2,137,665**	**-£2,282,307**
60% LAR : 40% CIR	15%	-£1,451,272	-£1,898,458	-£1,902,134	-£1,908,932	-£1,944,183	-£2,182,728	-£2,327,274
60% LAR : 40% CIR	20%	-£1,539,916	-£1,974,466	-£1,978,133	-£1,984,912	-£2,020,117	-£2,258,394	-£2,402,791
60% LAR : 40% CIR	25%	-£1,629,225	-£2,051,135	-£2,054,792	-£2,061,556	-£2,096,721	-£2,334,756	-£2,479,017
60% LAR : 40% CIR	30%	-£1,719,194	-£2,128,459	-£2,132,107	-£2,138,857	-£2,173,986	-£2,411,804	-£2,556,216
60% LAR : 40% CIR	35%	-£1,809,815	-£2,206,430	-£2,210,072	-£2,216,808	-£2,251,906	-£2,489,535	-£2,635,025
60% LAR : 40% CIR	40%	-£1,901,083	-£2,285,043	-£2,288,680	-£2,295,405	-£2,330,475	-£2,568,392	-£2,714,535
60% LAR : 40% CIR	45%	-£1,992,990	-£2,364,292	-£2,367,923	-£2,374,640	-£2,409,687	-£2,648,672	-£2,794,736
60% LAR : 40% CIR	50%	-£2,068,811	-£2,427,716	-£2,431,345	-£2,438,053	-£2,473,081	-£2,712,920	-£2,858,921

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£55,197	-£429,866	-£433,582	-£440,444	-£475,856	-£715,372	-£860,456
60% LAR : 40% CIR	5%	-£31,411	-£503,854	-£507,554	-£514,394	-£549,747	-£788,913	-£933,803
60% LAR : 40% CIR	10%	-£118,705	-£578,521	-£582,210	-£589,027	-£624,327	-£863,168	-£1,007,879
60% LAR : 40% CIR	**12%**	**-£153,812**	**-£608,577**	**-£612,261**	**-£619,070**	**-£654,349**	**-£893,070**	**-£1,037,712**
60% LAR : 40% CIR	15%	-£206,677	-£653,862	-£657,539	-£664,336	-£699,587	-£938,133	-£1,082,679
60% LAR : 40% CIR	20%	-£295,320	-£729,870	-£733,537	-£740,317	-£775,522	-£1,013,799	-£1,158,195
60% LAR : 40% CIR	25%	-£384,630	-£806,539	-£810,196	-£816,961	-£852,125	-£1,090,160	-£1,234,421
60% LAR : 40% CIR	30%	-£474,599	-£883,864	-£887,512	-£894,262	-£929,391	-£1,167,209	-£1,311,620
60% LAR : 40% CIR	35%	-£565,220	-£961,835	-£965,477	-£972,213	-£1,007,311	-£1,244,940	-£1,390,430
60% LAR : 40% CIR	40%	-£656,487	-£1,040,448	-£1,044,084	-£1,050,810	-£1,085,880	-£1,323,797	-£1,469,939
60% LAR : 40% CIR	45%	-£748,394	-£1,119,696	-£1,123,327	-£1,130,044	-£1,165,091	-£1,404,077	-£1,550,141
60% LAR : 40% CIR	50%	-£824,215	-£1,183,121	-£1,186,749	-£1,193,458	-£1,228,486	-£1,468,325	-£1,614,325

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR in Perp	
Value Area	Zone B - Camden Town Office & Resi £1,000 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,688,776	£1,198,277	£1,194,562	£1,187,699	£1,152,288	£912,771	£767,687
60% LAR : 40% CIR	5%	£1,585,174	£1,107,568	£1,103,866	£1,097,027	£1,061,674	£822,509	£677,619
60% LAR : 40% CIR	10%	£1,480,887	£1,016,178	£1,012,490	£1,005,673	£970,373	£731,531	£586,821
60% LAR : 40% CIR	**12%**	**£1,438,981**	**£979,434**	**£975,750**	**£968,941**	**£933,662**	**£694,941**	**£550,298**
60% LAR : 40% CIR	15%	£1,375,920	£924,115	£920,439	£913,641	£878,390	£639,844	£495,299
60% LAR : 40% CIR	20%	£1,270,282	£831,385	£827,719	£820,939	£785,734	£547,457	£403,060
60% LAR : 40% CIR	25%	£1,163,979	£737,994	£734,337	£727,573	£692,408	£454,373	£310,112
60% LAR : 40% CIR	30%	£1,057,017	£643,949	£640,300	£633,550	£598,421	£360,602	£216,461
60% LAR : 40% CIR	35%	£949,401	£549,255	£545,613	£538,876	£503,779	£266,149	£122,113
60% LAR : 40% CIR	40%	£841,140	£453,919	£450,284	£443,557	£408,488	£171,023	£27,077
60% LAR : 40% CIR	45%	£732,240	£357,950	£354,318	£347,602	£312,555	£75,227	-£69,688
60% LAR : 40% CIR	50%	£659,218	£297,278	£293,651	£286,941	£251,913	£14,699	-£131,077

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,443,395	-£4,933,894	-£4,937,609	-£4,944,471	-£4,979,883	-£5,219,399	-£5,364,484
60% LAR : 40% CIR	5%	-£4,546,997	-£5,024,603	-£5,028,305	-£5,035,144	-£5,070,497	-£5,309,662	-£5,454,552
60% LAR : 40% CIR	10%	-£4,651,284	-£5,115,993	-£5,119,681	-£5,126,498	-£5,161,798	-£5,400,640	-£5,545,350
60% LAR : 40% CIR	**12%**	**-£4,693,190**	**-£5,152,737**	**-£5,156,421**	**-£5,163,230**	**-£5,198,509**	**-£5,437,230**	**-£5,581,873**
60% LAR : 40% CIR	15%	-£4,756,251	-£5,208,056	-£5,211,732	-£5,218,530	-£5,253,781	-£5,492,326	-£5,636,872
60% LAR : 40% CIR	20%	-£4,861,889	-£5,300,786	-£5,304,452	-£5,311,232	-£5,346,437	-£5,584,714	-£5,729,111
60% LAR : 40% CIR	25%	-£4,968,192	-£5,394,177	-£5,397,834	-£5,404,598	-£5,439,763	-£5,677,798	-£5,822,059
60% LAR : 40% CIR	30%	-£5,075,154	-£5,488,222	-£5,491,871	-£5,498,621	-£5,533,750	-£5,771,569	-£5,915,710
60% LAR : 40% CIR	35%	-£5,182,769	-£5,582,916	-£5,586,558	-£5,593,295	-£5,628,392	-£5,866,022	-£6,010,058
60% LAR : 40% CIR	40%	-£5,291,030	-£5,678,252	-£5,681,887	-£5,688,613	-£5,723,683	-£5,961,148	-£6,105,094
60% LAR : 40% CIR	45%	-£5,399,931	-£5,774,221	-£5,777,853	-£5,784,569	-£5,819,616	-£6,056,944	-£6,201,859
60% LAR : 40% CIR	50%	-£5,472,953	-£5,834,893	-£5,838,520	-£5,845,230	-£5,880,258	-£6,117,472	-£6,263,248

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,902,396	-£2,392,894	-£2,396,610	-£2,403,472	-£2,438,884	-£2,678,400	-£2,823,484
60% LAR : 40% CIR	5%	-£2,005,998	-£2,483,604	-£2,487,306	-£2,494,145	-£2,529,497	-£2,768,663	-£2,913,553
60% LAR : 40% CIR	10%	-£2,110,285	-£2,574,993	-£2,578,682	-£2,585,499	-£2,620,799	-£2,859,640	-£3,004,351
60% LAR : 40% CIR	**12%**	**-£2,152,191**	**-£2,611,738**	**-£2,615,422**	**-£2,622,231**	**-£2,657,510**	**-£2,896,231**	**-£3,040,874**
60% LAR : 40% CIR	15%	-£2,215,251	-£2,667,056	-£2,670,733	-£2,677,531	-£2,712,782	-£2,951,327	-£3,095,873
60% LAR : 40% CIR	20%	-£2,320,890	-£2,759,787	-£2,763,453	-£2,770,233	-£2,805,438	-£3,043,715	-£3,188,112
60% LAR : 40% CIR	25%	-£2,427,193	-£2,853,178	-£2,856,835	-£2,863,599	-£2,898,764	-£3,136,798	-£3,281,060
60% LAR : 40% CIR	30%	-£2,534,155	-£2,947,223	-£2,950,872	-£2,957,622	-£2,992,751	-£3,230,569	-£3,374,711
60% LAR : 40% CIR	35%	-£2,641,770	-£3,041,917	-£3,045,559	-£3,052,295	-£3,087,392	-£3,325,022	-£3,469,059
60% LAR : 40% CIR	40%	-£2,750,031	-£3,137,252	-£3,140,888	-£3,147,614	-£3,182,684	-£3,420,149	-£3,564,095
60% LAR : 40% CIR	45%	-£2,858,932	-£3,233,222	-£3,236,854	-£3,243,570	-£3,278,617	-£3,515,945	-£3,660,860
60% LAR : 40% CIR	50%	-£2,931,954	-£3,293,894	-£3,297,521	-£3,304,230	-£3,339,258	-£3,576,472	-£3,722,248

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£849,523	-£1,340,022	-£1,343,737	-£1,350,599	-£1,386,011	-£1,625,527	-£1,770,612
60% LAR : 40% CIR	5%	-£953,125	-£1,430,731	-£1,434,433	-£1,441,272	-£1,476,625	-£1,715,790	-£1,860,680
60% LAR : 40% CIR	10%	-£1,057,412	-£1,522,121	-£1,525,809	-£1,532,626	-£1,567,926	-£1,806,768	-£1,951,478
60% LAR : 40% CIR	**12%**	**-£1,099,318**	**-£1,558,865**	**-£1,562,549**	**-£1,569,358**	**-£1,604,637**	**-£1,843,358**	**-£1,988,001**
60% LAR : 40% CIR	15%	-£1,162,379	-£1,614,184	-£1,617,860	-£1,624,658	-£1,659,909	-£1,898,454	-£2,043,000
60% LAR : 40% CIR	20%	-£1,268,017	-£1,706,914	-£1,710,580	-£1,717,360	-£1,752,565	-£1,990,842	-£2,135,239
60% LAR : 40% CIR	25%	-£1,374,320	-£1,800,305	-£1,803,962	-£1,810,726	-£1,845,891	-£2,083,926	-£2,228,187
60% LAR : 40% CIR	30%	-£1,481,282	-£1,894,350	-£1,897,999	-£1,904,749	-£1,939,878	-£2,177,696	-£2,321,838
60% LAR : 40% CIR	35%	-£1,588,897	-£1,989,044	-£1,992,686	-£1,999,423	-£2,034,520	-£2,272,149	-£2,416,186
60% LAR : 40% CIR	40%	-£1,697,158	-£2,084,380	-£2,088,015	-£2,094,741	-£2,129,811	-£2,367,276	-£2,511,222
60% LAR : 40% CIR	45%	-£1,806,059	-£2,180,349	-£2,183,981	-£2,190,697	-£2,225,744	-£2,463,072	-£2,607,987
60% LAR : 40% CIR	50%	-£1,879,081	-£2,241,021	-£2,244,648	-£2,251,358	-£2,286,386	-£2,523,600	-£2,669,376

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£395,073	-£95,426	-£99,142	-£106,004	-£141,416	-£380,932	-£526,016
60% LAR : 40% CIR	5%	£291,470	-£186,136	-£189,837	-£196,676	-£232,029	-£471,194	-£616,084
60% LAR : 40% CIR	10%	£187,183	-£277,525	-£281,214	-£288,031	-£323,331	-£562,172	-£706,883
60% LAR : 40% CIR	**12%**	**£145,277**	**-£314,270**	**-£317,953**	**-£324,763**	**-£360,042**	**-£598,763**	**-£743,406**
60% LAR : 40% CIR	15%	£82,217	-£369,588	-£373,264	-£380,062	-£415,313	-£653,859	-£798,405
60% LAR : 40% CIR	20%	-£23,421	-£462,318	-£465,984	-£472,765	-£507,970	-£746,247	-£890,643
60% LAR : 40% CIR	25%	-£129,725	-£555,709	-£559,366	-£566,131	-£601,295	-£839,330	-£983,591
60% LAR : 40% CIR	30%	-£236,686	-£649,755	-£653,404	-£660,154	-£695,283	-£933,101	-£1,077,242
60% LAR : 40% CIR	35%	-£344,302	-£744,448	-£748,091	-£754,827	-£789,924	-£1,027,554	-£1,171,590
60% LAR : 40% CIR	40%	-£452,563	-£839,784	-£843,420	-£850,146	-£885,216	-£1,122,681	-£1,266,627
60% LAR : 40% CIR	45%	-£561,463	-£935,754	-£939,386	-£946,101	-£981,149	-£1,218,477	-£1,363,392
60% LAR : 40% CIR	50%	-£634,485	-£996,425	-£1,000,053	-£1,006,762	-£1,041,790	-£1,279,004	-£1,424,780

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR in Perp	
Value Area	Zone B - Camden Town Office & Resi £1,100 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,028,651	£1,532,717	£1,529,002	£1,522,140	£1,486,727	£1,247,212	£1,102,127
60% LAR : 40% CIR	5%	£1,908,055	£1,425,286	£1,421,584	£1,414,745	£1,379,392	£1,140,226	£995,337
60% LAR : 40% CIR	10%	£1,786,774	£1,317,174	£1,313,486	£1,306,669	£1,271,369	£1,032,526	£887,817
60% LAR : 40% CIR	**12%**	**£1,738,071**	**£1,273,741**	**£1,270,057**	**£1,263,248**	**£1,227,969**	**£989,248**	**£844,605**
60% LAR : 40% CIR	15%	£1,664,814	£1,208,389	£1,204,713	£1,197,915	£1,162,664	£924,118	£779,573
60% LAR : 40% CIR	20%	£1,542,182	£1,098,937	£1,095,271	£1,088,491	£1,053,286	£815,009	£670,612
60% LAR : 40% CIR	25%	£1,418,885	£988,824	£985,167	£978,403	£943,238	£705,203	£560,942
60% LAR : 40% CIR	30%	£1,294,929	£878,057	£874,407	£867,658	£832,530	£594,710	£450,569
60% LAR : 40% CIR	35%	£1,170,320	£766,641	£762,999	£756,262	£721,165	£483,536	£339,500
60% LAR : 40% CIR	40%	£1,045,066	£654,584	£650,948	£644,222	£609,151	£371,686	£227,742
60% LAR : 40% CIR	45%	£919,171	£541,892	£538,260	£531,544	£496,497	£259,170	£115,301
60% LAR : 40% CIR	50%	£848,948	£483,975	£480,347	£473,638	£438,609	£201,395	£57,589

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,103,520	-£4,599,453	-£4,603,169	-£4,610,031	-£4,645,444	-£4,884,959	-£5,030,044
60% LAR : 40% CIR	5%	-£4,224,116	-£4,706,885	-£4,710,587	-£4,717,426	-£4,752,779	-£4,991,945	-£5,136,834
60% LAR : 40% CIR	10%	-£4,345,397	-£4,814,996	-£4,818,685	-£4,825,502	-£4,860,802	-£5,099,644	-£5,244,354
60% LAR : 40% CIR	**12%**	**-£4,394,100**	**-£4,858,430**	**-£4,862,114**	**-£4,868,923**	**-£4,904,202**	**-£5,142,923**	**-£5,287,566**
60% LAR : 40% CIR	15%	-£4,467,357	-£4,923,782	-£4,927,458	-£4,934,256	-£4,969,507	-£5,208,052	-£5,352,598
60% LAR : 40% CIR	20%	-£4,589,989	-£5,033,234	-£5,036,900	-£5,043,680	-£5,078,885	-£5,317,162	-£5,461,559
60% LAR : 40% CIR	25%	-£4,713,286	-£5,143,347	-£5,147,004	-£5,153,768	-£5,188,933	-£5,426,968	-£5,571,229
60% LAR : 40% CIR	30%	-£4,837,242	-£5,254,114	-£5,257,764	-£5,264,513	-£5,299,641	-£5,537,461	-£5,681,602
60% LAR : 40% CIR	35%	-£4,961,850	-£5,365,530	-£5,369,172	-£5,375,909	-£5,411,006	-£5,648,635	-£5,792,671
60% LAR : 40% CIR	40%	-£5,087,105	-£5,477,587	-£5,481,223	-£5,487,949	-£5,523,020	-£5,760,485	-£5,904,429
60% LAR : 40% CIR	45%	-£5,213,000	-£5,590,279	-£5,593,911	-£5,600,627	-£5,635,674	-£5,873,001	-£6,016,870
60% LAR : 40% CIR	50%	-£5,283,223	-£5,648,196	-£5,651,824	-£5,658,533	-£5,693,562	-£5,930,776	-£6,074,582

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,562,521	-£2,058,454	-£2,062,170	-£2,069,032	-£2,104,445	-£2,343,960	-£2,489,045
60% LAR : 40% CIR	5%	-£1,683,117	-£2,165,886	-£2,169,587	-£2,176,427	-£2,211,779	-£2,450,945	-£2,595,835
60% LAR : 40% CIR	10%	-£1,804,398	-£2,273,997	-£2,277,686	-£2,284,503	-£2,319,803	-£2,558,645	-£2,703,355
60% LAR : 40% CIR	**12%**	**-£1,853,101**	**-£2,317,431**	**-£2,321,114**	**-£2,327,924**	**-£2,363,203**	**-£2,601,924**	**-£2,746,566**
60% LAR : 40% CIR	15%	-£1,926,358	-£2,382,782	-£2,386,459	-£2,393,257	-£2,428,508	-£2,667,053	-£2,811,599
60% LAR : 40% CIR	20%	-£2,048,990	-£2,492,235	-£2,495,901	-£2,502,681	-£2,537,886	-£2,776,163	-£2,920,560
60% LAR : 40% CIR	25%	-£2,172,287	-£2,602,348	-£2,606,005	-£2,612,769	-£2,647,934	-£2,885,969	-£3,030,230
60% LAR : 40% CIR	30%	-£2,296,243	-£2,713,115	-£2,716,764	-£2,723,514	-£2,758,642	-£2,996,461	-£3,140,603
60% LAR : 40% CIR	35%	-£2,420,851	-£2,824,531	-£2,828,172	-£2,834,910	-£2,870,007	-£3,107,636	-£3,251,672
60% LAR : 40% CIR	40%	-£2,546,106	-£2,936,588	-£2,940,224	-£2,946,950	-£2,982,020	-£3,219,485	-£3,363,430
60% LAR : 40% CIR	45%	-£2,672,001	-£3,049,280	-£3,052,911	-£3,059,628	-£3,094,675	-£3,332,002	-£3,475,870
60% LAR : 40% CIR	50%	-£2,742,224	-£3,107,197	-£3,110,825	-£3,117,534	-£3,152,563	-£3,389,777	-£3,533,583

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£509,648	-£1,005,581	-£1,009,297	-£1,016,159	-£1,051,572	-£1,291,087	-£1,436,172
60% LAR : 40% CIR	5%	-£630,244	-£1,113,013	-£1,116,715	-£1,123,554	-£1,158,907	-£1,398,073	-£1,542,962
60% LAR : 40% CIR	10%	-£751,525	-£1,221,124	-£1,224,813	-£1,231,630	-£1,266,930	-£1,505,772	-£1,650,482
60% LAR : 40% CIR	**12%**	**-£800,228**	**-£1,264,558**	**-£1,268,242**	**-£1,275,051**	**-£1,310,330**	**-£1,549,051**	**-£1,693,694**
60% LAR : 40% CIR	15%	-£873,485	-£1,329,910	-£1,333,586	-£1,340,384	-£1,375,635	-£1,614,180	-£1,758,726
60% LAR : 40% CIR	20%	-£996,117	-£1,439,362	-£1,443,028	-£1,449,808	-£1,485,013	-£1,723,290	-£1,867,687
60% LAR : 40% CIR	25%	-£1,119,414	-£1,549,475	-£1,553,132	-£1,559,896	-£1,595,061	-£1,833,096	-£1,977,357
60% LAR : 40% CIR	30%	-£1,243,370	-£1,660,242	-£1,663,892	-£1,670,641	-£1,705,769	-£1,943,589	-£2,087,730
60% LAR : 40% CIR	35%	-£1,367,978	-£1,771,658	-£1,775,300	-£1,782,037	-£1,817,134	-£2,054,763	-£2,198,799
60% LAR : 40% CIR	40%	-£1,493,233	-£1,883,715	-£1,887,351	-£1,894,077	-£1,929,148	-£2,166,613	-£2,310,557
60% LAR : 40% CIR	45%	-£1,619,128	-£1,996,407	-£2,000,039	-£2,006,755	-£2,041,802	-£2,279,129	-£2,422,998
60% LAR : 40% CIR	50%	-£1,689,351	-£2,054,324	-£2,057,952	-£2,064,661	-£2,099,690	-£2,336,904	-£2,480,710

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£734,947	£239,014	£235,298	£228,436	£193,024	-£46,492	-£191,577
60% LAR : 40% CIR	5%	£614,351	£131,582	£127,881	£121,042	£85,689	-£153,477	-£298,366
60% LAR : 40% CIR	10%	£493,070	£23,471	£19,782	£12,965	-£22,335	-£261,177	-£405,886
60% LAR : 40% CIR	**12%**	**£444,367**	**-£19,963**	**-£23,646**	**-£30,455**	**-£65,735**	**-£304,455**	**-£449,098**
60% LAR : 40% CIR	15%	£371,110	-£85,314	-£88,990	-£95,788	-£131,039	-£369,585	-£514,131
60% LAR : 40% CIR	20%	£248,478	-£194,766	-£198,432	-£205,213	-£240,418	-£478,695	-£623,091
60% LAR : 40% CIR	25%	£125,181	-£304,880	-£308,537	-£315,301	-£350,465	-£588,500	-£732,761
60% LAR : 40% CIR	30%	£1,225	-£415,647	-£419,296	-£426,046	-£461,174	-£698,993	-£843,135
60% LAR : 40% CIR	35%	-£123,383	-£527,063	-£530,704	-£537,441	-£572,539	-£810,167	-£954,204
60% LAR : 40% CIR	40%	-£248,638	-£639,120	-£642,756	-£649,481	-£684,552	-£922,017	-£1,065,962
60% LAR : 40% CIR	45%	-£374,533	-£751,812	-£755,443	-£762,160	-£797,207	-£1,034,534	-£1,178,402
60% LAR : 40% CIR	50%	-£444,756	-£809,729	-£813,357	-£820,066	-£855,095	-£1,092,309	-£1,236,115

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR in Perp		Value Area	Zone B - Camden Town Office & Resi £1,200 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,368,525	£1,867,158	£1,863,442	£1,856,579	£1,821,167	£1,581,652	£1,436,567
60% LAR : 40% CIR	5%	£2,230,935	£1,743,004	£1,739,302	£1,732,463	£1,697,110	£1,457,944	£1,313,055
60% LAR : 40% CIR	10%	£2,092,661	£1,618,171	£1,614,482	£1,607,665	£1,572,365	£1,333,522	£1,188,813
60% LAR : 40% CIR	**12%**	**£2,037,160**	**£1,568,048**	**£1,564,365**	**£1,557,555**	**£1,522,276**	**£1,283,555**	**£1,138,912**
60% LAR : 40% CIR	15%	£1,953,707	£1,492,663	£1,488,986	£1,482,188	£1,446,938	£1,208,392	£1,063,847
60% LAR : 40% CIR	20%	£1,814,082	£1,366,489	£1,362,823	£1,356,042	£1,320,838	£1,082,561	£938,164
60% LAR : 40% CIR	25%	£1,673,791	£1,239,654	£1,235,997	£1,229,233	£1,194,068	£956,033	£811,772
60% LAR : 40% CIR	30%	£1,532,841	£1,112,164	£1,108,515	£1,101,766	£1,066,637	£828,818	£684,677
60% LAR : 40% CIR	35%	£1,391,239	£984,027	£980,385	£973,648	£938,551	£700,922	£556,886
60% LAR : 40% CIR	40%	£1,248,990	£855,248	£851,611	£844,886	£809,816	£572,351	£428,405
60% LAR : 40% CIR	45%	£1,106,102	£725,833	£722,202	£715,485	£680,438	£443,111	£299,243
60% LAR : 40% CIR	50%	£1,030,461	£662,586	£658,958	£652,249	£617,221	£380,006	£236,201

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,763,646	-£4,265,013	-£4,268,729	-£4,275,592	-£4,311,004	-£4,550,519	-£4,695,604
60% LAR : 40% CIR	5%	-£3,901,236	-£4,389,167	-£4,392,868	-£4,399,708	-£4,435,060	-£4,674,227	-£4,819,116
60% LAR : 40% CIR	10%	-£4,039,510	-£4,514,000	-£4,517,689	-£4,524,506	-£4,559,806	-£4,798,648	-£4,943,358
60% LAR : 40% CIR	**12%**	**-£4,095,011**	**-£4,564,123**	**-£4,567,806**	**-£4,574,616**	**-£4,609,895**	**-£4,848,616**	**-£4,993,258**
60% LAR : 40% CIR	15%	-£4,178,464	-£4,639,508	-£4,643,185	-£4,649,983	-£4,685,233	-£4,923,778	-£5,068,324
60% LAR : 40% CIR	20%	-£4,318,089	-£4,765,682	-£4,769,348	-£4,776,128	-£4,811,333	-£5,049,610	-£5,194,007
60% LAR : 40% CIR	25%	-£4,458,380	-£4,892,517	-£4,896,174	-£4,902,938	-£4,938,103	-£5,176,138	-£5,320,399
60% LAR : 40% CIR	30%	-£4,599,329	-£5,020,007	-£5,023,656	-£5,030,405	-£5,065,534	-£5,303,353	-£5,447,494
60% LAR : 40% CIR	35%	-£4,740,932	-£5,148,144	-£5,151,786	-£5,158,523	-£5,193,620	-£5,431,249	-£5,575,285
60% LAR : 40% CIR	40%	-£4,883,181	-£5,276,923	-£5,280,560	-£5,287,285	-£5,322,355	-£5,559,820	-£5,703,766
60% LAR : 40% CIR	45%	-£5,026,069	-£5,406,338	-£5,409,969	-£5,416,686	-£5,451,733	-£5,689,060	-£5,832,928
60% LAR : 40% CIR	50%	-£5,101,710	-£5,469,585	-£5,473,212	-£5,479,922	-£5,514,950	-£5,752,165	-£5,895,970

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,222,647	-£1,724,014	-£1,727,730	-£1,734,593	-£1,770,004	-£2,009,520	-£2,154,605
60% LAR : 40% CIR	5%	-£1,360,236	-£1,848,168	-£1,851,869	-£1,858,708	-£1,894,061	-£2,133,227	-£2,278,116
60% LAR : 40% CIR	10%	-£1,498,511	-£1,973,001	-£1,976,690	-£1,983,507	-£2,018,807	-£2,257,649	-£2,402,359
60% LAR : 40% CIR	**12%**	**-£1,554,012**	**-£2,023,124**	**-£2,026,807**	**-£2,033,616**	**-£2,068,896**	**-£2,307,616**	**-£2,452,259**
60% LAR : 40% CIR	15%	-£1,637,464	-£2,098,508	-£2,102,186	-£2,108,984	-£2,144,234	-£2,382,779	-£2,527,325
60% LAR : 40% CIR	20%	-£1,777,090	-£2,224,683	-£2,228,349	-£2,235,129	-£2,270,334	-£2,508,611	-£2,653,008
60% LAR : 40% CIR	25%	-£1,917,380	-£2,351,518	-£2,355,175	-£2,361,939	-£2,397,104	-£2,635,139	-£2,779,400
60% LAR : 40% CIR	30%	-£2,058,330	-£2,479,007	-£2,482,656	-£2,489,405	-£2,524,534	-£2,762,354	-£2,906,495
60% LAR : 40% CIR	35%	-£2,199,933	-£2,607,145	-£2,610,787	-£2,617,524	-£2,652,621	-£2,890,250	-£3,034,286
60% LAR : 40% CIR	40%	-£2,342,181	-£2,735,924	-£2,739,560	-£2,746,286	-£2,781,356	-£3,018,821	-£3,162,766
60% LAR : 40% CIR	45%	-£2,485,070	-£2,865,339	-£2,868,970	-£2,875,686	-£2,910,733	-£3,148,060	-£3,291,929
60% LAR : 40% CIR	50%	-£2,560,711	-£2,928,586	-£2,932,213	-£2,938,923	-£2,973,951	-£3,211,166	-£3,354,971

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£169,774	-£671,141	-£674,857	-£681,720	-£717,132	-£956,647	-£1,101,732
60% LAR : 40% CIR	5%	-£307,364	-£795,295	-£798,996	-£805,836	-£841,188	-£1,080,355	-£1,225,244
60% LAR : 40% CIR	10%	-£445,638	-£920,128	-£923,817	-£930,634	-£965,934	-£1,204,776	-£1,349,486
60% LAR : 40% CIR	**12%**	**-£501,139**	**-£970,251**	**-£973,934**	**-£980,744**	**-£1,016,023**	**-£1,254,744**	**-£1,399,386**
60% LAR : 40% CIR	15%	-£584,592	-£1,045,636	-£1,049,313	-£1,056,111	-£1,091,361	-£1,329,906	-£1,474,452
60% LAR : 40% CIR	20%	-£724,217	-£1,171,810	-£1,175,476	-£1,182,256	-£1,217,461	-£1,455,738	-£1,600,135
60% LAR : 40% CIR	25%	-£864,508	-£1,298,645	-£1,302,302	-£1,309,066	-£1,344,231	-£1,582,266	-£1,726,527
60% LAR : 40% CIR	30%	-£1,005,457	-£1,426,134	-£1,429,784	-£1,436,532	-£1,471,661	-£1,709,481	-£1,853,622
60% LAR : 40% CIR	35%	-£1,147,060	-£1,554,272	-£1,557,914	-£1,564,651	-£1,599,748	-£1,837,377	-£1,981,413
60% LAR : 40% CIR	40%	-£1,289,309	-£1,683,051	-£1,686,687	-£1,693,413	-£1,728,483	-£1,965,948	-£2,109,894
60% LAR : 40% CIR	45%	-£1,432,197	-£1,812,466	-£1,816,097	-£1,822,814	-£1,857,861	-£2,095,188	-£2,239,056
60% LAR : 40% CIR	50%	-£1,507,838	-£1,875,713	-£1,879,340	-£1,886,050	-£1,921,078	-£2,158,293	-£2,302,098

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,074,821	£573,454	£569,739	£562,875	£527,464	£287,948	£142,863
60% LAR : 40% CIR	5%	£937,232	£449,300	£445,599	£438,760	£403,407	£164,241	£19,352
60% LAR : 40% CIR	10%	£798,957	£324,467	£320,778	£313,961	£278,661	£39,819	-£104,890
60% LAR : 40% CIR	**12%**	**£743,457**	**£274,345**	**£270,661**	**£263,852**	**£228,573**	**-£10,148**	**-£154,791**
60% LAR : 40% CIR	15%	£660,004	£198,960	£195,283	£188,485	£153,235	-£85,311	-£229,857
60% LAR : 40% CIR	20%	£520,378	£72,786	£69,120	£62,339	£27,134	-£211,143	-£355,539
60% LAR : 40% CIR	25%	£380,088	-£54,050	-£57,707	-£64,471	-£99,636	-£337,670	-£481,932
60% LAR : 40% CIR	30%	£239,138	-£181,539	-£185,188	-£191,937	-£227,066	-£464,885	-£609,027
60% LAR : 40% CIR	35%	£97,535	-£309,677	-£313,318	-£320,056	-£355,153	-£592,782	-£736,818
60% LAR : 40% CIR	40%	-£44,713	-£438,456	-£442,092	-£448,818	-£483,887	-£721,353	-£865,298
60% LAR : 40% CIR	45%	-£187,602	-£567,870	-£571,502	-£578,218	-£613,265	-£850,592	-£994,461
60% LAR : 40% CIR	50%	-£263,243	-£631,118	-£634,745	-£641,455	-£676,483	-£913,698	-£1,057,503

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR in Perp		Value Area	Zone B - Camden Town Office & Resi £1,300 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,708,399	£2,201,597	£2,197,882	£2,191,019	£2,155,608	£1,916,091	£1,771,007
60% LAR : 40% CIR	5%	£2,553,816	£2,060,722	£2,057,021	£2,050,181	£2,014,828	£1,775,662	£1,630,773
60% LAR : 40% CIR	10%	£2,398,548	£1,919,167	£1,915,478	£1,908,661	£1,873,361	£1,634,519	£1,489,809
60% LAR : 40% CIR	**12%**	**£2,336,250**	**£1,862,355**	**£1,858,672**	**£1,851,863**	**£1,816,583**	**£1,577,863**	**£1,433,220**
60% LAR : 40% CIR	15%	£2,242,601	£1,776,937	£1,773,260	£1,766,462	£1,731,212	£1,492,666	£1,348,121
60% LAR : 40% CIR	20%	£2,085,982	£1,634,041	£1,630,375	£1,623,594	£1,588,390	£1,350,113	£1,205,716
60% LAR : 40% CIR	25%	£1,928,697	£1,490,484	£1,486,827	£1,480,063	£1,444,898	£1,206,864	£1,062,602
60% LAR : 40% CIR	30%	£1,770,753	£1,346,272	£1,342,623	£1,335,874	£1,300,745	£1,062,926	£918,785
60% LAR : 40% CIR	35%	£1,612,158	£1,201,412	£1,197,771	£1,191,035	£1,155,937	£918,308	£774,271
60% LAR : 40% CIR	40%	£1,452,915	£1,055,911	£1,052,276	£1,045,550	£1,010,480	£773,015	£629,069
60% LAR : 40% CIR	45%	£1,293,033	£909,776	£906,144	£899,428	£864,381	£627,053	£483,185
60% LAR : 40% CIR	50%	£1,210,544	£839,790	£836,161	£829,453	£794,425	£557,210	£413,403

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,423,772	-£3,930,574	-£3,934,289	-£3,941,152	-£3,976,563	-£4,216,080	-£4,361,164
60% LAR : 40% CIR	5%	-£3,578,355	-£4,071,449	-£4,075,150	-£4,081,990	-£4,117,343	-£4,356,508	-£4,501,397
60% LAR : 40% CIR	10%	-£3,733,623	-£4,213,004	-£4,216,693	-£4,223,510	-£4,258,810	-£4,497,652	-£4,642,362
60% LAR : 40% CIR	**12%**	**-£3,795,921**	**-£4,269,815**	**-£4,273,499**	**-£4,280,308**	**-£4,315,588**	**-£4,554,308**	**-£4,698,951**
60% LAR : 40% CIR	15%	-£3,889,570	-£4,355,234	-£4,358,911	-£4,365,709	-£4,400,959	-£4,639,504	-£4,784,050
60% LAR : 40% CIR	20%	-£4,046,189	-£4,498,130	-£4,501,796	-£4,508,576	-£4,543,781	-£4,782,058	-£4,926,455
60% LAR : 40% CIR	25%	-£4,203,473	-£4,641,687	-£4,645,344	-£4,652,107	-£4,687,273	-£4,925,307	-£5,069,569
60% LAR : 40% CIR	30%	-£4,361,418	-£4,785,899	-£4,789,548	-£4,796,297	-£4,831,426	-£5,069,245	-£5,213,386
60% LAR : 40% CIR	35%	-£4,520,013	-£4,930,758	-£4,934,400	-£4,941,136	-£4,976,234	-£5,213,863	-£5,357,899
60% LAR : 40% CIR	40%	-£4,679,256	-£5,076,260	-£5,079,895	-£5,086,621	-£5,121,691	-£5,359,156	-£5,503,102
60% LAR : 40% CIR	45%	-£4,839,137	-£5,222,395	-£5,226,027	-£5,232,743	-£5,267,790	-£5,505,118	-£5,648,986
60% LAR : 40% CIR	50%	-£4,921,626	-£5,292,381	-£5,296,010	-£5,302,718	-£5,337,746	-£5,574,961	-£5,718,767

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£882,772	-£1,389,575	-£1,393,289	-£1,400,153	-£1,435,564	-£1,675,081	-£1,820,165
60% LAR : 40% CIR	5%	-£1,037,356	-£1,530,450	-£1,534,151	-£1,540,990	-£1,576,344	-£1,815,509	-£1,960,398
60% LAR : 40% CIR	10%	-£1,192,624	-£1,672,005	-£1,675,694	-£1,682,511	-£1,717,811	-£1,956,653	-£2,101,362
60% LAR : 40% CIR	**12%**	**-£1,254,922**	**-£1,728,816**	**-£1,732,500**	**-£1,739,309**	**-£1,774,588**	**-£2,013,309**	**-£2,157,952**
60% LAR : 40% CIR	15%	-£1,348,571	-£1,814,234	-£1,817,912	-£1,824,710	-£1,859,960	-£2,098,505	-£2,243,051
60% LAR : 40% CIR	20%	-£1,505,190	-£1,957,131	-£1,960,797	-£1,967,577	-£2,002,782	-£2,241,059	-£2,385,456
60% LAR : 40% CIR	25%	-£1,662,474	-£2,100,688	-£2,104,345	-£2,111,108	-£2,146,274	-£2,384,308	-£2,528,570
60% LAR : 40% CIR	30%	-£1,820,419	-£2,244,899	-£2,248,549	-£2,255,297	-£2,290,426	-£2,528,246	-£2,672,387
60% LAR : 40% CIR	35%	-£1,979,014	-£2,389,759	-£2,393,401	-£2,400,137	-£2,435,235	-£2,672,864	-£2,816,900
60% LAR : 40% CIR	40%	-£2,138,257	-£2,535,260	-£2,538,896	-£2,545,622	-£2,580,692	-£2,818,157	-£2,962,103
60% LAR : 40% CIR	45%	-£2,298,138	-£2,681,396	-£2,685,028	-£2,691,744	-£2,726,791	-£2,964,119	-£3,107,987
60% LAR : 40% CIR	50%	-£2,380,627	-£2,751,382	-£2,755,010	-£2,761,719	-£2,796,747	-£3,033,962	-£3,177,768

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£170,100	-£336,702	-£340,417	-£347,280	-£382,691	-£622,208	-£767,292
60% LAR : 40% CIR	5%	£15,517	-£477,577	-£481,278	-£488,117	-£523,471	-£762,636	-£907,525
60% LAR : 40% CIR	10%	-£139,751	-£619,132	-£622,821	-£629,638	-£664,938	-£903,780	-£1,048,490
60% LAR : 40% CIR	**12%**	**-£202,049**	**-£675,943**	**-£679,627**	**-£686,436**	**-£721,716**	**-£960,436**	**-£1,105,079**
60% LAR : 40% CIR	15%	-£295,698	-£761,362	-£765,039	-£771,837	-£807,087	-£1,045,632	-£1,190,178
60% LAR : 40% CIR	20%	-£452,317	-£904,258	-£907,924	-£914,704	-£949,909	-£1,188,186	-£1,332,583
60% LAR : 40% CIR	25%	-£609,601	-£1,047,815	-£1,051,472	-£1,058,235	-£1,093,401	-£1,331,435	-£1,475,697
60% LAR : 40% CIR	30%	-£767,546	-£1,192,027	-£1,195,676	-£1,202,425	-£1,237,554	-£1,475,373	-£1,619,514
60% LAR : 40% CIR	35%	-£926,141	-£1,336,886	-£1,340,528	-£1,347,264	-£1,382,362	-£1,619,991	-£1,764,027
60% LAR : 40% CIR	40%	-£1,085,384	-£1,482,387	-£1,486,023	-£1,492,749	-£1,527,819	-£1,765,284	-£1,909,230
60% LAR : 40% CIR	45%	-£1,245,265	-£1,628,523	-£1,632,155	-£1,638,871	-£1,673,918	-£1,911,246	-£2,055,114
60% LAR : 40% CIR	50%	-£1,327,754	-£1,698,509	-£1,702,138	-£1,708,846	-£1,743,874	-£1,981,089	-£2,124,895

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,414,696	£907,893	£904,179	£897,316	£861,904	£622,388	£477,303
60% LAR : 40% CIR	5%	£1,260,113	£767,019	£763,317	£756,478	£721,124	£481,959	£337,070
60% LAR : 40% CIR	10%	£1,104,844	£625,463	£621,774	£614,957	£579,657	£340,815	£196,106
60% LAR : 40% CIR	**12%**	**£1,042,546**	**£568,652**	**£564,968**	**£558,159**	**£522,880**	**£284,159**	**£139,516**
60% LAR : 40% CIR	15%	£948,897	£483,234	£479,557	£472,759	£437,509	£198,963	£54,417
60% LAR : 40% CIR	20%	£792,278	£340,337	£336,672	£329,891	£294,686	£56,409	-£87,987
60% LAR : 40% CIR	25%	£634,994	£196,780	£193,123	£186,360	£151,194	-£86,840	-£231,102
60% LAR : 40% CIR	30%	£477,050	£52,569	£48,920	£42,171	£7,042	-£230,778	-£374,919
60% LAR : 40% CIR	35%	£318,454	-£92,291	-£95,933	-£102,669	-£137,767	-£375,396	-£519,432
60% LAR : 40% CIR	40%	£159,211	-£237,792	-£241,427	-£248,154	-£283,224	-£520,689	-£664,635
60% LAR : 40% CIR	45%	-£670	-£383,928	-£387,560	-£394,276	-£429,323	-£666,651	-£810,519
60% LAR : 40% CIR	50%	-£83,159	-£453,914	-£457,542	-£464,251	-£499,279	-£736,494	-£880,300

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR in Perp	

Value Area	Zone B - Camden Town Office & Resi £900 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,230,879	£745,572	£741,850	£734,961	£699,174	£456,945	£310,148
60% LAR : 40% CIR	5%	£1,144,133	£671,472	£667,763	£660,899	£625,170	£383,292	£236,691
60% LAR : 40% CIR	10%	£1,056,702	£596,691	£592,994	£586,152	£550,476	£308,923	£162,501
60% LAR : 40% CIR	**12%**	**£1,021,538**	**£566,588**	**£562,897**	**£556,062**	**£520,408**	**£278,976**	**£132,622**
60% LAR : 40% CIR	15%	£968,590	£521,234	£517,550	£510,727	£475,101	£233,843	£87,587
60% LAR : 40% CIR	20%	£879,805	£445,108	£441,435	£434,630	£399,049	£158,062	£11,954
60% LAR : 40% CIR	25%	£790,353	£368,321	£364,657	£357,867	£322,328	£81,583	-£65,372
60% LAR : 40% CIR	30%	£700,240	£290,878	£287,222	£280,447	£244,944	£4,415	-£143,595
60% LAR : 40% CIR	35%	£609,475	£212,786	£209,137	£202,374	£166,903	-£74,556	-£222,527
60% LAR : 40% CIR	40%	£518,061	£134,050	£130,407	£123,657	£88,212	-£154,281	-£302,159
60% LAR : 40% CIR	45%	£426,006	£54,680	£51,041	£44,299	£8,877	-£234,686	-£382,486
60% LAR : 40% CIR	50%	£350,069	-£8,973	-£12,663	-£19,500	-£55,444	-£299,028	-£446,764

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,901,292	-£5,386,599	-£5,390,321	-£5,397,210	-£5,432,997	-£5,675,226	-£5,822,023
60% LAR : 40% CIR	5%	-£4,988,037	-£5,460,699	-£5,464,408	-£5,471,272	-£5,507,001	-£5,748,879	-£5,895,480
60% LAR : 40% CIR	10%	-£5,075,469	-£5,535,480	-£5,539,177	-£5,546,019	-£5,581,695	-£5,823,248	-£5,969,670
60% LAR : 40% CIR	**12%**	**-£5,110,633**	**-£5,565,582**	**-£5,569,274**	**-£5,576,108**	**-£5,611,763**	**-£5,853,195**	**-£5,999,549**
60% LAR : 40% CIR	15%	-£5,163,581	-£5,610,937	-£5,614,621	-£5,621,444	-£5,657,070	-£5,898,328	-£6,044,584
60% LAR : 40% CIR	20%	-£5,252,366	-£5,687,063	-£5,690,736	-£5,697,541	-£5,733,122	-£5,974,109	-£6,120,217
60% LAR : 40% CIR	25%	-£5,341,818	-£5,763,849	-£5,767,514	-£5,774,304	-£5,809,843	-£6,050,588	-£6,197,542
60% LAR : 40% CIR	30%	-£5,431,931	-£5,841,293	-£5,844,949	-£5,851,724	-£5,887,227	-£6,127,756	-£6,275,766
60% LAR : 40% CIR	35%	-£5,522,696	-£5,919,385	-£5,923,034	-£5,929,797	-£5,965,268	-£6,206,727	-£6,354,698
60% LAR : 40% CIR	40%	-£5,614,110	-£5,998,121	-£6,001,764	-£6,008,514	-£6,043,959	-£6,286,452	-£6,434,330
60% LAR : 40% CIR	45%	-£5,706,164	-£6,077,491	-£6,081,130	-£6,087,872	-£6,123,294	-£6,366,857	-£6,514,656
60% LAR : 40% CIR	50%	-£5,782,102	-£6,141,144	-£6,144,834	-£6,151,671	-£6,187,614	-£6,431,199	-£6,578,935

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,360,292	-£2,845,599	-£2,849,322	-£2,856,211	-£2,891,998	-£3,134,227	-£3,281,024
60% LAR : 40% CIR	5%	-£2,447,038	-£2,919,700	-£2,923,408	-£2,930,273	-£2,966,001	-£3,207,880	-£3,354,481
60% LAR : 40% CIR	10%	-£2,534,469	-£2,994,481	-£2,998,177	-£3,005,020	-£3,040,695	-£3,282,249	-£3,428,670
60% LAR : 40% CIR	**12%**	**-£2,569,634**	**-£3,024,583**	**-£3,028,275**	**-£3,035,109**	**-£3,070,764**	**-£3,312,195**	**-£3,458,550**
60% LAR : 40% CIR	15%	-£2,622,582	-£3,069,938	-£3,073,622	-£3,080,445	-£3,116,071	-£3,357,329	-£3,503,585
60% LAR : 40% CIR	20%	-£2,711,367	-£3,146,063	-£3,149,737	-£3,156,542	-£3,192,122	-£3,433,110	-£3,579,217
60% LAR : 40% CIR	25%	-£2,800,818	-£3,222,850	-£3,226,515	-£3,233,304	-£3,268,843	-£3,509,589	-£3,656,543
60% LAR : 40% CIR	30%	-£2,890,931	-£3,300,294	-£3,303,949	-£3,310,725	-£3,346,228	-£3,586,757	-£3,734,767
60% LAR : 40% CIR	35%	-£2,981,697	-£3,378,386	-£3,382,035	-£3,388,797	-£3,424,269	-£3,665,728	-£3,813,699
60% LAR : 40% CIR	40%	-£3,073,110	-£3,457,121	-£3,460,764	-£3,467,515	-£3,502,960	-£3,745,453	-£3,893,331
60% LAR : 40% CIR	45%	-£3,165,165	-£3,536,492	-£3,540,131	-£3,546,873	-£3,582,295	-£3,825,858	-£3,973,657
60% LAR : 40% CIR	50%	-£3,241,103	-£3,600,144	-£3,603,835	-£3,610,672	-£3,646,615	-£3,890,200	-£4,037,936

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,307,420	-£1,792,727	-£1,796,449	-£1,803,338	-£1,839,125	-£2,081,354	-£2,228,151
60% LAR : 40% CIR	5%	-£1,394,165	-£1,866,827	-£1,870,536	-£1,877,400	-£1,913,129	-£2,155,007	-£2,301,608
60% LAR : 40% CIR	10%	-£1,481,597	-£1,941,608	-£1,945,305	-£1,952,147	-£1,987,823	-£2,229,376	-£2,375,798
60% LAR : 40% CIR	**12%**	**-£1,516,761**	**-£1,971,710**	**-£1,975,402**	**-£1,982,236**	**-£2,017,891**	**-£2,259,323**	**-£2,405,677**
60% LAR : 40% CIR	15%	-£1,569,709	-£2,017,065	-£2,020,749	-£2,027,572	-£2,063,198	-£2,304,456	-£2,450,712
60% LAR : 40% CIR	20%	-£1,658,494	-£2,093,191	-£2,096,864	-£2,103,669	-£2,139,249	-£2,380,237	-£2,526,345
60% LAR : 40% CIR	25%	-£1,747,946	-£2,169,977	-£2,173,642	-£2,180,432	-£2,215,971	-£2,456,716	-£2,603,670
60% LAR : 40% CIR	30%	-£1,838,059	-£2,247,421	-£2,251,077	-£2,257,852	-£2,293,355	-£2,533,884	-£2,681,894
60% LAR : 40% CIR	35%	-£1,928,824	-£2,325,513	-£2,329,162	-£2,335,925	-£2,371,396	-£2,612,855	-£2,760,826
60% LAR : 40% CIR	40%	-£2,020,238	-£2,404,249	-£2,407,891	-£2,414,642	-£2,450,087	-£2,692,580	-£2,840,458
60% LAR : 40% CIR	45%	-£2,112,292	-£2,483,619	-£2,487,258	-£2,494,000	-£2,529,422	-£2,772,985	-£2,920,784
60% LAR : 40% CIR	50%	-£2,188,230	-£2,547,272	-£2,550,962	-£2,557,799	-£2,593,742	-£2,837,327	-£2,985,063

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£62,824	-£548,131	-£551,854	-£558,742	-£594,530	-£836,758	-£983,556
60% LAR : 40% CIR	5%	-£149,570	-£622,232	-£625,940	-£632,805	-£668,533	-£910,412	-£1,057,013
60% LAR : 40% CIR	10%	-£237,001	-£697,013	-£700,709	-£707,552	-£743,227	-£984,780	-£1,131,202
60% LAR : 40% CIR	**12%**	**-£272,165**	**-£727,115**	**-£730,806**	**-£737,641**	**-£773,296**	**-£1,014,727**	**-£1,161,081**
60% LAR : 40% CIR	15%	-£325,114	-£772,470	-£776,154	-£782,977	-£818,602	-£1,059,860	-£1,206,116
60% LAR : 40% CIR	20%	-£413,899	-£848,595	-£852,269	-£859,074	-£894,654	-£1,135,642	-£1,281,749
60% LAR : 40% CIR	25%	-£503,350	-£925,382	-£929,047	-£935,836	-£971,375	-£1,212,120	-£1,359,075
60% LAR : 40% CIR	30%	-£593,463	-£1,002,825	-£1,006,481	-£1,013,256	-£1,048,760	-£1,289,289	-£1,437,299
60% LAR : 40% CIR	35%	-£684,229	-£1,080,917	-£1,084,567	-£1,091,329	-£1,126,800	-£1,368,260	-£1,516,230
60% LAR : 40% CIR	40%	-£775,642	-£1,159,653	-£1,163,296	-£1,170,047	-£1,205,492	-£1,447,985	-£1,595,863
60% LAR : 40% CIR	45%	-£867,697	-£1,239,024	-£1,242,663	-£1,249,404	-£1,284,826	-£1,528,390	-£1,676,189
60% LAR : 40% CIR	50%	-£943,635	-£1,302,676	-£1,306,366	-£1,313,204	-£1,349,147	-£1,592,732	-£1,740,468

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR in Perp		Value Area	Zone B - Camden Town Office & Resi £1,000 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,571,418	£1,080,666	£1,076,944	£1,070,055	£1,034,267	£792,039	£645,241
60% LAR : 40% CIR	5%	£1,467,646	£989,811	£986,103	£979,237	£943,509	£701,631	£555,029
60% LAR : 40% CIR	10%	£1,363,187	£898,275	£894,579	£887,736	£852,061	£610,507	£464,086
60% LAR : 40% CIR	**12%**	**£1,321,213**	**£861,471**	**£857,780**	**£850,945**	**£815,290**	**£573,859**	**£427,505**
60% LAR : 40% CIR	15%	£1,258,048	£806,064	£802,379	£795,556	£759,930	£518,673	£372,416
60% LAR : 40% CIR	20%	£1,152,236	£713,183	£709,510	£702,705	£667,124	£426,137	£280,029
60% LAR : 40% CIR	25%	£1,045,757	£619,641	£615,977	£609,188	£573,648	£332,903	£186,931
60% LAR : 40% CIR	30%	£938,618	£525,444	£521,788	£515,013	£479,509	£238,981	£93,128
60% LAR : 40% CIR	35%	£830,825	£430,597	£426,947	£420,186	£384,714	£144,375	-£1,392
60% LAR : 40% CIR	40%	£722,384	£335,107	£331,464	£324,713	£289,268	£49,093	-£98,035
60% LAR : 40% CIR	45%	£613,303	£238,981	£235,342	£228,601	£193,178	-£47,572	-£195,372
60% LAR : 40% CIR	50%	£540,170	£178,223	£174,588	£167,854	£132,451	-£109,112	-£256,848

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,560,752	-£5,051,505	-£5,055,227	-£5,062,116	-£5,097,903	-£5,340,132	-£5,486,930
60% LAR : 40% CIR	5%	-£4,664,525	-£5,142,360	-£5,146,068	-£5,152,934	-£5,188,662	-£5,430,540	-£5,577,142
60% LAR : 40% CIR	10%	-£4,768,984	-£5,233,896	-£5,237,592	-£5,244,435	-£5,280,110	-£5,521,663	-£5,668,085
60% LAR : 40% CIR	**12%**	**-£4,810,958**	**-£5,270,700**	**-£5,274,391**	**-£5,281,226**	**-£5,316,881**	**-£5,558,312**	**-£5,704,666**
60% LAR : 40% CIR	15%	-£4,874,123	-£5,326,107	-£5,329,792	-£5,336,615	-£5,372,241	-£5,613,498	-£5,759,755
60% LAR : 40% CIR	20%	-£4,979,935	-£5,418,988	-£5,422,661	-£5,429,466	-£5,465,046	-£5,706,034	-£5,852,141
60% LAR : 40% CIR	25%	-£5,086,414	-£5,512,530	-£5,516,194	-£5,522,983	-£5,558,523	-£5,799,268	-£5,945,240
60% LAR : 40% CIR	30%	-£5,193,553	-£5,606,727	-£5,610,383	-£5,617,158	-£5,652,662	-£5,893,190	-£6,039,043
60% LAR : 40% CIR	35%	-£5,301,346	-£5,701,574	-£5,705,223	-£5,711,985	-£5,747,457	-£5,987,796	-£6,133,563
60% LAR : 40% CIR	40%	-£5,409,786	-£5,797,064	-£5,800,707	-£5,807,458	-£5,842,903	-£6,083,078	-£6,230,206
60% LAR : 40% CIR	45%	-£5,518,868	-£5,893,190	-£5,896,828	-£5,903,570	-£5,938,992	-£6,179,743	-£6,327,543
60% LAR : 40% CIR	50%	-£5,592,001	-£5,953,948	-£5,957,582	-£5,964,317	-£5,999,720	-£6,241,283	-£6,389,019

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,019,753	-£2,510,506	-£2,514,228	-£2,521,117	-£2,556,904	-£2,799,133	-£2,945,930
60% LAR : 40% CIR	5%	-£2,123,525	-£2,601,361	-£2,605,069	-£2,611,935	-£2,647,663	-£2,889,541	-£3,036,143
60% LAR : 40% CIR	10%	-£2,227,985	-£2,692,897	-£2,696,593	-£2,703,435	-£2,739,111	-£2,980,664	-£3,127,086
60% LAR : 40% CIR	**12%**	**-£2,269,959**	**-£2,729,701**	**-£2,733,392**	**-£2,740,227**	**-£2,775,881**	**-£3,017,313**	**-£3,163,667**
60% LAR : 40% CIR	15%	-£2,333,124	-£2,785,108	-£2,788,793	-£2,795,616	-£2,831,241	-£3,072,498	-£3,218,755
60% LAR : 40% CIR	20%	-£2,438,936	-£2,877,988	-£2,881,662	-£2,888,467	-£2,924,047	-£3,165,035	-£3,311,142
60% LAR : 40% CIR	25%	-£2,545,415	-£2,971,530	-£2,975,195	-£2,981,984	-£3,017,523	-£3,258,269	-£3,404,241
60% LAR : 40% CIR	30%	-£2,652,554	-£3,065,728	-£3,069,384	-£3,076,159	-£3,111,663	-£3,352,191	-£3,498,044
60% LAR : 40% CIR	35%	-£2,760,347	-£3,160,575	-£3,164,224	-£3,170,986	-£3,206,458	-£3,446,797	-£3,592,564
60% LAR : 40% CIR	40%	-£2,868,787	-£3,256,065	-£3,259,708	-£3,266,459	-£3,301,903	-£3,542,078	-£3,689,207
60% LAR : 40% CIR	45%	-£2,977,868	-£3,352,190	-£3,355,829	-£3,362,571	-£3,397,993	-£3,638,744	-£3,786,544
60% LAR : 40% CIR	50%	-£3,051,002	-£3,412,948	-£3,416,583	-£3,423,318	-£3,458,721	-£3,700,284	-£3,848,020

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£966,880	-£1,457,633	-£1,461,355	-£1,468,244	-£1,504,031	-£1,746,260	-£1,893,058
60% LAR : 40% CIR	5%	-£1,070,653	-£1,548,488	-£1,552,196	-£1,559,062	-£1,594,790	-£1,836,668	-£1,983,270
60% LAR : 40% CIR	10%	-£1,175,112	-£1,640,024	-£1,643,720	-£1,650,563	-£1,686,238	-£1,927,791	-£2,074,213
60% LAR : 40% CIR	**12%**	**-£1,217,086**	**-£1,676,828**	**-£1,680,519**	**-£1,687,354**	**-£1,723,009**	**-£1,964,440**	**-£2,110,794**
60% LAR : 40% CIR	15%	-£1,280,251	-£1,732,235	-£1,735,920	-£1,742,743	-£1,778,369	-£2,019,626	-£2,165,883
60% LAR : 40% CIR	20%	-£1,386,063	-£1,825,116	-£1,828,789	-£1,835,594	-£1,871,174	-£2,112,162	-£2,258,269
60% LAR : 40% CIR	25%	-£1,492,542	-£1,918,658	-£1,922,322	-£1,929,111	-£1,964,651	-£2,205,396	-£2,351,368
60% LAR : 40% CIR	30%	-£1,599,681	-£2,012,855	-£2,016,511	-£2,023,286	-£2,058,790	-£2,299,318	-£2,445,171
60% LAR : 40% CIR	35%	-£1,707,474	-£2,107,702	-£2,111,351	-£2,118,113	-£2,153,585	-£2,393,924	-£2,539,691
60% LAR : 40% CIR	40%	-£1,815,914	-£2,203,192	-£2,206,835	-£2,213,586	-£2,249,031	-£2,489,206	-£2,636,334
60% LAR : 40% CIR	45%	-£1,924,996	-£2,299,318	-£2,302,956	-£2,309,698	-£2,345,120	-£2,585,871	-£2,733,671
60% LAR : 40% CIR	50%	-£1,998,129	-£2,360,076	-£2,363,710	-£2,370,445	-£2,405,848	-£2,647,411	-£2,795,147

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£277,715	-£213,038	-£216,760	-£223,649	-£259,436	-£501,665	-£648,462
60% LAR : 40% CIR	5%	£173,943	-£303,892	-£307,601	-£314,466	-£350,195	-£592,072	-£738,674
60% LAR : 40% CIR	10%	£69,483	-£395,428	-£399,125	-£405,967	-£441,643	-£683,196	-£829,618
60% LAR : 40% CIR	**12%**	**£27,510**	**-£432,233**	**-£435,924**	**-£442,759**	**-£478,413**	**-£719,845**	**-£866,199**
60% LAR : 40% CIR	15%	-£35,655	-£487,640	-£491,325	-£498,148	-£533,773	-£775,030	-£921,287
60% LAR : 40% CIR	20%	-£141,468	-£580,520	-£584,194	-£590,999	-£626,579	-£867,567	-£1,013,674
60% LAR : 40% CIR	25%	-£247,946	-£674,062	-£677,727	-£684,515	-£720,055	-£960,800	-£1,106,773
60% LAR : 40% CIR	30%	-£355,086	-£768,260	-£771,915	-£778,691	-£814,195	-£1,054,723	-£1,200,575
60% LAR : 40% CIR	35%	-£462,879	-£863,107	-£866,756	-£873,518	-£908,990	-£1,149,329	-£1,295,096
60% LAR : 40% CIR	40%	-£571,319	-£958,597	-£962,240	-£968,990	-£1,004,435	-£1,244,610	-£1,391,739
60% LAR : 40% CIR	45%	-£680,400	-£1,054,722	-£1,058,361	-£1,065,103	-£1,100,525	-£1,341,276	-£1,489,075
60% LAR : 40% CIR	50%	-£753,534	-£1,115,480	-£1,119,115	-£1,125,850	-£1,161,253	-£1,402,816	-£1,550,552

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR in Perp

Value Area	**Zone B - Camden Town Office & Resi £1,100 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,911,958	£1,415,760	£1,412,037	£1,405,148	£1,369,361	£1,127,132	£980,335
60% LAR : 40% CIR	5%	£1,791,158	£1,308,151	£1,304,441	£1,297,577	£1,261,848	£1,019,971	£873,369
60% LAR : 40% CIR	10%	£1,669,672	£1,199,860	£1,196,163	£1,189,321	£1,153,645	£912,092	£765,670
60% LAR : 40% CIR	**12%**	**£1,620,887**	**£1,156,353**	**£1,152,662**	**£1,145,827**	**£1,110,173**	**£868,740**	**£722,387**
60% LAR : 40% CIR	15%	£1,547,507	£1,090,893	£1,087,209	£1,080,386	£1,044,761	£803,503	£657,246
60% LAR : 40% CIR	20%	£1,424,667	£981,258	£977,585	£970,780	£935,200	£694,211	£548,105
60% LAR : 40% CIR	25%	£1,301,161	£870,961	£867,298	£860,508	£824,968	£584,223	£438,252
60% LAR : 40% CIR	30%	£1,176,995	£760,010	£756,353	£749,579	£714,075	£473,545	£327,694
60% LAR : 40% CIR	35%	£1,052,175	£648,407	£644,759	£637,997	£602,524	£362,185	£216,439
60% LAR : 40% CIR	40%	£926,708	£536,163	£532,521	£525,769	£490,324	£250,150	£104,494
60% LAR : 40% CIR	45%	£800,599	£423,283	£419,644	£412,902	£377,481	£137,444	-£8,258
60% LAR : 40% CIR	50%	£730,270	£365,283	£361,650	£354,915	£319,512	£79,588	-£66,933

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,220,213	-£4,716,411	-£4,720,134	-£4,727,023	-£4,762,810	-£5,005,039	-£5,151,836
60% LAR : 40% CIR	5%	-£4,341,013	-£4,824,020	-£4,827,730	-£4,834,594	-£4,870,323	-£5,112,200	-£5,258,802
60% LAR : 40% CIR	10%	-£4,462,499	-£4,932,311	-£4,936,008	-£4,942,850	-£4,978,526	-£5,220,079	-£5,366,501
60% LAR : 40% CIR	**12%**	**-£4,511,284**	**-£4,975,817**	**-£4,979,509**	**-£4,986,343**	**-£5,021,998**	**-£5,263,431**	**-£5,409,784**
60% LAR : 40% CIR	15%	-£4,584,664	-£5,041,278	-£5,044,962	-£5,051,785	-£5,087,410	-£5,328,668	-£5,474,925
60% LAR : 40% CIR	20%	-£4,707,504	-£5,150,912	-£5,154,586	-£5,161,391	-£5,196,971	-£5,437,960	-£5,584,066
60% LAR : 40% CIR	25%	-£4,831,010	-£5,261,210	-£5,264,873	-£5,271,663	-£5,307,203	-£5,547,948	-£5,693,919
60% LAR : 40% CIR	30%	-£4,955,175	-£5,372,161	-£5,375,818	-£5,382,592	-£5,418,096	-£5,658,625	-£5,804,477
60% LAR : 40% CIR	35%	-£5,079,996	-£5,483,763	-£5,487,412	-£5,494,174	-£5,529,646	-£5,769,986	-£5,915,732
60% LAR : 40% CIR	40%	-£5,205,463	-£5,596,007	-£5,599,650	-£5,606,402	-£5,641,847	-£5,882,021	-£6,027,677
60% LAR : 40% CIR	45%	-£5,331,572	-£5,708,888	-£5,712,527	-£5,719,269	-£5,754,690	-£5,994,727	-£6,140,429
60% LAR : 40% CIR	50%	-£5,401,901	-£5,766,887	-£5,770,521	-£5,777,256	-£5,812,659	-£6,052,583	-£6,199,104

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,679,214	-£2,175,412	-£2,179,135	-£2,186,023	-£2,221,811	-£2,464,039	-£2,610,837
60% LAR : 40% CIR	5%	-£1,800,013	-£2,283,021	-£2,286,730	-£2,293,595	-£2,329,323	-£2,571,201	-£2,717,803
60% LAR : 40% CIR	10%	-£1,921,500	-£2,391,312	-£2,395,009	-£2,401,851	-£2,437,527	-£2,679,080	-£2,825,502
60% LAR : 40% CIR	**12%**	**-£1,970,285**	**-£2,434,818**	**-£2,438,510**	**-£2,445,344**	**-£2,480,999**	**-£2,722,431**	**-£2,868,785**
60% LAR : 40% CIR	15%	-£2,043,665	-£2,500,279	-£2,503,962	-£2,510,786	-£2,546,411	-£2,787,669	-£2,933,926
60% LAR : 40% CIR	20%	-£2,166,505	-£2,609,913	-£2,613,587	-£2,620,392	-£2,655,972	-£2,896,961	-£3,043,067
60% LAR : 40% CIR	25%	-£2,290,011	-£2,720,210	-£2,723,874	-£2,730,664	-£2,766,203	-£3,006,949	-£3,152,920
60% LAR : 40% CIR	30%	-£2,414,176	-£2,831,162	-£2,834,819	-£2,841,593	-£2,877,097	-£3,117,626	-£3,263,478
60% LAR : 40% CIR	35%	-£2,538,996	-£2,942,764	-£2,946,413	-£2,953,175	-£2,988,647	-£3,228,986	-£3,374,733
60% LAR : 40% CIR	40%	-£2,664,464	-£3,055,008	-£3,058,651	-£3,065,403	-£3,100,848	-£3,341,022	-£3,486,677
60% LAR : 40% CIR	45%	-£2,790,573	-£3,167,889	-£3,171,528	-£3,178,270	-£3,213,691	-£3,453,728	-£3,599,430
60% LAR : 40% CIR	50%	-£2,860,901	-£3,225,888	-£3,229,522	-£3,236,257	-£3,271,660	-£3,511,583	-£3,658,105

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£626,341	-£1,122,539	-£1,126,262	-£1,133,150	-£1,168,938	-£1,411,167	-£1,557,964
60% LAR : 40% CIR	5%	-£747,141	-£1,230,148	-£1,233,858	-£1,240,722	-£1,276,451	-£1,518,328	-£1,664,930
60% LAR : 40% CIR	10%	-£868,627	-£1,338,439	-£1,342,136	-£1,348,978	-£1,384,654	-£1,626,207	-£1,772,629
60% LAR : 40% CIR	**12%**	**-£917,412**	**-£1,381,945**	**-£1,385,637**	**-£1,392,471**	**-£1,428,126**	**-£1,669,559**	**-£1,815,912**
60% LAR : 40% CIR	15%	-£990,792	-£1,447,406	-£1,451,090	-£1,457,913	-£1,493,538	-£1,734,796	-£1,881,053
60% LAR : 40% CIR	20%	-£1,113,632	-£1,557,040	-£1,560,714	-£1,567,519	-£1,603,099	-£1,844,088	-£1,990,194
60% LAR : 40% CIR	25%	-£1,237,138	-£1,667,338	-£1,671,001	-£1,677,791	-£1,713,331	-£1,954,076	-£2,100,047
60% LAR : 40% CIR	30%	-£1,361,303	-£1,778,289	-£1,781,946	-£1,788,720	-£1,824,224	-£2,064,753	-£2,210,605
60% LAR : 40% CIR	35%	-£1,486,124	-£1,889,891	-£1,893,540	-£1,900,302	-£1,935,774	-£2,176,114	-£2,321,860
60% LAR : 40% CIR	40%	-£1,611,591	-£2,002,135	-£2,005,778	-£2,012,530	-£2,047,975	-£2,288,149	-£2,433,805
60% LAR : 40% CIR	45%	-£1,737,700	-£2,115,016	-£2,118,655	-£2,125,397	-£2,160,818	-£2,400,855	-£2,546,557
60% LAR : 40% CIR	50%	-£1,808,028	-£2,173,015	-£2,176,649	-£2,183,384	-£2,218,787	-£2,458,711	-£2,605,232

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£618,254	£122,056	£118,334	£111,445	£75,658	-£166,571	-£313,369
60% LAR : 40% CIR	5%	£497,455	£14,447	£10,738	£3,873	-£31,855	-£273,733	-£420,335
60% LAR : 40% CIR	10%	£375,968	-£93,844	-£97,540	-£104,383	-£140,058	-£381,612	-£528,033
60% LAR : 40% CIR	**12%**	**£327,184**	**-£137,350**	**-£141,041**	**-£147,876**	**-£183,531**	**-£424,963**	**-£571,316**
60% LAR : 40% CIR	15%	£253,803	-£202,810	-£206,494	-£213,318	-£248,943	-£490,201	-£636,458
60% LAR : 40% CIR	20%	£130,964	-£312,445	-£316,119	-£322,924	-£358,504	-£599,493	-£745,599
60% LAR : 40% CIR	25%	£7,458	-£422,742	-£426,406	-£433,195	-£468,735	-£709,480	-£855,452
60% LAR : 40% CIR	30%	-£116,708	-£533,694	-£537,351	-£544,125	-£579,629	-£820,158	-£966,010
60% LAR : 40% CIR	35%	-£241,528	-£645,296	-£648,944	-£655,707	-£691,179	-£931,518	-£1,077,265
60% LAR : 40% CIR	40%	-£366,996	-£757,540	-£761,183	-£767,935	-£803,380	-£1,043,554	-£1,189,209
60% LAR : 40% CIR	45%	-£493,104	-£870,421	-£874,060	-£880,802	-£916,223	-£1,156,259	-£1,301,962
60% LAR : 40% CIR	50%	-£563,433	-£928,420	-£932,054	-£938,789	-£974,192	-£1,214,115	-£1,360,636

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR in Perp	
Value Area	Zone B - Camden Town Office & Resi £1,200 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,252,497	£1,750,853	£1,747,131	£1,740,243	£1,704,456	£1,462,226	£1,315,429
60% LAR : 40% CIR	5%	£2,114,670	£1,626,489	£1,622,781	£1,615,916	£1,580,187	£1,338,309	£1,191,707
60% LAR : 40% CIR	10%	£1,976,157	£1,501,444	£1,497,747	£1,490,905	£1,455,229	£1,213,676	£1,067,254
60% LAR : 40% CIR	**12%**	**£1,920,561**	**£1,451,236**	**£1,447,545**	**£1,440,710**	**£1,405,055**	**£1,163,623**	**£1,017,270**
60% LAR : 40% CIR	15%	£1,836,965	£1,375,722	£1,372,038	£1,365,215	£1,329,590	£1,088,333	£942,076
60% LAR : 40% CIR	20%	£1,697,098	£1,249,334	£1,245,660	£1,238,854	£1,203,274	£962,286	£816,179
60% LAR : 40% CIR	25%	£1,556,566	£1,122,282	£1,118,618	£1,111,828	£1,076,288	£835,544	£689,571
60% LAR : 40% CIR	30%	£1,415,372	£994,575	£990,919	£984,144	£948,640	£708,111	£562,260
60% LAR : 40% CIR	35%	£1,273,526	£866,218	£862,570	£855,807	£820,335	£579,997	£434,251
60% LAR : 40% CIR	40%	£1,131,031	£737,219	£733,576	£726,825	£691,380	£451,205	£305,551
60% LAR : 40% CIR	45%	£987,896	£607,584	£603,945	£597,203	£561,782	£321,746	£176,168
60% LAR : 40% CIR	50%	£912,139	£544,244	£540,609	£533,875	£498,472	£258,549	£113,033

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,879,674	-£4,381,318	-£4,385,040	-£4,391,928	-£4,427,715	-£4,669,945	-£4,816,742
60% LAR : 40% CIR	5%	-£4,017,501	-£4,505,682	-£4,509,390	-£4,516,255	-£4,551,984	-£4,793,862	-£4,940,464
60% LAR : 40% CIR	10%	-£4,156,014	-£4,630,727	-£4,634,424	-£4,641,266	-£4,676,941	-£4,918,495	-£5,064,917
60% LAR : 40% CIR	**12%**	**-£4,211,610**	**-£4,680,935**	**-£4,684,626**	**-£4,691,461**	**-£4,727,116**	**-£4,968,548**	**-£5,114,901**
60% LAR : 40% CIR	15%	-£4,295,206	-£4,756,449	-£4,760,132	-£4,766,956	-£4,802,581	-£5,043,838	-£5,190,095
60% LAR : 40% CIR	20%	-£4,435,073	-£4,882,837	-£4,886,511	-£4,893,317	-£4,928,897	-£5,169,885	-£5,315,992
60% LAR : 40% CIR	25%	-£4,575,605	-£5,009,889	-£5,013,553	-£5,020,343	-£5,055,883	-£5,296,627	-£5,442,599
60% LAR : 40% CIR	30%	-£4,716,799	-£5,137,596	-£5,141,252	-£5,148,027	-£5,183,530	-£5,424,060	-£5,569,911
60% LAR : 40% CIR	35%	-£4,858,645	-£5,265,953	-£5,269,601	-£5,276,364	-£5,311,836	-£5,552,174	-£5,697,920
60% LAR : 40% CIR	40%	-£5,001,140	-£5,394,952	-£5,398,595	-£5,405,346	-£5,440,790	-£5,680,966	-£5,826,620
60% LAR : 40% CIR	45%	-£5,144,275	-£5,524,587	-£5,528,226	-£5,534,967	-£5,570,389	-£5,810,425	-£5,956,003
60% LAR : 40% CIR	50%	-£5,220,032	-£5,587,927	-£5,591,562	-£5,598,296	-£5,633,698	-£5,873,622	-£6,019,138

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,338,675	-£1,840,319	-£1,844,041	-£1,850,929	-£1,886,716	-£2,128,946	-£2,275,743
60% LAR : 40% CIR	5%	-£1,476,501	-£1,964,683	-£1,968,391	-£1,975,256	-£2,010,985	-£2,252,863	-£2,399,465
60% LAR : 40% CIR	10%	-£1,615,014	-£2,089,728	-£2,093,424	-£2,100,267	-£2,135,942	-£2,377,495	-£2,523,917
60% LAR : 40% CIR	**12%**	**-£1,670,611**	**-£2,139,936**	**-£2,143,627**	**-£2,150,462**	**-£2,186,116**	**-£2,427,549**	**-£2,573,902**
60% LAR : 40% CIR	15%	-£1,754,207	-£2,215,449	-£2,219,133	-£2,225,956	-£2,261,582	-£2,502,839	-£2,649,096
60% LAR : 40% CIR	20%	-£1,894,074	-£2,341,838	-£2,345,512	-£2,352,318	-£2,387,898	-£2,628,886	-£2,774,993
60% LAR : 40% CIR	25%	-£2,034,606	-£2,468,889	-£2,472,554	-£2,479,344	-£2,514,883	-£2,755,628	-£2,901,600
60% LAR : 40% CIR	30%	-£2,175,800	-£2,596,597	-£2,600,253	-£2,607,028	-£2,642,531	-£2,883,060	-£3,028,912
60% LAR : 40% CIR	35%	-£2,317,646	-£2,724,954	-£2,728,602	-£2,735,364	-£2,770,837	-£3,011,175	-£3,156,921
60% LAR : 40% CIR	40%	-£2,460,141	-£2,853,953	-£2,857,596	-£2,864,346	-£2,899,791	-£3,139,966	-£3,285,621
60% LAR : 40% CIR	45%	-£2,603,276	-£2,983,588	-£2,987,226	-£2,993,968	-£3,029,389	-£3,269,426	-£3,415,004
60% LAR : 40% CIR	50%	-£2,679,032	-£3,046,928	-£3,050,563	-£3,057,296	-£3,092,699	-£3,332,623	-£3,478,139

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£285,802	-£787,446	-£791,168	-£798,056	-£833,843	-£1,076,073	-£1,222,870
60% LAR : 40% CIR	5%	-£423,629	-£911,810	-£915,518	-£922,383	-£958,112	-£1,199,990	-£1,346,592
60% LAR : 40% CIR	10%	-£562,142	-£1,036,855	-£1,040,551	-£1,047,394	-£1,083,069	-£1,324,623	-£1,471,044
60% LAR : 40% CIR	**12%**	**-£617,738**	**-£1,087,063**	**-£1,090,754**	**-£1,097,589**	**-£1,133,244**	**-£1,374,676**	**-£1,521,029**
60% LAR : 40% CIR	15%	-£701,334	-£1,162,577	-£1,166,260	-£1,173,084	-£1,208,709	-£1,449,966	-£1,596,223
60% LAR : 40% CIR	20%	-£841,201	-£1,288,965	-£1,292,639	-£1,299,445	-£1,335,025	-£1,576,013	-£1,722,120
60% LAR : 40% CIR	25%	-£981,733	-£1,416,017	-£1,419,681	-£1,426,471	-£1,462,011	-£1,702,755	-£1,848,727
60% LAR : 40% CIR	30%	-£1,122,927	-£1,543,724	-£1,547,380	-£1,554,155	-£1,589,658	-£1,830,188	-£1,976,039
60% LAR : 40% CIR	35%	-£1,264,773	-£1,672,081	-£1,675,729	-£1,682,492	-£1,717,964	-£1,958,302	-£2,104,048
60% LAR : 40% CIR	40%	-£1,407,268	-£1,801,080	-£1,804,723	-£1,811,474	-£1,846,918	-£2,087,094	-£2,232,748
60% LAR : 40% CIR	45%	-£1,550,403	-£1,930,715	-£1,934,354	-£1,941,095	-£1,976,517	-£2,216,553	-£2,362,131
60% LAR : 40% CIR	50%	-£1,626,160	-£1,994,055	-£1,997,690	-£2,004,424	-£2,039,826	-£2,279,750	-£2,425,266

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£958,793	£457,150	£453,427	£446,540	£410,752	£168,522	£21,725
60% LAR : 40% CIR	5%	£820,967	£332,786	£329,077	£322,213	£286,483	£44,606	-£101,996
60% LAR : 40% CIR	10%	£682,454	£207,740	£204,044	£197,201	£161,526	-£80,027	-£226,449
60% LAR : 40% CIR	**12%**	**£626,858**	**£157,532**	**£153,841**	**£147,006**	**£111,352**	**-£130,081**	**-£276,434**
60% LAR : 40% CIR	15%	£543,261	£82,019	£78,335	£71,512	£35,886	-£205,371	-£351,628
60% LAR : 40% CIR	20%	£403,395	-£44,370	-£48,044	-£54,850	-£90,430	-£331,418	-£477,525
60% LAR : 40% CIR	25%	£262,862	-£171,421	-£175,086	-£181,875	-£217,415	-£458,159	-£604,132
60% LAR : 40% CIR	30%	£121,669	-£299,129	-£302,785	-£309,560	-£345,063	-£585,592	-£731,444
60% LAR : 40% CIR	35%	-£20,178	-£427,485	-£431,134	-£437,896	-£473,368	-£713,706	-£859,453
60% LAR : 40% CIR	40%	-£162,673	-£556,484	-£560,127	-£566,878	-£602,323	-£842,498	-£988,153
60% LAR : 40% CIR	45%	-£305,807	-£686,119	-£689,758	-£696,500	-£731,921	-£971,958	-£1,117,536
60% LAR : 40% CIR	50%	-£381,564	-£749,459	-£753,094	-£759,828	-£795,231	-£1,035,155	-£1,180,670

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR in Perp

Value Area	**Zone B - Camden Town Office & Resi £1,300 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,593,036	£2,085,947	£2,082,224	£2,075,337	£2,039,549	£1,797,320	£1,650,523
60% LAR : 40% CIR	5%	£2,438,182	£1,944,829	£1,941,119	£1,934,255	£1,898,526	£1,656,649	£1,510,047
60% LAR : 40% CIR	10%	£2,282,642	£1,803,028	£1,799,332	£1,792,489	£1,756,814	£1,515,261	£1,368,839
60% LAR : 40% CIR	**12%**	**£2,220,236**	**£1,746,118**	**£1,742,427**	**£1,735,592**	**£1,699,938**	**£1,458,505**	**£1,312,152**
60% LAR : 40% CIR	15%	£2,126,422	£1,660,553	£1,656,869	£1,650,044	£1,614,420	£1,373,162	£1,226,905
60% LAR : 40% CIR	20%	£1,969,529	£1,517,409	£1,513,735	£1,506,929	£1,471,349	£1,230,361	£1,084,254
60% LAR : 40% CIR	25%	£1,811,970	£1,373,602	£1,369,938	£1,363,149	£1,327,609	£1,086,864	£940,891
60% LAR : 40% CIR	30%	£1,653,750	£1,229,140	£1,225,485	£1,218,709	£1,183,206	£942,677	£796,826
60% LAR : 40% CIR	35%	£1,494,876	£1,084,030	£1,080,381	£1,073,618	£1,038,146	£797,808	£652,061
60% LAR : 40% CIR	40%	£1,335,355	£938,276	£934,633	£927,881	£892,437	£652,262	£506,606
60% LAR : 40% CIR	45%	£1,175,192	£791,886	£788,247	£781,505	£746,084	£506,047	£360,469
60% LAR : 40% CIR	50%	£1,092,574	£721,794	£718,160	£711,425	£676,022	£436,099	£290,584

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,539,135	-£4,046,224	-£4,049,946	-£4,056,834	-£4,092,622	-£4,334,851	-£4,481,648
60% LAR : 40% CIR	5%	-£3,693,989	-£4,187,342	-£4,191,052	-£4,197,916	-£4,233,645	-£4,475,522	-£4,622,124
60% LAR : 40% CIR	10%	-£3,849,529	-£4,329,143	-£4,332,839	-£4,339,682	-£4,375,357	-£4,616,910	-£4,763,332
60% LAR : 40% CIR	**12%**	**-£3,911,935**	**-£4,386,052**	**-£4,389,744**	**-£4,396,578**	**-£4,432,233**	**-£4,673,666**	**-£4,820,019**
60% LAR : 40% CIR	15%	-£4,005,749	-£4,471,618	-£4,475,302	-£4,482,126	-£4,517,751	-£4,759,009	-£4,905,266
60% LAR : 40% CIR	20%	-£4,162,642	-£4,614,762	-£4,618,436	-£4,625,242	-£4,660,822	-£4,901,810	-£5,047,917
60% LAR : 40% CIR	25%	-£4,320,201	-£4,758,569	-£4,762,233	-£4,769,022	-£4,804,562	-£5,045,307	-£5,191,279
60% LAR : 40% CIR	30%	-£4,478,421	-£4,903,031	-£4,906,686	-£4,913,461	-£4,948,965	-£5,189,494	-£5,335,345
60% LAR : 40% CIR	35%	-£4,637,295	-£5,048,141	-£5,051,790	-£5,058,553	-£5,094,025	-£5,334,363	-£5,480,110
60% LAR : 40% CIR	40%	-£4,796,816	-£5,193,895	-£5,197,538	-£5,204,290	-£5,239,734	-£5,479,909	-£5,625,565
60% LAR : 40% CIR	45%	-£4,956,979	-£5,340,285	-£5,343,924	-£5,350,666	-£5,386,087	-£5,626,124	-£5,771,702
60% LAR : 40% CIR	50%	-£5,039,596	-£5,410,376	-£5,414,011	-£5,420,746	-£5,456,149	-£5,696,072	-£5,841,587

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£998,136	-£1,505,225	-£1,508,947	-£1,515,835	-£1,551,622	-£1,793,852	-£1,940,649
60% LAR : 40% CIR	5%	-£1,152,990	-£1,646,343	-£1,650,052	-£1,656,917	-£1,692,645	-£1,934,523	-£2,081,125
60% LAR : 40% CIR	10%	-£1,308,530	-£1,788,143	-£1,791,840	-£1,798,682	-£1,834,358	-£2,075,911	-£2,222,333
60% LAR : 40% CIR	**12%**	**-£1,370,936**	**-£1,845,053**	**-£1,848,745**	**-£1,855,579**	**-£1,891,234**	**-£2,132,666**	**-£2,279,020**
60% LAR : 40% CIR	15%	-£1,464,749	-£1,930,619	-£1,934,303	-£1,941,127	-£1,976,752	-£2,218,010	-£2,364,267
60% LAR : 40% CIR	20%	-£1,621,642	-£2,073,763	-£2,077,437	-£2,084,243	-£2,119,823	-£2,360,811	-£2,506,918
60% LAR : 40% CIR	25%	-£1,779,202	-£2,217,569	-£2,221,234	-£2,228,023	-£2,263,562	-£2,504,308	-£2,650,280
60% LAR : 40% CIR	30%	-£1,937,422	-£2,362,031	-£2,365,687	-£2,372,462	-£2,407,965	-£2,648,495	-£2,794,346
60% LAR : 40% CIR	35%	-£2,096,296	-£2,507,142	-£2,510,791	-£2,517,554	-£2,553,026	-£2,793,364	-£2,939,110
60% LAR : 40% CIR	40%	-£2,255,817	-£2,652,896	-£2,656,539	-£2,663,291	-£2,698,735	-£2,938,910	-£3,084,565
60% LAR : 40% CIR	45%	-£2,415,980	-£2,799,286	-£2,802,925	-£2,809,667	-£2,845,088	-£3,085,125	-£3,230,703
60% LAR : 40% CIR	50%	-£2,498,597	-£2,869,377	-£2,873,012	-£2,879,747	-£2,915,150	-£3,155,072	-£3,300,588

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£54,737	-£452,352	-£456,074	-£462,962	-£498,750	-£740,979	-£887,776
60% LAR : 40% CIR	5%	-£100,117	-£593,470	-£597,180	-£604,044	-£639,773	-£881,650	-£1,028,252
60% LAR : 40% CIR	10%	-£255,657	-£735,271	-£738,967	-£745,810	-£781,485	-£1,023,038	-£1,169,460
60% LAR : 40% CIR	**12%**	**-£318,063**	**-£792,180**	**-£795,872**	**-£802,706**	**-£838,361**	**-£1,079,794**	**-£1,226,147**
60% LAR : 40% CIR	15%	-£411,877	-£877,746	-£881,430	-£888,254	-£923,879	-£1,165,137	-£1,311,394
60% LAR : 40% CIR	20%	-£568,770	-£1,020,890	-£1,024,564	-£1,031,370	-£1,066,950	-£1,307,938	-£1,454,045
60% LAR : 40% CIR	25%	-£726,329	-£1,164,697	-£1,168,361	-£1,175,150	-£1,210,690	-£1,451,435	-£1,597,407
60% LAR : 40% CIR	30%	-£884,549	-£1,309,159	-£1,312,814	-£1,319,589	-£1,355,093	-£1,595,622	-£1,741,473
60% LAR : 40% CIR	35%	-£1,043,423	-£1,454,269	-£1,457,918	-£1,464,681	-£1,500,153	-£1,740,491	-£1,886,238
60% LAR : 40% CIR	40%	-£1,202,944	-£1,600,023	-£1,603,666	-£1,610,418	-£1,645,862	-£1,886,037	-£2,031,693
60% LAR : 40% CIR	45%	-£1,363,107	-£1,746,413	-£1,750,052	-£1,756,794	-£1,792,215	-£2,032,252	-£2,177,830
60% LAR : 40% CIR	50%	-£1,445,724	-£1,816,504	-£1,820,139	-£1,826,874	-£1,862,277	-£2,102,200	-£2,247,715

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,299,332	£792,243	£788,521	£781,633	£745,846	£503,616	£356,820
60% LAR : 40% CIR	5%	£1,144,479	£651,125	£647,416	£640,551	£604,823	£362,945	£216,343
60% LAR : 40% CIR	10%	£988,938	£509,325	£505,628	£498,786	£463,110	£221,557	£75,135
60% LAR : 40% CIR	**12%**	**£926,533**	**£452,415**	**£448,724**	**£441,889**	**£406,234**	**£164,802**	**£18,449**
60% LAR : 40% CIR	15%	£832,719	£366,849	£363,165	£356,341	£320,716	£79,459	-£66,799
60% LAR : 40% CIR	20%	£675,826	£223,705	£220,032	£213,226	£177,645	-£63,342	-£209,450
60% LAR : 40% CIR	25%	£518,266	£79,899	£76,234	£69,446	£33,906	-£206,839	-£352,812
60% LAR : 40% CIR	30%	£360,046	-£64,563	-£68,219	-£74,994	-£110,497	-£351,026	-£496,878
60% LAR : 40% CIR	35%	£201,173	-£209,674	-£213,323	-£220,085	-£255,558	-£495,896	-£641,642
60% LAR : 40% CIR	40%	£41,651	-£355,428	-£359,071	-£365,823	-£401,266	-£641,442	-£787,097
60% LAR : 40% CIR	45%	-£118,512	-£501,818	-£505,457	-£512,199	-£547,620	-£787,656	-£933,235
60% LAR : 40% CIR	50%	-£201,129	-£571,909	-£575,544	-£582,279	-£617,682	-£857,604	-£1,003,120

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR for 15 Years		Value Area	Zone B - Camden Town Office & Resi £900 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,594,481	£1,103,360	£1,099,637	£1,092,750	£1,056,962	£814,733	£667,935
60% LAR : 40% CIR	5%	£1,507,736	£1,029,260	£1,025,551	£1,018,686	£982,958	£741,080	£594,478
60% LAR : 40% CIR	10%	£1,420,304	£954,478	£950,783	£943,939	£908,265	£666,711	£520,289
60% LAR : 40% CIR	**12%**	**£1,385,140**	**£924,376**	**£920,686**	**£913,850**	**£878,196**	**£636,764**	**£490,410**
60% LAR : 40% CIR	15%	£1,332,191	£879,021	£875,337	£868,514	£832,889	£591,632	£445,375
60% LAR : 40% CIR	20%	£1,243,406	£802,897	£799,223	£792,417	£756,837	£515,849	£369,742
60% LAR : 40% CIR	25%	£1,153,955	£726,109	£722,444	£715,656	£680,116	£439,371	£293,398
60% LAR : 40% CIR	30%	£1,063,843	£648,666	£645,010	£638,235	£602,731	£362,202	£216,351
60% LAR : 40% CIR	35%	£973,076	£570,574	£566,924	£560,163	£524,691	£284,351	£138,605
60% LAR : 40% CIR	40%	£881,663	£491,839	£488,196	£481,444	£445,999	£205,825	£60,170
60% LAR : 40% CIR	45%	£789,608	£412,467	£408,828	£402,087	£366,665	£126,629	-£19,239
60% LAR : 40% CIR	50%	£713,672	£348,950	£345,315	£338,581	£303,178	£63,254	-£83,517

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,537,690	-£5,028,811	-£5,032,534	-£5,039,421	-£5,075,209	-£5,317,438	-£5,464,236
60% LAR : 40% CIR	5%	-£4,624,435	-£5,102,911	-£5,106,620	-£5,113,485	-£5,149,213	-£5,391,091	-£5,537,693
60% LAR : 40% CIR	10%	-£4,711,867	-£5,177,693	-£5,181,388	-£5,188,232	-£5,223,906	-£5,465,460	-£5,611,882
60% LAR : 40% CIR	**12%**	**-£4,747,031**	**-£5,207,795**	**-£5,211,485**	**-£5,218,321**	**-£5,253,975**	**-£5,495,407**	**-£5,641,761**
60% LAR : 40% CIR	15%	-£4,799,979	-£5,253,150	-£5,256,834	-£5,263,657	-£5,299,282	-£5,540,539	-£5,686,796
60% LAR : 40% CIR	20%	-£4,888,764	-£5,329,274	-£5,332,948	-£5,339,754	-£5,375,334	-£5,616,322	-£5,762,429
60% LAR : 40% CIR	25%	-£4,978,216	-£5,406,062	-£5,409,727	-£5,416,515	-£5,452,055	-£5,692,800	-£5,838,773
60% LAR : 40% CIR	30%	-£5,068,328	-£5,483,505	-£5,487,161	-£5,493,936	-£5,529,440	-£5,769,969	-£5,915,820
60% LAR : 40% CIR	35%	-£5,159,095	-£5,561,597	-£5,565,247	-£5,572,008	-£5,607,480	-£5,847,820	-£5,993,566
60% LAR : 40% CIR	40%	-£5,250,508	-£5,640,332	-£5,643,975	-£5,650,727	-£5,686,172	-£5,926,346	-£6,072,001
60% LAR : 40% CIR	45%	-£5,342,563	-£5,719,704	-£5,723,342	-£5,730,084	-£5,765,505	-£6,005,542	-£6,151,409
60% LAR : 40% CIR	50%	-£5,418,499	-£5,783,221	-£5,786,856	-£5,793,590	-£5,828,993	-£6,068,916	-£6,215,688

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,996,691	-£2,487,812	-£2,491,534	-£2,498,422	-£2,534,209	-£2,776,439	-£2,923,237
60% LAR : 40% CIR	5%	-£2,083,436	-£2,561,912	-£2,565,621	-£2,572,486	-£2,608,214	-£2,850,092	-£2,996,694
60% LAR : 40% CIR	10%	-£2,170,868	-£2,636,693	-£2,640,389	-£2,647,232	-£2,682,907	-£2,924,461	-£3,070,883
60% LAR : 40% CIR	**12%**	**-£2,206,032**	**-£2,666,796**	**-£2,670,486**	**-£2,677,322**	**-£2,712,976**	**-£2,954,408**	**-£3,100,762**
60% LAR : 40% CIR	15%	-£2,258,980	-£2,712,151	-£2,715,834	-£2,722,658	-£2,758,283	-£2,999,540	-£3,145,797
60% LAR : 40% CIR	20%	-£2,347,765	-£2,788,275	-£2,791,949	-£2,798,755	-£2,834,335	-£3,075,323	-£3,221,430
60% LAR : 40% CIR	25%	-£2,437,217	-£2,865,063	-£2,868,727	-£2,875,516	-£2,911,056	-£3,151,801	-£3,297,774
60% LAR : 40% CIR	30%	-£2,527,329	-£2,942,506	-£2,946,162	-£2,952,937	-£2,988,440	-£3,228,969	-£3,374,821
60% LAR : 40% CIR	35%	-£2,618,095	-£3,020,598	-£3,024,247	-£3,031,009	-£3,066,481	-£3,306,820	-£3,452,567
60% LAR : 40% CIR	40%	-£2,709,509	-£3,099,333	-£3,102,976	-£3,109,728	-£3,145,172	-£3,385,347	-£3,531,002
60% LAR : 40% CIR	45%	-£2,801,564	-£3,178,704	-£3,182,343	-£3,189,085	-£3,224,506	-£3,464,543	-£3,610,410
60% LAR : 40% CIR	50%	-£2,877,500	-£3,242,222	-£3,245,857	-£3,252,591	-£3,287,994	-£3,527,917	-£3,674,689

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£943,818	-£1,434,939	-£1,438,661	-£1,445,549	-£1,481,337	-£1,723,566	-£1,870,364
60% LAR : 40% CIR	5%	-£1,030,563	-£1,509,039	-£1,512,748	-£1,519,613	-£1,555,341	-£1,797,219	-£1,943,821
60% LAR : 40% CIR	10%	-£1,117,995	-£1,583,821	-£1,587,516	-£1,594,360	-£1,630,034	-£1,871,588	-£2,018,010
60% LAR : 40% CIR	**12%**	**-£1,153,159**	**-£1,613,923**	**-£1,617,613**	**-£1,624,449**	**-£1,660,103**	**-£1,901,535**	**-£2,047,889**
60% LAR : 40% CIR	15%	-£1,206,107	-£1,659,278	-£1,662,962	-£1,669,785	-£1,705,410	-£1,946,667	-£2,092,924
60% LAR : 40% CIR	20%	-£1,294,892	-£1,735,402	-£1,739,076	-£1,745,882	-£1,781,462	-£2,022,450	-£2,168,557
60% LAR : 40% CIR	25%	-£1,384,344	-£1,812,190	-£1,815,855	-£1,822,643	-£1,858,183	-£2,098,928	-£2,244,901
60% LAR : 40% CIR	30%	-£1,474,456	-£1,889,633	-£1,893,289	-£1,900,064	-£1,935,567	-£2,176,097	-£2,321,948
60% LAR : 40% CIR	35%	-£1,565,223	-£1,967,725	-£1,971,375	-£1,978,136	-£2,013,608	-£2,253,948	-£2,399,694
60% LAR : 40% CIR	40%	-£1,656,636	-£2,046,460	-£2,050,103	-£2,056,855	-£2,092,300	-£2,332,474	-£2,478,129
60% LAR : 40% CIR	45%	-£1,748,691	-£2,125,832	-£2,129,470	-£2,136,212	-£2,171,633	-£2,411,670	-£2,557,537
60% LAR : 40% CIR	50%	-£1,824,627	-£2,189,349	-£2,192,984	-£2,199,718	-£2,235,121	-£2,475,044	-£2,621,816

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£300,777	-£190,344	-£194,066	-£200,954	-£236,741	-£478,971	-£625,768
60% LAR : 40% CIR	5%	£214,033	-£264,443	-£268,153	-£275,017	-£310,746	-£552,623	-£699,225
60% LAR : 40% CIR	10%	£126,601	-£339,225	-£342,921	-£349,764	-£385,439	-£626,993	-£773,415
60% LAR : 40% CIR	**12%**	**£91,436**	**-£369,328**	**-£373,018**	**-£379,854**	**-£415,507**	**-£656,940**	**-£803,294**
60% LAR : 40% CIR	15%	£38,488	-£414,682	-£418,366	-£425,189	-£460,815	-£702,072	-£848,329
60% LAR : 40% CIR	20%	-£50,297	-£490,807	-£494,480	-£501,286	-£536,867	-£777,854	-£923,962
60% LAR : 40% CIR	25%	-£139,749	-£567,595	-£571,259	-£578,048	-£613,588	-£854,333	-£1,000,305
60% LAR : 40% CIR	30%	-£229,861	-£645,038	-£648,694	-£655,469	-£690,972	-£931,501	-£1,077,353
60% LAR : 40% CIR	35%	-£320,627	-£723,130	-£726,779	-£733,541	-£769,013	-£1,009,352	-£1,155,098
60% LAR : 40% CIR	40%	-£412,040	-£801,865	-£805,508	-£812,259	-£847,704	-£1,087,878	-£1,233,534
60% LAR : 40% CIR	45%	-£504,095	-£881,236	-£884,875	-£891,617	-£927,038	-£1,167,075	-£1,312,942
60% LAR : 40% CIR	50%	-£580,032	-£944,754	-£948,389	-£955,123	-£990,526	-£1,230,449	-£1,377,221

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR for 15 Years		Value Area	Zone B - Camden Town Office & Resi £1,000 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,935,020	£1,438,453	£1,434,731	£1,427,843	£1,392,056	£1,149,826	£1,003,030
60% LAR : 40% CIR	5%	£1,831,248	£1,347,599	£1,343,890	£1,337,026	£1,301,297	£1,059,419	£912,818
60% LAR : 40% CIR	10%	£1,726,789	£1,256,063	£1,252,367	£1,245,524	£1,209,849	£968,295	£821,873
60% LAR : 40% CIR	**12%**	**£1,684,815**	**£1,219,258**	**£1,215,568**	**£1,208,732**	**£1,173,079**	**£931,646**	**£785,292**
60% LAR : 40% CIR	15%	£1,621,650	£1,163,851	£1,160,167	£1,153,343	£1,117,719	£876,461	£730,204
60% LAR : 40% CIR	20%	£1,515,838	£1,070,971	£1,067,297	£1,060,492	£1,024,912	£783,924	£637,817
60% LAR : 40% CIR	25%	£1,409,359	£977,429	£973,765	£966,976	£931,436	£690,691	£544,719
60% LAR : 40% CIR	30%	£1,302,220	£883,231	£879,576	£872,800	£837,297	£596,768	£450,916
60% LAR : 40% CIR	35%	£1,194,427	£788,384	£784,736	£777,973	£742,501	£502,163	£356,416
60% LAR : 40% CIR	40%	£1,085,986	£692,894	£689,251	£682,501	£647,056	£406,881	£261,226
60% LAR : 40% CIR	45%	£976,905	£596,769	£593,130	£586,388	£550,967	£310,930	£165,352
60% LAR : 40% CIR	50%	£903,772	£536,011	£532,376	£525,641	£490,239	£250,316	£104,800

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,197,151	-£4,693,717	-£4,697,440	-£4,704,328	-£4,740,115	-£4,982,345	-£5,129,141
60% LAR : 40% CIR	5%	-£4,300,923	-£4,784,572	-£4,788,281	-£4,795,145	-£4,830,874	-£5,072,752	-£5,219,353
60% LAR : 40% CIR	10%	-£4,405,382	-£4,876,108	-£4,879,804	-£4,886,647	-£4,922,322	-£5,163,876	-£5,310,298
60% LAR : 40% CIR	**12%**	**-£4,447,356**	**-£4,912,912**	**-£4,916,603**	**-£4,923,438**	**-£4,959,092**	**-£5,200,525**	**-£5,346,879**
60% LAR : 40% CIR	15%	-£4,510,521	-£4,968,320	-£4,972,003	-£4,978,828	-£5,014,452	-£5,255,710	-£5,401,967
60% LAR : 40% CIR	20%	-£4,616,333	-£5,061,200	-£5,064,874	-£5,071,679	-£5,107,259	-£5,348,247	-£5,494,354
60% LAR : 40% CIR	25%	-£4,722,812	-£5,154,742	-£5,158,406	-£5,165,195	-£5,200,735	-£5,441,480	-£5,587,452
60% LAR : 40% CIR	30%	-£4,829,951	-£5,248,940	-£5,252,595	-£5,259,371	-£5,294,874	-£5,535,403	-£5,681,254
60% LAR : 40% CIR	35%	-£4,937,744	-£5,343,787	-£5,347,435	-£5,354,197	-£5,389,670	-£5,630,008	-£5,775,755
60% LAR : 40% CIR	40%	-£5,046,185	-£5,439,277	-£5,442,919	-£5,449,670	-£5,485,115	-£5,725,290	-£5,870,945
60% LAR : 40% CIR	45%	-£5,155,266	-£5,535,402	-£5,539,041	-£5,545,783	-£5,581,204	-£5,821,241	-£5,966,819
60% LAR : 40% CIR	50%	-£5,228,398	-£5,596,160	-£5,599,795	-£5,606,530	-£5,641,932	-£5,881,855	-£6,027,371

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,656,152	-£2,152,718	-£2,156,441	-£2,163,328	-£2,199,116	-£2,441,346	-£2,588,142
60% LAR : 40% CIR	5%	-£1,759,924	-£2,243,573	-£2,247,281	-£2,254,146	-£2,289,874	-£2,531,753	-£2,678,354
60% LAR : 40% CIR	10%	-£1,864,383	-£2,335,109	-£2,338,805	-£2,345,648	-£2,381,323	-£2,622,877	-£2,769,299
60% LAR : 40% CIR	**12%**	**-£1,906,357**	**-£2,371,913**	**-£2,375,604**	**-£2,382,439**	**-£2,418,093**	**-£2,659,525**	**-£2,805,880**
60% LAR : 40% CIR	15%	-£1,969,522	-£2,427,320	-£2,431,004	-£2,437,828	-£2,473,453	-£2,714,711	-£2,860,968
60% LAR : 40% CIR	20%	-£2,075,334	-£2,520,201	-£2,523,874	-£2,530,679	-£2,566,260	-£2,807,247	-£2,953,355
60% LAR : 40% CIR	25%	-£2,181,813	-£2,613,743	-£2,617,406	-£2,624,196	-£2,659,736	-£2,900,481	-£3,046,453
60% LAR : 40% CIR	30%	-£2,288,952	-£2,707,940	-£2,711,596	-£2,718,371	-£2,753,874	-£2,994,404	-£3,140,255
60% LAR : 40% CIR	35%	-£2,396,745	-£2,802,787	-£2,806,436	-£2,813,198	-£2,848,670	-£3,089,009	-£3,234,756
60% LAR : 40% CIR	40%	-£2,505,185	-£2,898,277	-£2,901,920	-£2,908,671	-£2,944,116	-£3,184,291	-£3,329,946
60% LAR : 40% CIR	45%	-£2,614,267	-£2,994,403	-£2,998,042	-£3,004,784	-£3,040,205	-£3,280,241	-£3,425,820
60% LAR : 40% CIR	50%	-£2,687,399	-£3,055,161	-£3,058,796	-£3,065,531	-£3,100,933	-£3,340,856	-£3,486,372

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£603,279	-£1,099,845	-£1,103,568	-£1,110,456	-£1,146,243	-£1,388,473	-£1,535,269
60% LAR : 40% CIR	5%	-£707,051	-£1,190,700	-£1,194,409	-£1,201,273	-£1,237,002	-£1,478,880	-£1,625,481
60% LAR : 40% CIR	10%	-£811,510	-£1,282,236	-£1,285,932	-£1,292,775	-£1,328,450	-£1,570,004	-£1,716,426
60% LAR : 40% CIR	**12%**	**-£853,484**	**-£1,319,040**	**-£1,322,731**	**-£1,329,566**	**-£1,365,220**	**-£1,606,653**	**-£1,753,007**
60% LAR : 40% CIR	15%	-£916,649	-£1,374,447	-£1,378,131	-£1,384,956	-£1,420,580	-£1,661,838	-£1,808,095
60% LAR : 40% CIR	20%	-£1,022,461	-£1,467,328	-£1,471,002	-£1,477,807	-£1,513,387	-£1,754,375	-£1,900,482
60% LAR : 40% CIR	25%	-£1,128,940	-£1,560,870	-£1,564,534	-£1,571,323	-£1,606,863	-£1,847,608	-£1,993,580
60% LAR : 40% CIR	30%	-£1,236,079	-£1,655,068	-£1,658,723	-£1,665,498	-£1,701,002	-£1,941,531	-£2,087,382
60% LAR : 40% CIR	35%	-£1,343,872	-£1,749,915	-£1,753,563	-£1,760,325	-£1,795,798	-£2,036,136	-£2,181,883
60% LAR : 40% CIR	40%	-£1,452,313	-£1,845,405	-£1,849,047	-£1,855,798	-£1,891,243	-£2,131,418	-£2,277,073
60% LAR : 40% CIR	45%	-£1,561,394	-£1,941,530	-£1,945,169	-£1,951,911	-£1,987,332	-£2,227,369	-£2,372,947
60% LAR : 40% CIR	50%	-£1,634,526	-£2,002,288	-£2,005,923	-£2,012,658	-£2,048,060	-£2,287,983	-£2,433,499

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£641,317	£144,750	£141,028	£134,140	£98,352	-£143,877	-£290,674
60% LAR : 40% CIR	5%	£537,545	£53,895	£50,187	£43,322	£7,594	-£234,285	-£380,886
60% LAR : 40% CIR	10%	£433,085	-£37,641	-£41,336	-£48,180	-£83,854	-£325,409	-£471,830
60% LAR : 40% CIR	**12%**	**£391,111**	**-£74,445**	**-£78,135**	**-£84,971**	**-£120,625**	**-£362,057**	**-£508,411**
60% LAR : 40% CIR	15%	£327,946	-£129,852	-£133,536	-£140,360	-£175,985	-£417,243	-£563,500
60% LAR : 40% CIR	20%	£222,134	-£222,733	-£226,406	-£233,211	-£268,792	-£509,779	-£655,887
60% LAR : 40% CIR	25%	£115,655	-£316,275	-£319,938	-£326,728	-£362,268	-£603,013	-£748,984
60% LAR : 40% CIR	30%	£8,516	-£410,472	-£414,128	-£420,903	-£456,406	-£696,935	-£842,787
60% LAR : 40% CIR	35%	-£99,277	-£505,319	-£508,968	-£515,730	-£551,202	-£791,540	-£937,288
60% LAR : 40% CIR	40%	-£207,717	-£600,809	-£604,452	-£611,203	-£646,648	-£886,823	-£1,032,477
60% LAR : 40% CIR	45%	-£316,798	-£696,935	-£700,574	-£707,315	-£742,737	-£982,773	-£1,128,351
60% LAR : 40% CIR	50%	-£389,931	-£757,693	-£761,328	-£768,062	-£803,464	-£1,043,388	-£1,188,904

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR for 15 Years	
Value Area	Zone B - Camden Town Office & Resi £1,100 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,275,559	£1,773,548	£1,769,825	£1,762,937	£1,727,150	£1,484,920	£1,338,123
60% LAR : 40% CIR	5%	£2,154,760	£1,665,938	£1,662,229	£1,655,364	£1,619,636	£1,377,758	£1,231,156
60% LAR : 40% CIR	10%	£2,033,274	£1,557,647	£1,553,952	£1,547,108	£1,511,434	£1,269,879	£1,123,458
60% LAR : 40% CIR	**12%**	**£1,984,489**	**£1,514,141**	**£1,510,450**	**£1,503,615**	**£1,467,961**	**£1,226,529**	**£1,080,175**
60% LAR : 40% CIR	15%	£1,911,108	£1,448,681	£1,444,997	£1,438,173	£1,402,548	£1,161,291	£1,015,034
60% LAR : 40% CIR	20%	£1,788,269	£1,339,046	£1,335,372	£1,328,567	£1,292,987	£1,051,999	£905,892
60% LAR : 40% CIR	25%	£1,664,764	£1,228,750	£1,225,085	£1,218,296	£1,182,756	£942,012	£796,039
60% LAR : 40% CIR	30%	£1,540,597	£1,117,797	£1,114,141	£1,107,366	£1,071,862	£831,334	£685,481
60% LAR : 40% CIR	35%	£1,415,777	£1,006,196	£1,002,547	£995,784	£960,312	£719,974	£574,227
60% LAR : 40% CIR	40%	£1,290,309	£893,951	£890,308	£883,556	£848,112	£607,937	£462,282
60% LAR : 40% CIR	45%	£1,164,201	£781,070	£777,432	£770,689	£735,268	£495,232	£349,654
60% LAR : 40% CIR	50%	£1,093,873	£723,072	£719,437	£712,702	£677,299	£437,376	£291,860

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,856,612	-£4,358,623	-£4,362,346	-£4,369,234	-£4,405,021	-£4,647,251	-£4,794,047
60% LAR : 40% CIR	5%	-£3,977,411	-£4,466,233	-£4,469,942	-£4,476,807	-£4,512,535	-£4,754,413	-£4,901,015
60% LAR : 40% CIR	10%	-£4,098,897	-£4,574,524	-£4,578,219	-£4,585,063	-£4,620,737	-£4,862,292	-£5,008,713
60% LAR : 40% CIR	**12%**	**-£4,147,682**	**-£4,618,030**	**-£4,621,721**	**-£4,628,556**	**-£4,664,210**	**-£4,905,642**	**-£5,051,996**
60% LAR : 40% CIR	15%	-£4,221,063	-£4,683,490	-£4,687,174	-£4,693,997	-£4,729,623	-£4,970,880	-£5,117,137
60% LAR : 40% CIR	20%	-£4,343,902	-£4,793,125	-£4,796,799	-£4,803,604	-£4,839,184	-£5,080,172	-£5,226,279
60% LAR : 40% CIR	25%	-£4,467,407	-£4,903,421	-£4,907,086	-£4,913,875	-£4,949,415	-£5,190,159	-£5,336,132
60% LAR : 40% CIR	30%	-£4,591,574	-£5,014,374	-£5,018,030	-£5,024,805	-£5,060,309	-£5,300,837	-£5,446,690
60% LAR : 40% CIR	35%	-£4,716,394	-£5,125,975	-£5,129,624	-£5,136,387	-£5,171,859	-£5,412,197	-£5,557,943
60% LAR : 40% CIR	40%	-£4,841,862	-£5,238,220	-£5,241,863	-£5,248,615	-£5,284,059	-£5,524,234	-£5,669,889
60% LAR : 40% CIR	45%	-£4,967,970	-£5,351,101	-£5,354,739	-£5,361,481	-£5,396,903	-£5,636,939	-£5,782,517
60% LAR : 40% CIR	50%	-£5,038,298	-£5,409,099	-£5,412,734	-£5,419,469	-£5,454,872	-£5,694,795	-£5,840,311

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,315,612	-£1,817,624	-£1,821,347	-£1,828,235	-£1,864,022	-£2,106,252	-£2,253,048
60% LAR : 40% CIR	5%	-£1,436,412	-£1,925,234	-£1,928,943	-£1,935,808	-£1,971,536	-£2,213,414	-£2,360,016
60% LAR : 40% CIR	10%	-£1,557,897	-£2,033,525	-£2,037,220	-£2,044,064	-£2,079,738	-£2,321,292	-£2,467,714
60% LAR : 40% CIR	**12%**	**-£1,606,683**	**-£2,077,031**	**-£2,080,722**	**-£2,087,557**	**-£2,123,210**	**-£2,364,643**	**-£2,510,997**
60% LAR : 40% CIR	15%	-£1,680,063	-£2,142,491	-£2,146,175	-£2,152,998	-£2,188,624	-£2,429,881	-£2,576,138
60% LAR : 40% CIR	20%	-£1,802,903	-£2,252,126	-£2,255,799	-£2,262,604	-£2,298,185	-£2,539,172	-£2,685,280
60% LAR : 40% CIR	25%	-£1,926,408	-£2,362,422	-£2,366,086	-£2,372,876	-£2,408,416	-£2,649,160	-£2,795,133
60% LAR : 40% CIR	30%	-£2,050,574	-£2,473,375	-£2,477,030	-£2,483,805	-£2,519,310	-£2,759,838	-£2,905,690
60% LAR : 40% CIR	35%	-£2,175,395	-£2,584,976	-£2,588,625	-£2,595,388	-£2,630,860	-£2,871,198	-£3,016,944
60% LAR : 40% CIR	40%	-£2,300,862	-£2,697,221	-£2,700,864	-£2,707,615	-£2,743,059	-£2,983,234	-£3,128,890
60% LAR : 40% CIR	45%	-£2,426,971	-£2,810,102	-£2,813,739	-£2,820,482	-£2,855,903	-£3,095,940	-£3,241,518
60% LAR : 40% CIR	50%	-£2,497,299	-£2,868,100	-£2,871,735	-£2,878,469	-£2,913,872	-£3,153,796	-£3,299,312

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£262,740	-£764,751	-£768,474	-£775,362	-£811,149	-£1,053,379	-£1,200,175
60% LAR : 40% CIR	5%	-£383,539	-£872,361	-£876,070	-£882,935	-£918,663	-£1,160,541	-£1,307,143
60% LAR : 40% CIR	10%	-£505,025	-£980,652	-£984,347	-£991,191	-£1,026,865	-£1,268,420	-£1,414,841
60% LAR : 40% CIR	**12%**	**-£553,810**	**-£1,024,158**	**-£1,027,849**	**-£1,034,684**	**-£1,070,338**	**-£1,311,770**	**-£1,458,124**
60% LAR : 40% CIR	15%	-£627,191	-£1,089,618	-£1,093,302	-£1,100,125	-£1,135,751	-£1,377,008	-£1,523,265
60% LAR : 40% CIR	20%	-£750,030	-£1,199,253	-£1,202,927	-£1,209,732	-£1,245,312	-£1,486,300	-£1,632,407
60% LAR : 40% CIR	25%	-£873,535	-£1,309,549	-£1,313,214	-£1,320,003	-£1,355,543	-£1,596,287	-£1,742,260
60% LAR : 40% CIR	30%	-£997,702	-£1,420,502	-£1,424,158	-£1,430,933	-£1,466,437	-£1,706,965	-£1,852,818
60% LAR : 40% CIR	35%	-£1,122,522	-£1,532,103	-£1,535,752	-£1,542,515	-£1,577,987	-£1,818,325	-£1,964,071
60% LAR : 40% CIR	40%	-£1,247,990	-£1,644,348	-£1,647,991	-£1,654,743	-£1,690,186	-£1,930,362	-£2,076,017
60% LAR : 40% CIR	45%	-£1,374,098	-£1,757,229	-£1,760,867	-£1,767,609	-£1,803,031	-£2,043,067	-£2,188,645
60% LAR : 40% CIR	50%	-£1,444,426	-£1,815,227	-£1,818,862	-£1,825,597	-£1,861,000	-£2,100,923	-£2,246,439

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£981,856	£479,845	£476,121	£469,233	£433,446	£191,216	£44,420
60% LAR : 40% CIR	5%	£861,057	£372,235	£368,525	£361,661	£325,932	£84,055	-£62,547
60% LAR : 40% CIR	10%	£739,571	£263,943	£260,248	£253,405	£217,730	-£23,824	-£170,246
60% LAR : 40% CIR	**12%**	**£690,785**	**£220,437**	**£216,746**	**£209,911**	**£174,258**	**-£67,175**	**-£213,529**
60% LAR : 40% CIR	15%	£617,405	£154,977	£151,293	£144,470	£108,844	-£132,412	-£278,669
60% LAR : 40% CIR	20%	£494,565	£45,342	£41,669	£34,864	-£716	-£241,704	-£387,811
60% LAR : 40% CIR	25%	£371,060	-£64,954	-£68,618	-£75,408	-£110,948	-£351,692	-£497,665
60% LAR : 40% CIR	30%	£246,894	-£175,906	-£179,562	-£186,337	-£221,841	-£462,370	-£608,222
60% LAR : 40% CIR	35%	£122,074	-£287,508	-£291,157	-£297,919	-£333,392	-£573,730	-£719,476
60% LAR : 40% CIR	40%	-£3,394	-£399,753	-£403,395	-£410,147	-£445,591	-£685,766	-£831,422
60% LAR : 40% CIR	45%	-£129,503	-£512,633	-£516,271	-£523,014	-£558,435	-£798,472	-£944,050
60% LAR : 40% CIR	50%	-£199,830	-£570,632	-£574,266	-£581,001	-£616,404	-£856,328	-£1,001,844

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR for 15 Years

Value Area	**Zone B - Camden Town Office & Resi £1,200 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,616,099	£2,108,642	£2,104,918	£2,098,031	£2,062,243	£1,820,013	£1,673,217
60% LAR : 40% CIR	5%	£2,478,272	£1,984,277	£1,980,568	£1,973,704	£1,937,975	£1,696,097	£1,549,496
60% LAR : 40% CIR	10%	£2,339,759	£1,859,231	£1,855,536	£1,848,692	£1,813,018	£1,571,464	£1,425,042
60% LAR : 40% CIR	**12%**	**£2,284,163**	**£1,809,023**	**£1,805,332**	**£1,798,497**	**£1,762,844**	**£1,521,411**	**£1,375,057**
60% LAR : 40% CIR	15%	£2,200,567	£1,733,511	£1,729,826	£1,723,003	£1,687,378	£1,446,120	£1,299,863
60% LAR : 40% CIR	20%	£2,060,700	£1,607,121	£1,603,447	£1,596,642	£1,561,062	£1,320,074	£1,173,967
60% LAR : 40% CIR	25%	£1,920,168	£1,480,070	£1,476,405	£1,469,617	£1,434,077	£1,193,332	£1,047,359
60% LAR : 40% CIR	30%	£1,778,975	£1,352,363	£1,348,707	£1,341,932	£1,306,428	£1,065,900	£920,047
60% LAR : 40% CIR	35%	£1,637,127	£1,224,007	£1,220,357	£1,213,595	£1,178,124	£937,784	£792,038
60% LAR : 40% CIR	40%	£1,494,633	£1,095,008	£1,091,365	£1,084,613	£1,049,168	£808,994	£663,338
60% LAR : 40% CIR	45%	£1,351,498	£965,372	£961,734	£954,992	£919,570	£679,533	£533,955
60% LAR : 40% CIR	50%	£1,275,741	£902,032	£898,398	£891,663	£856,260	£616,336	£470,821

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,516,072	-£4,023,529	-£4,027,253	-£4,034,140	-£4,069,928	-£4,312,157	-£4,458,954
60% LAR : 40% CIR	5%	-£3,653,899	-£4,147,894	-£4,151,603	-£4,158,467	-£4,194,196	-£4,436,074	-£4,582,675
60% LAR : 40% CIR	10%	-£3,792,412	-£4,272,940	-£4,276,635	-£4,283,478	-£4,319,153	-£4,560,707	-£4,707,129
60% LAR : 40% CIR	**12%**	**-£3,848,008**	**-£4,323,147**	**-£4,326,839**	**-£4,333,673**	**-£4,369,327**	**-£4,610,760**	**-£4,757,114**
60% LAR : 40% CIR	15%	-£3,931,604	-£4,398,660	-£4,402,345	-£4,409,168	-£4,444,793	-£4,686,051	-£4,832,308
60% LAR : 40% CIR	20%	-£4,071,471	-£4,525,050	-£4,528,724	-£4,535,528	-£4,571,109	-£4,812,096	-£4,958,204
60% LAR : 40% CIR	25%	-£4,212,003	-£4,652,101	-£4,655,766	-£4,662,554	-£4,698,094	-£4,938,839	-£5,084,812
60% LAR : 40% CIR	30%	-£4,353,196	-£4,779,808	-£4,783,464	-£4,790,239	-£4,825,743	-£5,066,271	-£5,212,124
60% LAR : 40% CIR	35%	-£4,495,043	-£4,908,164	-£4,911,814	-£4,918,576	-£4,954,047	-£5,194,386	-£5,340,133
60% LAR : 40% CIR	40%	-£4,637,537	-£5,037,163	-£5,040,806	-£5,047,558	-£5,083,003	-£5,323,177	-£5,468,833
60% LAR : 40% CIR	45%	-£4,780,673	-£5,166,799	-£5,170,437	-£5,177,179	-£5,212,601	-£5,452,638	-£5,598,216
60% LAR : 40% CIR	50%	-£4,856,430	-£5,230,138	-£5,233,773	-£5,240,508	-£5,275,911	-£5,515,835	-£5,661,350

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£975,073	-£1,482,530	-£1,486,253	-£1,493,141	-£1,528,928	-£1,771,158	-£1,917,955
60% LAR : 40% CIR	5%	-£1,112,900	-£1,606,895	-£1,610,603	-£1,617,468	-£1,653,196	-£1,895,075	-£2,041,676
60% LAR : 40% CIR	10%	-£1,251,413	-£1,731,940	-£1,735,636	-£1,742,479	-£1,778,154	-£2,019,708	-£2,166,130
60% LAR : 40% CIR	**12%**	**-£1,307,009**	**-£1,782,148**	**-£1,785,840**	**-£1,792,674**	**-£1,828,328**	**-£2,069,760**	**-£2,216,115**
60% LAR : 40% CIR	15%	-£1,390,605	-£1,857,661	-£1,861,346	-£1,868,169	-£1,903,793	-£2,145,051	-£2,291,308
60% LAR : 40% CIR	20%	-£1,530,472	-£1,984,051	-£1,987,724	-£1,994,529	-£2,030,110	-£2,271,097	-£2,417,205
60% LAR : 40% CIR	25%	-£1,671,004	-£2,111,102	-£2,114,767	-£2,121,555	-£2,157,095	-£2,397,840	-£2,543,813
60% LAR : 40% CIR	30%	-£1,812,197	-£2,238,809	-£2,242,465	-£2,249,240	-£2,284,744	-£2,525,272	-£2,671,125
60% LAR : 40% CIR	35%	-£1,954,044	-£2,367,165	-£2,370,814	-£2,377,577	-£2,413,048	-£2,653,387	-£2,799,134
60% LAR : 40% CIR	40%	-£2,096,538	-£2,496,164	-£2,499,807	-£2,506,559	-£2,542,004	-£2,782,178	-£2,927,833
60% LAR : 40% CIR	45%	-£2,239,674	-£2,625,800	-£2,629,438	-£2,636,180	-£2,671,602	-£2,911,639	-£3,057,217
60% LAR : 40% CIR	50%	-£2,315,431	-£2,689,139	-£2,692,774	-£2,699,509	-£2,734,912	-£2,974,835	-£3,120,351

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£77,800	-£429,657	-£433,381	-£440,268	-£476,056	-£718,285	-£865,082
60% LAR : 40% CIR	5%	-£60,027	-£554,022	-£557,731	-£564,595	-£600,324	-£842,202	-£988,803
60% LAR : 40% CIR	10%	-£198,540	-£679,068	-£682,763	-£689,606	-£725,281	-£966,835	-£1,113,257
60% LAR : 40% CIR	**12%**	**-£254,136**	**-£729,275**	**-£732,967**	**-£739,801**	**-£775,455**	**-£1,016,888**	**-£1,163,242**
60% LAR : 40% CIR	15%	-£337,732	-£804,788	-£808,473	-£815,296	-£850,921	-£1,092,179	-£1,238,436
60% LAR : 40% CIR	20%	-£477,599	-£931,178	-£934,851	-£941,656	-£977,237	-£1,218,224	-£1,364,332
60% LAR : 40% CIR	25%	-£618,131	-£1,058,229	-£1,061,894	-£1,068,682	-£1,104,222	-£1,344,967	-£1,490,940
60% LAR : 40% CIR	30%	-£759,324	-£1,185,936	-£1,189,592	-£1,196,367	-£1,231,871	-£1,472,399	-£1,618,252
60% LAR : 40% CIR	35%	-£901,171	-£1,314,292	-£1,317,942	-£1,324,704	-£1,360,175	-£1,600,514	-£1,746,261
60% LAR : 40% CIR	40%	-£1,043,665	-£1,443,291	-£1,446,934	-£1,453,686	-£1,489,131	-£1,729,305	-£1,874,961
60% LAR : 40% CIR	45%	-£1,186,801	-£1,572,927	-£1,576,565	-£1,583,307	-£1,618,729	-£1,858,766	-£2,004,344
60% LAR : 40% CIR	50%	-£1,262,558	-£1,636,266	-£1,639,901	-£1,646,636	-£1,682,039	-£1,921,963	-£2,067,478

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,322,395	£814,938	£811,215	£804,327	£768,540	£526,310	£379,514
60% LAR : 40% CIR	5%	£1,184,568	£690,573	£686,865	£680,000	£644,272	£402,393	£255,792
60% LAR : 40% CIR	10%	£1,046,056	£565,528	£561,832	£554,989	£519,314	£277,760	£131,338
60% LAR : 40% CIR	**12%**	**£990,459**	**£515,320**	**£511,629**	**£504,794**	**£469,140**	**£227,708**	**£81,354**
60% LAR : 40% CIR	15%	£906,863	£439,807	£436,122	£429,299	£393,675	£152,417	£6,160
60% LAR : 40% CIR	20%	£766,996	£313,418	£309,744	£302,939	£267,359	£26,371	-£119,736
60% LAR : 40% CIR	25%	£626,464	£186,366	£182,702	£175,913	£140,373	-£100,372	-£246,345
60% LAR : 40% CIR	30%	£485,271	£58,660	£55,004	£48,229	£12,724	-£227,804	-£373,656
60% LAR : 40% CIR	35%	£343,424	-£69,697	-£73,346	-£80,109	-£115,580	-£355,919	-£501,665
60% LAR : 40% CIR	40%	£200,930	-£198,696	-£202,339	-£209,091	-£244,536	-£484,710	-£630,365
60% LAR : 40% CIR	45%	£57,794	-£328,332	-£331,970	-£338,712	-£374,134	-£614,170	-£759,748
60% LAR : 40% CIR	50%	-£17,963	-£391,671	-£395,306	-£402,041	-£437,444	-£677,367	-£822,883

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR for 15 Years	
Value Area	**Zone B - Camden Town Office & Resi £1,300 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,956,638	£2,443,735	£2,440,012	£2,433,124	£2,397,337	£2,155,107	£2,008,311
60% LAR : 40% CIR	5%	£2,801,784	£2,302,616	£2,298,908	£2,292,042	£2,256,314	£2,014,436	£1,867,834
60% LAR : 40% CIR	10%	£2,646,244	£2,160,816	£2,157,120	£2,150,277	£2,114,602	£1,873,048	£1,726,626
60% LAR : 40% CIR	**12%**	**£2,583,838**	**£2,103,906**	**£2,100,215**	**£2,093,380**	**£2,057,726**	**£1,816,294**	**£1,669,940**
60% LAR : 40% CIR	15%	£2,490,024	£2,018,340	£2,014,656	£2,007,833	£1,972,207	£1,730,950	£1,584,693
60% LAR : 40% CIR	20%	£2,333,132	£1,875,196	£1,871,522	£1,864,718	£1,829,137	£1,588,149	£1,442,042
60% LAR : 40% CIR	25%	£2,175,572	£1,731,390	£1,727,726	£1,720,937	£1,685,397	£1,444,652	£1,298,680
60% LAR : 40% CIR	30%	£2,017,351	£1,586,929	£1,583,272	£1,576,498	£1,540,994	£1,300,465	£1,154,613
60% LAR : 40% CIR	35%	£1,858,478	£1,441,817	£1,438,168	£1,431,407	£1,395,934	£1,155,595	£1,009,849
60% LAR : 40% CIR	40%	£1,698,957	£1,296,063	£1,292,420	£1,285,669	£1,250,225	£1,010,049	£864,395
60% LAR : 40% CIR	45%	£1,538,794	£1,149,673	£1,146,035	£1,139,293	£1,103,871	£863,835	£718,256
60% LAR : 40% CIR	50%	£1,456,176	£1,079,582	£1,075,947	£1,069,213	£1,033,810	£793,887	£648,371

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,175,533	-£3,688,436	-£3,692,159	-£3,699,047	-£3,734,834	-£3,977,064	-£4,123,860
60% LAR : 40% CIR	5%	-£3,330,387	-£3,829,555	-£3,833,263	-£3,840,129	-£3,875,857	-£4,117,735	-£4,264,337
60% LAR : 40% CIR	10%	-£3,485,927	-£3,971,355	-£3,975,051	-£3,981,894	-£4,017,569	-£4,259,123	-£4,405,545
60% LAR : 40% CIR	**12%**	**-£3,548,333**	**-£4,028,265**	**-£4,031,956**	**-£4,038,791**	**-£4,074,445**	**-£4,315,877**	**-£4,462,231**
60% LAR : 40% CIR	15%	-£3,642,147	-£4,113,831	-£4,117,515	-£4,124,338	-£4,159,963	-£4,401,220	-£4,547,477
60% LAR : 40% CIR	20%	-£3,799,039	-£4,256,975	-£4,260,648	-£4,267,453	-£4,303,034	-£4,544,022	-£4,690,129
60% LAR : 40% CIR	25%	-£3,956,599	-£4,400,781	-£4,404,445	-£4,411,234	-£4,446,774	-£4,687,519	-£4,833,491
60% LAR : 40% CIR	30%	-£4,114,819	-£4,545,242	-£4,548,899	-£4,555,673	-£4,591,177	-£4,831,706	-£4,977,558
60% LAR : 40% CIR	35%	-£4,273,693	-£4,690,354	-£4,694,003	-£4,700,764	-£4,736,237	-£4,976,576	-£5,122,322
60% LAR : 40% CIR	40%	-£4,433,214	-£4,836,108	-£4,839,751	-£4,846,502	-£4,881,946	-£5,122,121	-£5,267,776
60% LAR : 40% CIR	45%	-£4,593,377	-£4,982,498	-£4,986,136	-£4,992,878	-£5,028,300	-£5,268,336	-£5,413,914
60% LAR : 40% CIR	50%	-£4,675,995	-£5,052,589	-£5,056,224	-£5,062,958	-£5,098,360	-£5,338,284	-£5,483,800

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£634,534	-£1,147,436	-£1,151,160	-£1,158,048	-£1,193,835	-£1,436,065	-£1,582,861
60% LAR : 40% CIR	5%	-£789,388	-£1,288,556	-£1,292,264	-£1,299,130	-£1,334,858	-£1,576,736	-£1,723,338
60% LAR : 40% CIR	10%	-£944,928	-£1,430,356	-£1,434,051	-£1,440,895	-£1,476,569	-£1,718,124	-£1,864,545
60% LAR : 40% CIR	**12%**	**-£1,007,334**	**-£1,487,266**	**-£1,490,957**	**-£1,497,792**	**-£1,533,445**	**-£1,774,878**	**-£1,921,232**
60% LAR : 40% CIR	15%	-£1,101,148	-£1,572,832	-£1,576,516	-£1,583,339	-£1,618,964	-£1,860,221	-£2,006,478
60% LAR : 40% CIR	20%	-£1,258,040	-£1,715,976	-£1,719,649	-£1,726,454	-£1,762,034	-£2,003,023	-£2,149,129
60% LAR : 40% CIR	25%	-£1,415,600	-£1,859,782	-£1,863,446	-£1,870,235	-£1,905,775	-£2,146,520	-£2,292,492
60% LAR : 40% CIR	30%	-£1,573,820	-£2,004,243	-£2,007,900	-£2,014,674	-£2,050,178	-£2,290,707	-£2,436,559
60% LAR : 40% CIR	35%	-£1,732,694	-£2,149,354	-£2,153,004	-£2,159,765	-£2,195,237	-£2,435,577	-£2,581,323
60% LAR : 40% CIR	40%	-£1,892,215	-£2,295,109	-£2,298,752	-£2,305,502	-£2,340,947	-£2,581,122	-£2,726,777
60% LAR : 40% CIR	45%	-£2,052,378	-£2,441,499	-£2,445,136	-£2,451,878	-£2,487,300	-£2,727,337	-£2,872,915
60% LAR : 40% CIR	50%	-£2,134,996	-£2,511,590	-£2,515,225	-£2,521,958	-£2,557,361	-£2,797,285	-£2,942,801

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£418,339	-£94,564	-£98,287	-£105,175	-£140,962	-£383,192	-£529,988
60% LAR : 40% CIR	5%	£263,485	-£235,683	-£239,391	-£246,257	-£281,985	-£523,863	-£670,465
60% LAR : 40% CIR	10%	£107,945	-£377,483	-£381,179	-£388,022	-£423,697	-£665,251	-£811,673
60% LAR : 40% CIR	**12%**	**£45,539**	**-£434,393**	**-£438,084**	**-£444,919**	**-£480,573**	**-£722,005**	**-£868,359**
60% LAR : 40% CIR	15%	-£48,275	-£519,959	-£523,643	-£530,466	-£566,091	-£807,348	-£953,605
60% LAR : 40% CIR	20%	-£205,167	-£663,103	-£666,776	-£673,581	-£709,162	-£950,150	-£1,096,257
60% LAR : 40% CIR	25%	-£362,727	-£806,909	-£810,573	-£817,362	-£852,902	-£1,093,647	-£1,239,619
60% LAR : 40% CIR	30%	-£520,947	-£951,370	-£955,027	-£961,801	-£997,305	-£1,237,834	-£1,383,686
60% LAR : 40% CIR	35%	-£679,821	-£1,096,482	-£1,100,131	-£1,106,892	-£1,142,365	-£1,382,704	-£1,528,450
60% LAR : 40% CIR	40%	-£839,342	-£1,242,236	-£1,245,879	-£1,252,630	-£1,288,074	-£1,528,249	-£1,673,904
60% LAR : 40% CIR	45%	-£999,505	-£1,388,626	-£1,392,264	-£1,399,006	-£1,434,428	-£1,674,464	-£1,820,042
60% LAR : 40% CIR	50%	-£1,082,123	-£1,458,717	-£1,462,352	-£1,469,086	-£1,504,488	-£1,744,412	-£1,889,928

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,662,934	£1,150,032	£1,146,308	£1,139,421	£1,103,633	£861,404	£714,607
60% LAR : 40% CIR	5%	£1,508,080	£1,008,913	£1,005,204	£998,339	£962,610	£720,733	£574,131
60% LAR : 40% CIR	10%	£1,352,540	£867,112	£863,417	£856,573	£820,899	£579,345	£432,923
60% LAR : 40% CIR	**12%**	**£1,290,134**	**£810,202**	**£806,511**	**£799,676**	**£764,023**	**£522,590**	**£376,236**
60% LAR : 40% CIR	15%	£1,196,321	£724,637	£720,953	£714,129	£678,504	£437,247	£290,990
60% LAR : 40% CIR	20%	£1,039,429	£581,493	£577,819	£571,014	£535,434	£294,445	£148,339
60% LAR : 40% CIR	25%	£881,868	£437,686	£434,023	£427,233	£391,693	£150,948	£4,976
60% LAR : 40% CIR	30%	£723,648	£293,225	£289,569	£282,794	£247,290	£6,761	-£139,091
60% LAR : 40% CIR	35%	£564,774	£148,114	£144,465	£137,703	£102,231	-£138,108	-£283,855
60% LAR : 40% CIR	40%	£405,253	£2,360	-£1,283	-£8,034	-£43,479	-£283,654	-£429,309
60% LAR : 40% CIR	45%	£245,090	-£144,030	-£147,668	-£154,410	-£189,832	-£429,869	-£575,447
60% LAR : 40% CIR	50%	£162,473	-£214,122	-£217,756	-£224,490	-£259,893	-£499,817	-£645,332

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR for 15 Years	

Value Area	**Zone B - Camden Town Office & Resi £900 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,458,744	£969,794	£966,071	£959,183	£923,396	£681,166	£534,369
60% LAR : 40% CIR	5%	£1,371,999	£895,693	£891,985	£885,119	£849,391	£607,513	£460,911
60% LAR : 40% CIR	10%	£1,284,566	£820,911	£817,216	£810,373	£774,698	£533,144	£386,722
60% LAR : 40% CIR	**12%**	**£1,249,403**	**£790,809**	**£787,119**	**£780,283**	**£744,629**	**£503,197**	**£356,843**
60% LAR : 40% CIR	15%	£1,196,455	£745,455	£741,770	£734,947	£699,322	£458,065	£311,808
60% LAR : 40% CIR	20%	£1,107,670	£669,330	£665,656	£658,850	£623,270	£382,282	£236,175
60% LAR : 40% CIR	25%	£1,018,217	£592,542	£588,878	£582,089	£546,549	£305,804	£159,831
60% LAR : 40% CIR	30%	£928,105	£515,100	£511,443	£504,669	£469,165	£228,635	£82,784
60% LAR : 40% CIR	35%	£837,340	£437,007	£433,358	£426,596	£391,124	£150,786	£5,038
60% LAR : 40% CIR	40%	£745,925	£358,272	£354,629	£347,877	£312,432	£72,258	-£74,517
60% LAR : 40% CIR	45%	£653,872	£278,900	£275,262	£268,520	£233,099	-£7,044	-£154,843
60% LAR : 40% CIR	50%	£399,453	£39,756	£36,122	£29,387	-£6,107	-£249,692	-£397,428

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,673,427	-£5,162,377	-£5,166,100	-£5,172,988	-£5,208,775	-£5,451,005	-£5,597,802
60% LAR : 40% CIR	5%	-£4,760,172	-£5,236,478	-£5,240,186	-£5,247,052	-£5,282,780	-£5,524,658	-£5,671,260
60% LAR : 40% CIR	10%	-£4,847,605	-£5,311,259	-£5,314,955	-£5,321,798	-£5,357,473	-£5,599,027	-£5,745,449
60% LAR : 40% CIR	**12%**	**-£4,882,768**	**-£5,341,362**	**-£5,345,052**	**-£5,351,888**	**-£5,387,542**	**-£5,628,974**	**-£5,775,328**
60% LAR : 40% CIR	15%	-£4,935,716	-£5,386,716	-£5,390,400	-£5,397,224	-£5,432,849	-£5,674,106	-£5,820,363
60% LAR : 40% CIR	20%	-£5,024,501	-£5,462,841	-£5,466,515	-£5,473,321	-£5,508,901	-£5,749,889	-£5,895,996
60% LAR : 40% CIR	25%	-£5,113,954	-£5,539,629	-£5,543,292	-£5,550,082	-£5,585,622	-£5,826,367	-£5,972,340
60% LAR : 40% CIR	30%	-£5,204,066	-£5,617,071	-£5,620,728	-£5,627,502	-£5,663,006	-£5,903,535	-£6,049,387
60% LAR : 40% CIR	35%	-£5,294,831	-£5,695,164	-£5,698,812	-£5,705,575	-£5,741,047	-£5,981,385	-£6,127,133
60% LAR : 40% CIR	40%	-£5,386,245	-£5,773,899	-£5,777,542	-£5,784,294	-£5,819,738	-£6,059,913	-£6,206,688
60% LAR : 40% CIR	45%	-£5,478,299	-£5,853,270	-£5,856,909	-£5,863,651	-£5,899,072	-£6,139,215	-£6,287,014
60% LAR : 40% CIR	50%	-£5,732,718	-£6,092,415	-£6,096,049	-£6,102,784	-£6,138,278	-£6,381,863	-£6,529,599

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,132,427	-£2,621,378	-£2,625,101	-£2,631,989	-£2,667,776	-£2,910,006	-£3,056,802
60% LAR : 40% CIR	5%	-£2,219,173	-£2,695,478	-£2,699,187	-£2,706,052	-£2,741,781	-£2,983,658	-£3,130,260
60% LAR : 40% CIR	10%	-£2,306,605	-£2,770,260	-£2,773,956	-£2,780,799	-£2,816,474	-£3,058,028	-£3,204,450
60% LAR : 40% CIR	**12%**	**-£2,341,768**	**-£2,800,363**	**-£2,804,053**	**-£2,810,889**	**-£2,846,542**	**-£3,087,975**	**-£3,234,329**
60% LAR : 40% CIR	15%	-£2,394,717	-£2,845,716	-£2,849,401	-£2,856,225	-£2,891,850	-£3,133,107	-£3,279,364
60% LAR : 40% CIR	20%	-£2,483,502	-£2,921,842	-£2,925,515	-£2,932,321	-£2,967,902	-£3,208,889	-£3,354,997
60% LAR : 40% CIR	25%	-£2,572,954	-£2,998,630	-£3,002,293	-£3,009,083	-£3,044,623	-£3,285,368	-£3,431,340
60% LAR : 40% CIR	30%	-£2,663,066	-£3,076,072	-£3,079,729	-£3,086,503	-£3,122,007	-£3,362,536	-£3,508,388
60% LAR : 40% CIR	35%	-£2,753,832	-£3,154,165	-£3,157,813	-£3,164,576	-£3,200,048	-£3,440,386	-£3,586,134
60% LAR : 40% CIR	40%	-£2,845,246	-£3,232,900	-£3,236,543	-£3,243,294	-£3,278,739	-£3,518,913	-£3,665,689
60% LAR : 40% CIR	45%	-£2,937,300	-£3,312,271	-£3,315,910	-£3,322,652	-£3,358,073	-£3,598,215	-£3,746,015
60% LAR : 40% CIR	50%	-£3,191,719	-£3,551,416	-£3,555,050	-£3,561,785	-£3,597,279	-£3,840,863	-£3,988,600

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,079,555	-£1,568,505	-£1,572,228	-£1,579,116	-£1,614,903	-£1,857,133	-£2,003,930
60% LAR : 40% CIR	5%	-£1,166,300	-£1,642,606	-£1,646,314	-£1,653,180	-£1,688,908	-£1,930,786	-£2,077,388
60% LAR : 40% CIR	10%	-£1,253,733	-£1,717,387	-£1,721,083	-£1,727,926	-£1,763,601	-£2,005,155	-£2,151,577
60% LAR : 40% CIR	**12%**	**-£1,288,896**	**-£1,747,490**	**-£1,751,180**	**-£1,758,016**	**-£1,793,670**	**-£2,035,102**	**-£2,181,456**
60% LAR : 40% CIR	15%	-£1,341,844	-£1,792,844	-£1,796,528	-£1,803,352	-£1,838,977	-£2,080,234	-£2,226,491
60% LAR : 40% CIR	20%	-£1,430,629	-£1,868,969	-£1,872,643	-£1,879,449	-£1,915,029	-£2,156,017	-£2,302,124
60% LAR : 40% CIR	25%	-£1,520,082	-£1,945,757	-£1,949,420	-£1,956,210	-£1,991,750	-£2,232,495	-£2,378,468
60% LAR : 40% CIR	30%	-£1,610,194	-£2,023,199	-£2,026,856	-£2,033,630	-£2,069,134	-£2,309,663	-£2,455,515
60% LAR : 40% CIR	35%	-£1,700,959	-£2,101,292	-£2,104,940	-£2,111,703	-£2,147,175	-£2,387,513	-£2,533,261
60% LAR : 40% CIR	40%	-£1,792,373	-£2,180,027	-£2,183,670	-£2,190,422	-£2,225,866	-£2,466,041	-£2,612,816
60% LAR : 40% CIR	45%	-£1,884,427	-£2,259,398	-£2,263,037	-£2,269,779	-£2,305,200	-£2,545,342	-£2,693,142
60% LAR : 40% CIR	50%	-£2,138,846	-£2,498,543	-£2,502,177	-£2,508,912	-£2,544,406	-£2,787,991	-£2,935,727

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£165,041	-£323,910	-£327,633	-£334,521	-£370,308	-£612,538	-£759,334
60% LAR : 40% CIR	5%	£78,295	-£398,010	-£401,719	-£408,584	-£444,313	-£686,190	-£832,792
60% LAR : 40% CIR	10%	-£9,137	-£472,792	-£476,488	-£483,331	-£519,006	-£760,560	-£906,982
60% LAR : 40% CIR	**12%**	**-£44,300**	**-£502,894**	**-£506,585**	**-£513,420**	**-£549,074**	**-£790,507**	**-£936,861**
60% LAR : 40% CIR	15%	-£97,249	-£548,248	-£551,933	-£558,756	-£594,382	-£835,639	-£981,896
60% LAR : 40% CIR	20%	-£186,034	-£624,374	-£628,047	-£634,853	-£670,433	-£911,421	-£1,057,528
60% LAR : 40% CIR	25%	-£275,486	-£701,161	-£704,825	-£711,615	-£747,154	-£987,900	-£1,133,872
60% LAR : 40% CIR	30%	-£365,598	-£778,604	-£782,261	-£789,035	-£824,539	-£1,065,068	-£1,210,920
60% LAR : 40% CIR	35%	-£456,364	-£856,697	-£860,345	-£867,108	-£902,580	-£1,142,918	-£1,288,665
60% LAR : 40% CIR	40%	-£547,778	-£935,432	-£939,074	-£945,826	-£981,271	-£1,221,445	-£1,368,220
60% LAR : 40% CIR	45%	-£639,832	-£1,014,803	-£1,018,442	-£1,025,184	-£1,060,605	-£1,300,747	-£1,448,547
60% LAR : 40% CIR	50%	-£894,251	-£1,253,948	-£1,257,582	-£1,264,316	-£1,299,811	-£1,543,395	-£1,691,131

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR for 15 Years		**Value Area**	**Zone B - Camden Town Office & Resi £1,000 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,799,284	£1,304,888	£1,301,164	£1,294,276	£1,258,489	£1,016,259	£869,463
60% LAR : 40% CIR	5%	£1,695,510	£1,214,033	£1,210,323	£1,203,459	£1,167,730	£925,853	£779,251
60% LAR : 40% CIR	10%	£1,591,052	£1,122,496	£1,118,800	£1,111,957	£1,076,282	£834,728	£688,306
60% LAR : 40% CIR	**12%**	**£1,549,077**	**£1,085,692**	**£1,082,001**	**£1,075,166**	**£1,039,512**	**£798,079**	**£651,725**
60% LAR : 40% CIR	15%	£1,485,913	£1,030,285	£1,026,601	£1,019,777	£984,152	£742,894	£596,638
60% LAR : 40% CIR	20%	£1,380,101	£937,405	£933,731	£926,925	£891,345	£650,357	£504,250
60% LAR : 40% CIR	25%	£1,273,622	£843,863	£840,198	£833,409	£797,869	£557,124	£411,152
60% LAR : 40% CIR	30%	£1,166,483	£749,665	£746,009	£739,234	£703,730	£463,201	£317,350
60% LAR : 40% CIR	35%	£1,058,690	£654,818	£651,169	£644,407	£608,934	£368,596	£222,850
60% LAR : 40% CIR	40%	£950,250	£559,329	£555,685	£548,934	£513,489	£273,315	£127,659
60% LAR : 40% CIR	45%	£841,167	£463,202	£459,564	£452,822	£417,400	£177,363	£31,785
60% LAR : 40% CIR	50%	£569,723	£207,303	£203,668	£196,933	£161,531	-£79,588	-£227,325

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,332,887	-£4,827,283	-£4,831,007	-£4,837,894	-£4,873,682	-£5,115,912	-£5,262,708
60% LAR : 40% CIR	5%	-£4,436,660	-£4,918,138	-£4,921,847	-£4,928,712	-£4,964,440	-£5,206,318	-£5,352,920
60% LAR : 40% CIR	10%	-£4,541,119	-£5,009,675	-£5,013,371	-£5,020,214	-£5,055,889	-£5,297,443	-£5,443,865
60% LAR : 40% CIR	**12%**	**-£4,583,094**	**-£5,046,479**	**-£5,050,170**	**-£5,057,005**	**-£5,092,659**	**-£5,334,091**	**-£5,480,446**
60% LAR : 40% CIR	15%	-£4,646,258	-£5,101,886	-£5,105,570	-£5,112,393	-£5,148,019	-£5,389,277	-£5,535,533
60% LAR : 40% CIR	20%	-£4,752,070	-£5,194,766	-£5,198,440	-£5,205,245	-£5,240,826	-£5,481,813	-£5,627,921
60% LAR : 40% CIR	25%	-£4,858,549	-£5,288,308	-£5,291,972	-£5,298,762	-£5,334,302	-£5,575,047	-£5,721,019
60% LAR : 40% CIR	30%	-£4,965,688	-£5,382,506	-£5,386,162	-£5,392,937	-£5,428,440	-£5,668,970	-£5,814,821
60% LAR : 40% CIR	35%	-£5,073,481	-£5,477,353	-£5,481,002	-£5,487,764	-£5,523,236	-£5,763,575	-£5,909,321
60% LAR : 40% CIR	40%	-£5,181,921	-£5,572,842	-£5,576,486	-£5,583,237	-£5,618,682	-£5,858,856	-£6,004,512
60% LAR : 40% CIR	45%	-£5,291,003	-£5,668,969	-£5,672,607	-£5,679,349	-£5,714,771	-£5,954,807	-£6,100,386
60% LAR : 40% CIR	50%	-£5,562,448	-£5,924,868	-£5,928,503	-£5,935,237	-£5,970,640	-£6,211,759	-£6,359,495

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,791,888	-£2,286,284	-£2,290,007	-£2,296,895	-£2,332,683	-£2,574,912	-£2,721,709
60% LAR : 40% CIR	5%	-£1,895,661	-£2,377,139	-£2,380,848	-£2,387,713	-£2,423,441	-£2,665,319	-£2,811,921
60% LAR : 40% CIR	10%	-£2,000,120	-£2,468,676	-£2,472,371	-£2,479,215	-£2,514,889	-£2,756,444	-£2,902,865
60% LAR : 40% CIR	**12%**	**-£2,042,094**	**-£2,505,480**	**-£2,509,170**	**-£2,516,006**	**-£2,551,660**	**-£2,793,092**	**-£2,939,446**
60% LAR : 40% CIR	15%	-£2,105,258	-£2,560,887	-£2,564,571	-£2,571,394	-£2,607,020	-£2,848,278	-£2,994,534
60% LAR : 40% CIR	20%	-£2,211,071	-£2,653,767	-£2,657,440	-£2,664,246	-£2,699,827	-£2,940,814	-£3,086,922
60% LAR : 40% CIR	25%	-£2,317,549	-£2,747,309	-£2,750,973	-£2,757,763	-£2,793,303	-£3,034,048	-£3,180,019
60% LAR : 40% CIR	30%	-£2,424,689	-£2,841,507	-£2,845,163	-£2,851,938	-£2,887,441	-£3,127,970	-£3,273,822
60% LAR : 40% CIR	35%	-£2,532,482	-£2,936,353	-£2,940,003	-£2,946,765	-£2,982,237	-£3,222,575	-£3,368,322
60% LAR : 40% CIR	40%	-£2,640,922	-£3,031,843	-£3,035,487	-£3,042,238	-£3,077,683	-£3,317,857	-£3,463,512
60% LAR : 40% CIR	45%	-£2,750,004	-£3,127,970	-£3,131,608	-£3,138,349	-£3,173,772	-£3,413,808	-£3,559,386
60% LAR : 40% CIR	50%	-£3,021,449	-£3,383,869	-£3,387,503	-£3,394,238	-£3,429,641	-£3,670,760	-£3,818,496

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£739,015	-£1,233,411	-£1,237,135	-£1,244,022	-£1,279,810	-£1,522,040	-£1,668,836
60% LAR : 40% CIR	5%	-£842,788	-£1,324,266	-£1,327,975	-£1,334,840	-£1,370,568	-£1,612,446	-£1,759,048
60% LAR : 40% CIR	10%	-£947,247	-£1,415,803	-£1,419,499	-£1,426,342	-£1,462,017	-£1,703,571	-£1,849,993
60% LAR : 40% CIR	**12%**	**-£989,222**	**-£1,452,607**	**-£1,456,298**	**-£1,463,133**	**-£1,498,787**	**-£1,740,219**	**-£1,886,574**
60% LAR : 40% CIR	15%	-£1,052,386	-£1,508,014	-£1,511,698	-£1,518,521	-£1,554,147	-£1,795,405	-£1,941,661
60% LAR : 40% CIR	20%	-£1,158,198	-£1,600,894	-£1,604,568	-£1,611,373	-£1,646,954	-£1,887,941	-£2,034,049
60% LAR : 40% CIR	25%	-£1,264,677	-£1,694,436	-£1,698,100	-£1,704,890	-£1,740,430	-£1,981,175	-£2,127,147
60% LAR : 40% CIR	30%	-£1,371,816	-£1,788,634	-£1,792,290	-£1,799,065	-£1,834,568	-£2,075,098	-£2,220,949
60% LAR : 40% CIR	35%	-£1,479,609	-£1,883,480	-£1,887,130	-£1,893,892	-£1,929,364	-£2,169,703	-£2,315,449
60% LAR : 40% CIR	40%	-£1,588,049	-£1,978,970	-£1,982,614	-£1,989,365	-£2,024,810	-£2,264,984	-£2,410,640
60% LAR : 40% CIR	45%	-£1,697,131	-£2,075,097	-£2,078,735	-£2,085,477	-£2,120,899	-£2,360,935	-£2,506,514
60% LAR : 40% CIR	50%	-£1,968,576	-£2,330,996	-£2,334,631	-£2,341,365	-£2,376,768	-£2,617,887	-£2,765,623

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£505,580	£11,184	£7,461	£573	-£35,214	-£277,444	-£424,241
60% LAR : 40% CIR	5%	£401,807	-£79,671	-£83,380	-£90,245	-£125,973	-£367,851	-£514,453
60% LAR : 40% CIR	10%	£297,349	-£171,208	-£174,903	-£181,747	-£217,421	-£458,975	-£605,397
60% LAR : 40% CIR	**12%**	**£255,374**	**-£208,012**	**-£211,702**	**-£218,538**	**-£254,192**	**-£495,624**	**-£641,978**
60% LAR : 40% CIR	15%	£192,210	-£263,419	-£267,103	-£273,926	-£309,552	-£550,810	-£697,066
60% LAR : 40% CIR	20%	£86,397	-£356,298	-£359,972	-£366,778	-£402,358	-£643,346	-£789,453
60% LAR : 40% CIR	25%	-£20,081	-£449,840	-£453,505	-£460,295	-£495,835	-£736,580	-£882,551
60% LAR : 40% CIR	30%	-£127,221	-£544,039	-£547,695	-£554,470	-£589,973	-£830,502	-£976,354
60% LAR : 40% CIR	35%	-£235,013	-£638,885	-£642,534	-£649,297	-£684,769	-£925,107	-£1,070,854
60% LAR : 40% CIR	40%	-£343,454	-£734,375	-£738,019	-£744,770	-£780,214	-£1,020,389	-£1,166,044
60% LAR : 40% CIR	45%	-£452,536	-£830,502	-£834,139	-£840,881	-£876,303	-£1,116,340	-£1,261,918
60% LAR : 40% CIR	50%	-£723,981	-£1,086,400	-£1,090,035	-£1,096,770	-£1,132,173	-£1,373,292	-£1,521,028

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR for 15 Years

Value Area: **Zone B - Camden Town Office & Resi £1,100 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,139,823	£1,639,981	£1,636,258	£1,629,370	£1,593,583	£1,351,353	£1,204,557
60% LAR : 40% CIR	5%	£2,019,022	£1,532,371	£1,528,663	£1,521,798	£1,486,069	£1,244,191	£1,097,589
60% LAR : 40% CIR	10%	£1,897,537	£1,424,080	£1,420,385	£1,413,541	£1,377,867	£1,136,313	£989,891
60% LAR : 40% CIR	**12%**	**£1,848,752**	**£1,380,574**	**£1,376,884**	**£1,370,048**	**£1,334,394**	**£1,092,962**	**£946,608**
60% LAR : 40% CIR	15%	£1,775,371	£1,315,114	£1,311,430	£1,304,607	£1,268,981	£1,027,724	£881,467
60% LAR : 40% CIR	20%	£1,652,532	£1,205,480	£1,201,806	£1,195,001	£1,159,420	£918,433	£772,325
60% LAR : 40% CIR	25%	£1,529,026	£1,095,183	£1,091,518	£1,084,730	£1,049,190	£808,445	£662,472
60% LAR : 40% CIR	30%	£1,404,860	£984,230	£980,575	£973,799	£938,296	£697,767	£551,915
60% LAR : 40% CIR	35%	£1,280,040	£872,629	£868,980	£862,217	£826,746	£586,407	£440,661
60% LAR : 40% CIR	40%	£1,154,573	£760,384	£756,741	£749,990	£714,546	£474,370	£328,715
60% LAR : 40% CIR	45%	£1,028,464	£647,503	£643,866	£637,124	£601,702	£361,665	£216,087
60% LAR : 40% CIR	50%	£739,992	£374,849	£371,216	£364,481	£329,078	£89,154	-£57,221

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,992,348	-£4,492,190	-£4,495,913	-£4,502,801	-£4,538,588	-£4,780,818	-£4,927,614
60% LAR : 40% CIR	5%	-£4,113,149	-£4,599,800	-£4,603,508	-£4,610,373	-£4,646,102	-£4,887,980	-£5,034,582
60% LAR : 40% CIR	10%	-£4,234,634	-£4,708,091	-£4,711,786	-£4,718,630	-£4,754,304	-£4,995,858	-£5,142,280
60% LAR : 40% CIR	**12%**	**-£4,283,419**	**-£4,751,597**	**-£4,755,287**	**-£4,762,123**	**-£4,797,777**	**-£5,039,209**	**-£5,185,563**
60% LAR : 40% CIR	15%	-£4,356,800	-£4,817,057	-£4,820,741	-£4,827,564	-£4,863,190	-£5,104,447	-£5,250,704
60% LAR : 40% CIR	20%	-£4,479,639	-£4,926,691	-£4,930,364	-£4,937,170	-£4,972,751	-£5,213,738	-£5,359,846
60% LAR : 40% CIR	25%	-£4,603,145	-£5,036,988	-£5,040,653	-£5,047,441	-£5,082,981	-£5,323,726	-£5,469,699
60% LAR : 40% CIR	30%	-£4,727,311	-£5,147,941	-£5,151,596	-£5,158,371	-£5,193,875	-£5,434,404	-£5,580,255
60% LAR : 40% CIR	35%	-£4,852,130	-£5,259,542	-£5,263,191	-£5,269,954	-£5,305,425	-£5,545,764	-£5,691,510
60% LAR : 40% CIR	40%	-£4,977,598	-£5,371,787	-£5,375,430	-£5,382,180	-£5,417,625	-£5,657,800	-£5,803,456
60% LAR : 40% CIR	45%	-£5,103,707	-£5,484,668	-£5,488,305	-£5,495,047	-£5,530,469	-£5,770,506	-£5,916,084
60% LAR : 40% CIR	50%	-£5,392,179	-£5,757,322	-£5,760,955	-£5,767,690	-£5,803,093	-£6,043,017	-£6,189,392

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,451,349	-£1,951,190	-£1,954,914	-£1,961,802	-£1,997,589	-£2,239,819	-£2,386,615
60% LAR : 40% CIR	5%	-£1,572,149	-£2,058,800	-£2,062,509	-£2,069,373	-£2,105,103	-£2,346,981	-£2,493,582
60% LAR : 40% CIR	10%	-£1,693,635	-£2,167,092	-£2,170,787	-£2,177,630	-£2,213,305	-£2,454,859	-£2,601,281
60% LAR : 40% CIR	**12%**	**-£1,742,419**	**-£2,210,598**	**-£2,214,288**	**-£2,221,124**	**-£2,256,777**	**-£2,498,210**	**-£2,644,564**
60% LAR : 40% CIR	15%	-£1,815,801	-£2,276,058	-£2,279,742	-£2,286,565	-£2,322,191	-£2,563,447	-£2,709,705
60% LAR : 40% CIR	20%	-£1,938,640	-£2,385,692	-£2,389,365	-£2,396,171	-£2,431,751	-£2,672,739	-£2,818,846
60% LAR : 40% CIR	25%	-£2,062,146	-£2,495,989	-£2,499,653	-£2,506,442	-£2,541,982	-£2,782,727	-£2,928,700
60% LAR : 40% CIR	30%	-£2,186,312	-£2,606,941	-£2,610,597	-£2,617,372	-£2,652,875	-£2,893,405	-£3,039,256
60% LAR : 40% CIR	35%	-£2,311,131	-£2,718,543	-£2,722,192	-£2,728,954	-£2,764,426	-£3,004,765	-£3,150,511
60% LAR : 40% CIR	40%	-£2,436,599	-£2,830,788	-£2,834,431	-£2,841,181	-£2,876,626	-£3,116,801	-£3,262,457
60% LAR : 40% CIR	45%	-£2,562,707	-£2,943,668	-£2,947,306	-£2,954,048	-£2,989,470	-£3,229,507	-£3,375,085
60% LAR : 40% CIR	50%	-£2,851,180	-£3,216,322	-£3,219,956	-£3,226,691	-£3,262,094	-£3,502,017	-£3,648,393

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£398,476	-£898,318	-£902,041	-£908,929	-£944,716	-£1,186,946	-£1,333,742
60% LAR : 40% CIR	5%	-£519,277	-£1,005,928	-£1,009,636	-£1,016,501	-£1,052,230	-£1,294,108	-£1,440,710
60% LAR : 40% CIR	10%	-£640,762	-£1,114,219	-£1,117,914	-£1,124,758	-£1,160,432	-£1,401,986	-£1,548,408
60% LAR : 40% CIR	**12%**	**-£689,547**	**-£1,157,725**	**-£1,161,415**	**-£1,168,251**	**-£1,203,904**	**-£1,445,337**	**-£1,591,691**
60% LAR : 40% CIR	15%	-£762,928	-£1,223,185	-£1,226,869	-£1,233,692	-£1,269,318	-£1,510,575	-£1,656,832
60% LAR : 40% CIR	20%	-£885,767	-£1,332,819	-£1,336,492	-£1,343,298	-£1,378,879	-£1,619,866	-£1,765,974
60% LAR : 40% CIR	25%	-£1,009,273	-£1,443,116	-£1,446,780	-£1,453,569	-£1,489,109	-£1,729,854	-£1,875,827
60% LAR : 40% CIR	30%	-£1,133,439	-£1,554,069	-£1,557,724	-£1,564,499	-£1,600,003	-£1,840,532	-£1,986,383
60% LAR : 40% CIR	35%	-£1,258,258	-£1,665,670	-£1,669,319	-£1,676,082	-£1,711,553	-£1,951,892	-£2,097,638
60% LAR : 40% CIR	40%	-£1,383,726	-£1,777,915	-£1,781,558	-£1,788,308	-£1,823,753	-£2,063,928	-£2,209,584
60% LAR : 40% CIR	45%	-£1,509,835	-£1,890,796	-£1,894,433	-£1,901,175	-£1,936,597	-£2,176,634	-£2,322,212
60% LAR : 40% CIR	50%	-£1,798,307	-£2,163,450	-£2,167,083	-£2,173,818	-£2,209,221	-£2,449,145	-£2,595,520

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£846,119	£346,278	£342,554	£335,667	£299,879	£57,649	-£89,147
60% LAR : 40% CIR	5%	£725,319	£238,668	£234,959	£228,095	£192,365	-£49,512	-£196,114
60% LAR : 40% CIR	10%	£603,833	£130,377	£126,681	£119,838	£84,163	-£157,391	-£303,813
60% LAR : 40% CIR	**12%**	**£555,049**	**£86,871**	**£83,180**	**£76,345**	**£40,691**	**-£200,742**	**-£347,096**
60% LAR : 40% CIR	15%	£481,667	£21,410	£17,726	£10,903	-£24,722	-£265,979	-£412,236
60% LAR : 40% CIR	20%	£358,829	-£88,223	-£91,897	-£98,703	-£134,283	-£375,271	-£521,378
60% LAR : 40% CIR	25%	£235,323	-£198,520	-£202,185	-£208,974	-£244,514	-£485,259	-£631,231
60% LAR : 40% CIR	30%	£111,156	-£309,473	-£313,129	-£319,904	-£355,407	-£595,936	-£741,788
60% LAR : 40% CIR	35%	-£13,663	-£421,074	-£424,724	-£431,486	-£466,957	-£707,297	-£853,043
60% LAR : 40% CIR	40%	-£139,131	-£533,319	-£536,962	-£543,713	-£579,158	-£819,333	-£964,989
60% LAR : 40% CIR	45%	-£265,239	-£646,200	-£649,838	-£656,580	-£692,002	-£932,039	-£1,077,617
60% LAR : 40% CIR	50%	-£553,711	-£918,854	-£922,488	-£929,223	-£964,626	-£1,204,549	-£1,350,925

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR for 15 Years

Value Area	**Zone B - Camden Town Office & Resi £1,200 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,480,361	£1,975,075	£1,971,351	£1,964,464	£1,928,676	£1,686,448	£1,539,650
60% LAR : 40% CIR	5%	£2,342,534	£1,850,711	£1,847,001	£1,840,137	£1,804,408	£1,562,531	£1,415,929
60% LAR : 40% CIR	10%	£2,204,022	£1,725,665	£1,721,969	£1,715,126	£1,679,451	£1,437,897	£1,291,475
60% LAR : 40% CIR	**12%**	**£2,148,426**	**£1,675,457**	**£1,671,766**	**£1,664,931**	**£1,629,277**	**£1,387,844**	**£1,241,490**
60% LAR : 40% CIR	15%	£2,064,829	£1,599,944	£1,596,260	£1,589,437	£1,553,811	£1,312,553	£1,166,296
60% LAR : 40% CIR	20%	£1,924,963	£1,473,554	£1,469,881	£1,463,076	£1,427,495	£1,186,508	£1,040,400
60% LAR : 40% CIR	25%	£1,784,430	£1,346,503	£1,342,839	£1,336,050	£1,300,510	£1,059,765	£913,792
60% LAR : 40% CIR	30%	£1,643,237	£1,218,796	£1,215,140	£1,208,365	£1,172,861	£932,333	£786,480
60% LAR : 40% CIR	35%	£1,501,390	£1,090,440	£1,086,791	£1,080,029	£1,044,557	£804,218	£658,471
60% LAR : 40% CIR	40%	£1,358,896	£961,441	£957,798	£951,046	£915,601	£675,427	£529,771
60% LAR : 40% CIR	45%	£1,215,760	£831,805	£828,167	£821,425	£786,003	£545,967	£400,388
60% LAR : 40% CIR	50%	£910,262	£542,397	£538,762	£532,028	£496,625	£256,702	£111,186

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,651,810	-£4,157,096	-£4,160,819	-£4,167,707	-£4,203,495	-£4,445,723	-£4,592,521
60% LAR : 40% CIR	5%	-£3,789,637	-£4,281,460	-£4,285,169	-£4,292,034	-£4,327,763	-£4,569,640	-£4,716,242
60% LAR : 40% CIR	10%	-£3,928,149	-£4,406,506	-£4,410,202	-£4,417,045	-£4,452,720	-£4,694,274	-£4,840,696
60% LAR : 40% CIR	**12%**	**-£3,983,745**	**-£4,456,714**	**-£4,460,405**	**-£4,467,240**	**-£4,502,894**	**-£4,744,326**	**-£4,890,681**
60% LAR : 40% CIR	15%	-£4,067,342	-£4,532,227	-£4,535,911	-£4,542,734	-£4,578,360	-£4,819,617	-£4,965,874
60% LAR : 40% CIR	20%	-£4,207,208	-£4,658,617	-£4,662,290	-£4,669,095	-£4,704,676	-£4,945,663	-£5,091,771
60% LAR : 40% CIR	25%	-£4,347,741	-£4,785,668	-£4,789,332	-£4,796,121	-£4,831,661	-£5,072,406	-£5,218,379
60% LAR : 40% CIR	30%	-£4,488,934	-£4,913,375	-£4,917,031	-£4,923,806	-£4,959,310	-£5,199,838	-£5,345,691
60% LAR : 40% CIR	35%	-£4,630,781	-£5,041,731	-£5,045,380	-£5,052,142	-£5,087,614	-£5,327,953	-£5,473,700
60% LAR : 40% CIR	40%	-£4,773,275	-£5,170,730	-£5,174,373	-£5,181,125	-£5,216,570	-£5,456,744	-£5,602,399
60% LAR : 40% CIR	45%	-£4,916,411	-£5,300,366	-£5,304,004	-£5,310,746	-£5,346,168	-£5,586,204	-£5,731,783
60% LAR : 40% CIR	50%	-£5,221,909	-£5,589,774	-£5,593,409	-£5,600,143	-£5,635,546	-£5,875,469	-£6,020,985

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,110,811	-£1,616,097	-£1,619,820	-£1,626,708	-£1,662,495	-£1,904,724	-£2,051,521
60% LAR : 40% CIR	5%	-£1,248,637	-£1,740,461	-£1,744,170	-£1,751,035	-£1,786,763	-£2,028,641	-£2,175,243
60% LAR : 40% CIR	10%	-£1,387,149	-£1,865,507	-£1,869,203	-£1,876,046	-£1,911,721	-£2,153,275	-£2,299,697
60% LAR : 40% CIR	**12%**	**-£1,442,746**	**-£1,915,715**	**-£1,919,405**	**-£1,926,241**	**-£1,961,895**	**-£2,203,327**	**-£2,349,681**
60% LAR : 40% CIR	15%	-£1,526,343	-£1,991,228	-£1,994,912	-£2,001,735	-£2,037,360	-£2,278,618	-£2,424,875
60% LAR : 40% CIR	20%	-£1,666,208	-£2,117,617	-£2,121,291	-£2,128,096	-£2,163,676	-£2,404,664	-£2,550,771
60% LAR : 40% CIR	25%	-£1,806,742	-£2,244,669	-£2,248,332	-£2,255,122	-£2,290,662	-£2,531,407	-£2,677,380
60% LAR : 40% CIR	30%	-£1,947,934	-£2,372,375	-£2,376,031	-£2,382,806	-£2,418,311	-£2,658,839	-£2,804,691
60% LAR : 40% CIR	35%	-£2,089,782	-£2,500,732	-£2,504,381	-£2,511,143	-£2,546,615	-£2,786,954	-£2,932,700
60% LAR : 40% CIR	40%	-£2,232,276	-£2,629,731	-£2,633,374	-£2,640,126	-£2,675,571	-£2,915,745	-£3,061,400
60% LAR : 40% CIR	45%	-£2,375,412	-£2,759,367	-£2,763,005	-£2,769,747	-£2,805,169	-£3,045,204	-£3,190,784
60% LAR : 40% CIR	50%	-£2,680,910	-£3,048,775	-£3,052,410	-£3,059,144	-£3,094,547	-£3,334,470	-£3,479,986

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£57,938	-£563,224	-£566,947	-£573,835	-£609,622	-£851,851	-£998,649
60% LAR : 40% CIR	5%	-£195,765	-£687,588	-£691,297	-£698,162	-£733,890	-£975,768	-£1,122,370
60% LAR : 40% CIR	10%	-£334,277	-£812,634	-£816,330	-£823,173	-£858,848	-£1,100,402	-£1,246,824
60% LAR : 40% CIR	**12%**	**-£389,873**	**-£862,842**	**-£866,533**	**-£873,368**	**-£909,022**	**-£1,150,454**	**-£1,296,809**
60% LAR : 40% CIR	15%	-£473,470	-£938,355	-£942,039	-£948,862	-£984,487	-£1,225,745	-£1,372,002
60% LAR : 40% CIR	20%	-£613,336	-£1,064,745	-£1,068,418	-£1,075,223	-£1,110,804	-£1,351,791	-£1,497,899
60% LAR : 40% CIR	25%	-£753,869	-£1,191,796	-£1,195,460	-£1,202,249	-£1,237,789	-£1,478,534	-£1,624,507
60% LAR : 40% CIR	30%	-£895,062	-£1,319,503	-£1,323,159	-£1,329,934	-£1,365,438	-£1,605,966	-£1,751,819
60% LAR : 40% CIR	35%	-£1,036,909	-£1,447,859	-£1,451,508	-£1,458,270	-£1,493,742	-£1,734,081	-£1,879,828
60% LAR : 40% CIR	40%	-£1,179,403	-£1,576,858	-£1,580,501	-£1,587,253	-£1,622,698	-£1,862,872	-£2,008,527
60% LAR : 40% CIR	45%	-£1,322,539	-£1,706,494	-£1,710,132	-£1,716,874	-£1,752,296	-£1,992,332	-£2,137,911
60% LAR : 40% CIR	50%	-£1,628,037	-£1,995,902	-£1,999,537	-£2,006,271	-£2,041,674	-£2,281,597	-£2,427,113

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,186,657	£681,371	£677,648	£670,760	£634,973	£392,744	£245,947
60% LAR : 40% CIR	5%	£1,048,831	£557,007	£553,298	£546,433	£510,705	£268,827	£122,225
60% LAR : 40% CIR	10%	£910,319	£431,961	£428,266	£421,422	£385,748	£144,193	-£2,228
60% LAR : 40% CIR	**12%**	**£854,723**	**£381,753**	**£378,063**	**£371,227**	**£335,573**	**£94,141**	**-£52,213**
60% LAR : 40% CIR	15%	£771,126	£306,241	£302,557	£295,733	£260,108	£18,850	-£127,407
60% LAR : 40% CIR	20%	£631,260	£179,851	£176,177	£169,372	£133,792	-£107,196	-£253,303
60% LAR : 40% CIR	25%	£490,727	£52,799	£49,136	£42,346	£6,806	-£233,939	-£379,911
60% LAR : 40% CIR	30%	£349,534	-£74,907	-£78,563	-£85,338	-£120,842	-£361,371	-£507,223
60% LAR : 40% CIR	35%	£207,686	-£203,264	-£206,913	-£213,674	-£249,147	-£489,486	-£635,232
60% LAR : 40% CIR	40%	£65,192	-£332,263	-£335,906	-£342,658	-£378,102	-£618,276	-£763,932
60% LAR : 40% CIR	45%	-£77,943	-£461,899	-£465,537	-£472,278	-£507,701	-£747,736	-£893,315
60% LAR : 40% CIR	50%	-£383,442	-£751,307	-£754,942	-£761,675	-£797,078	-£1,037,002	-£1,182,518

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR for 15 Years		Value Area	Zone B - Camden Town Office & Resi £1,300 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,820,900	£2,310,168	£2,306,446	£2,299,557	£2,263,770	£2,021,541	£1,874,744
60% LAR : 40% CIR	5%	£2,666,047	£2,169,049	£2,165,341	£2,158,476	£2,122,747	£1,880,869	£1,734,267
60% LAR : 40% CIR	10%	£2,510,507	£2,027,249	£2,023,553	£2,016,710	£1,981,035	£1,739,481	£1,593,059
60% LAR : 40% CIR	**12%**	**£2,448,100**	**£1,970,339**	**£1,966,649**	**£1,959,813**	**£1,924,159**	**£1,682,727**	**£1,536,373**
60% LAR : 40% CIR	15%	£2,354,287	£1,884,773	£1,881,089	£1,874,266	£1,838,641	£1,597,384	£1,451,127
60% LAR : 40% CIR	20%	£2,197,394	£1,741,629	£1,737,956	£1,731,151	£1,695,570	£1,454,583	£1,308,475
60% LAR : 40% CIR	25%	£2,039,835	£1,597,824	£1,594,159	£1,587,370	£1,551,830	£1,311,085	£1,165,113
60% LAR : 40% CIR	30%	£1,881,615	£1,453,362	£1,449,705	£1,442,931	£1,407,427	£1,166,898	£1,021,046
60% LAR : 40% CIR	35%	£1,722,740	£1,308,251	£1,304,601	£1,297,840	£1,262,368	£1,022,028	£876,282
60% LAR : 40% CIR	40%	£1,563,219	£1,162,497	£1,158,853	£1,152,103	£1,116,658	£876,484	£730,828
60% LAR : 40% CIR	45%	£1,403,057	£1,016,106	£1,012,468	£1,005,727	£970,304	£730,269	£584,690
60% LAR : 40% CIR	50%	£1,080,531	£709,944	£706,309	£699,574	£664,171	£424,248	£278,732

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,311,271	-£3,822,002	-£3,825,725	-£3,832,614	-£3,868,401	-£4,110,630	-£4,257,427
60% LAR : 40% CIR	5%	-£3,466,124	-£3,963,122	-£3,966,830	-£3,973,695	-£4,009,424	-£4,251,302	-£4,397,904
60% LAR : 40% CIR	10%	-£3,621,664	-£4,104,922	-£4,108,617	-£4,115,461	-£4,151,135	-£4,392,690	-£4,539,111
60% LAR : 40% CIR	**12%**	**-£3,684,071**	**-£4,161,832**	**-£4,165,522**	**-£4,172,358**	**-£4,208,012**	**-£4,449,444**	**-£4,595,798**
60% LAR : 40% CIR	15%	-£3,777,883	-£4,247,398	-£4,251,082	-£4,257,905	-£4,293,530	-£4,534,787	-£4,681,044
60% LAR : 40% CIR	20%	-£3,934,776	-£4,390,542	-£4,394,215	-£4,401,020	-£4,436,600	-£4,677,588	-£4,823,695
60% LAR : 40% CIR	25%	-£4,092,336	-£4,534,347	-£4,538,012	-£4,544,801	-£4,580,341	-£4,821,086	-£4,967,058
60% LAR : 40% CIR	30%	-£4,250,556	-£4,678,809	-£4,682,466	-£4,689,240	-£4,724,744	-£4,965,273	-£5,111,125
60% LAR : 40% CIR	35%	-£4,409,431	-£4,823,920	-£4,827,570	-£4,834,331	-£4,869,803	-£5,110,143	-£5,255,889
60% LAR : 40% CIR	40%	-£4,568,952	-£4,969,674	-£4,973,318	-£4,980,068	-£5,015,513	-£5,255,687	-£5,401,343
60% LAR : 40% CIR	45%	-£4,729,114	-£5,116,065	-£5,119,702	-£5,126,444	-£5,161,866	-£5,401,902	-£5,547,481
60% LAR : 40% CIR	50%	-£5,051,640	-£5,422,227	-£5,425,862	-£5,432,597	-£5,467,999	-£5,707,923	-£5,853,439

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£770,272	-£1,281,003	-£1,284,726	-£1,291,614	-£1,327,402	-£1,569,630	-£1,716,428
60% LAR : 40% CIR	5%	-£925,124	-£1,422,122	-£1,425,831	-£1,432,695	-£1,468,425	-£1,710,303	-£1,856,904
60% LAR : 40% CIR	10%	-£1,080,665	-£1,563,923	-£1,567,618	-£1,574,462	-£1,610,136	-£1,851,690	-£1,998,112
60% LAR : 40% CIR	**12%**	**-£1,143,072**	**-£1,620,833**	**-£1,624,523**	**-£1,631,359**	**-£1,667,012**	**-£1,908,445**	**-£2,054,799**
60% LAR : 40% CIR	15%	-£1,236,884	-£1,706,398	-£1,710,082	-£1,716,906	-£1,752,531	-£1,993,788	-£2,140,045
60% LAR : 40% CIR	20%	-£1,393,777	-£1,849,542	-£1,853,216	-£1,860,021	-£1,895,601	-£2,136,589	-£2,282,696
60% LAR : 40% CIR	25%	-£1,551,337	-£1,993,348	-£1,997,012	-£2,003,802	-£2,039,342	-£2,280,087	-£2,426,059
60% LAR : 40% CIR	30%	-£1,709,557	-£2,137,810	-£2,141,466	-£2,148,241	-£2,183,745	-£2,424,274	-£2,570,126
60% LAR : 40% CIR	35%	-£1,868,432	-£2,282,921	-£2,286,570	-£2,293,332	-£2,328,804	-£2,569,143	-£2,714,890
60% LAR : 40% CIR	40%	-£2,027,953	-£2,428,674	-£2,432,318	-£2,439,069	-£2,474,514	-£2,714,688	-£2,860,344
60% LAR : 40% CIR	45%	-£2,188,115	-£2,575,065	-£2,578,703	-£2,585,445	-£2,620,867	-£2,860,903	-£3,006,482
60% LAR : 40% CIR	50%	-£2,510,640	-£2,881,228	-£2,884,863	-£2,891,597	-£2,927,000	-£3,166,924	-£3,312,440

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£282,601	-£228,130	-£231,853	-£238,742	-£274,529	-£516,758	-£663,555
60% LAR : 40% CIR	5%	£127,748	-£369,250	-£372,958	-£379,823	-£415,552	-£657,430	-£804,032
60% LAR : 40% CIR	10%	-£27,792	-£511,050	-£514,745	-£521,589	-£557,263	-£798,818	-£945,239
60% LAR : 40% CIR	**12%**	**-£90,199**	**-£567,960**	**-£571,650**	**-£578,486**	**-£614,139**	**-£855,572**	**-£1,001,926**
60% LAR : 40% CIR	15%	-£184,011	-£653,526	-£657,210	-£664,033	-£699,658	-£940,915	-£1,087,172
60% LAR : 40% CIR	20%	-£340,904	-£796,670	-£800,343	-£807,148	-£842,728	-£1,083,716	-£1,229,823
60% LAR : 40% CIR	25%	-£498,464	-£940,475	-£944,140	-£950,929	-£986,469	-£1,227,214	-£1,373,186
60% LAR : 40% CIR	30%	-£656,684	-£1,084,937	-£1,088,594	-£1,095,368	-£1,130,872	-£1,371,401	-£1,517,253
60% LAR : 40% CIR	35%	-£815,559	-£1,230,048	-£1,233,698	-£1,240,459	-£1,275,931	-£1,516,271	-£1,662,017
60% LAR : 40% CIR	40%	-£975,080	-£1,375,802	-£1,379,446	-£1,386,196	-£1,421,641	-£1,661,815	-£1,807,471
60% LAR : 40% CIR	45%	-£1,135,242	-£1,522,193	-£1,525,830	-£1,532,572	-£1,567,994	-£1,808,030	-£1,953,609
60% LAR : 40% CIR	50%	-£1,457,768	-£1,828,355	-£1,831,990	-£1,838,725	-£1,874,127	-£2,114,051	-£2,259,567

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,527,197	£1,016,465	£1,012,743	£1,005,854	£970,067	£727,838	£581,040
60% LAR : 40% CIR	5%	£1,372,344	£875,346	£871,637	£864,773	£829,043	£587,166	£440,564
60% LAR : 40% CIR	10%	£1,216,804	£733,545	£729,850	£723,006	£687,332	£445,778	£299,356
60% LAR : 40% CIR	**12%**	**£1,154,397**	**£676,636**	**£672,945**	**£666,110**	**£630,456**	**£389,024**	**£242,669**
60% LAR : 40% CIR	15%	£1,060,584	£591,070	£587,386	£580,563	£544,937	£303,680	£157,423
60% LAR : 40% CIR	20%	£903,691	£447,926	£444,252	£437,447	£401,867	£160,879	£14,772
60% LAR : 40% CIR	25%	£746,131	£304,120	£300,456	£293,666	£258,126	£17,381	-£128,590
60% LAR : 40% CIR	30%	£587,911	£159,659	£156,002	£149,228	£113,723	-£126,806	-£272,657
60% LAR : 40% CIR	35%	£429,037	£14,547	£10,898	£4,136	-£31,336	-£271,675	-£417,421
60% LAR : 40% CIR	40%	£269,515	-£131,206	-£134,850	-£141,601	-£177,046	-£417,220	-£562,875
60% LAR : 40% CIR	45%	£109,353	-£277,597	-£281,235	-£287,977	-£323,399	-£563,435	-£709,014
60% LAR : 40% CIR	50%	-£213,172	-£583,760	-£587,394	-£594,129	-£629,532	-£869,456	-£1,014,971

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - NO AW		**Value Area**	**Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£196,771	-£263,352	-£267,132	-£274,056	-£308,657	-£541,879	-£682,832
60% LAR : 40% CIR	5%	£110,025	-£338,497	-£342,262	-£349,163	-£383,704	-£616,569	-£757,325
60% LAR : 40% CIR	10%	£22,594	-£414,334	-£418,086	-£424,964	-£459,451	-£691,988	-£832,559
60% LAR : 40% CIR	**12%**	**-£12,762**	**-£444,860**	**-£448,608**	**-£455,478**	**-£489,944**	**-£722,357**	**-£862,861**
60% LAR : 40% CIR	15%	-£66,518	-£490,855	-£494,597	-£501,454	-£535,891	-£768,126	-£908,531
60% LAR : 40% CIR	20%	-£156,657	-£568,057	-£571,787	-£578,627	-£613,017	-£844,979	-£985,231
60% LAR : 40% CIR	25%	-£247,474	-£645,930	-£649,650	-£656,474	-£690,824	-£922,538	-£1,062,654
60% LAR : 40% CIR	30%	-£338,962	-£724,469	-£728,180	-£734,989	-£769,303	-£1,000,798	-£1,140,791
60% LAR : 40% CIR	35%	-£431,112	-£803,666	-£807,371	-£814,167	-£848,448	-£1,079,751	-£1,219,638
60% LAR : 40% CIR	40%	-£523,921	-£883,516	-£887,216	-£894,001	-£928,253	-£1,159,390	-£1,299,184
60% LAR : 40% CIR	45%	-£617,380	-£964,013	-£967,707	-£974,482	-£1,008,713	-£1,239,708	-£1,379,424
60% LAR : 40% CIR	50%	-£711,483	-£1,045,149	-£1,048,839	-£1,055,607	-£1,089,818	-£1,320,700	-£1,460,352

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,935,400	-£6,395,522	-£6,399,303	-£6,406,227	-£6,440,828	-£6,674,050	-£6,815,003
60% LAR : 40% CIR	5%	-£6,022,146	-£6,470,668	-£6,474,433	-£6,481,334	-£6,515,874	-£6,748,740	-£6,889,495
60% LAR : 40% CIR	10%	-£6,109,577	-£6,546,505	-£6,550,257	-£6,557,135	-£6,591,622	-£6,824,159	-£6,964,730
60% LAR : 40% CIR	**12%**	**-£6,144,933**	**-£6,577,031**	**-£6,580,779**	**-£6,587,649**	**-£6,622,115**	**-£6,854,528**	**-£6,995,032**
60% LAR : 40% CIR	15%	-£6,198,689	-£6,623,026	-£6,626,767	-£6,633,625	-£6,668,062	-£6,900,297	-£7,040,702
60% LAR : 40% CIR	20%	-£6,288,828	-£6,700,228	-£6,703,957	-£6,710,797	-£6,745,188	-£6,977,150	-£7,117,402
60% LAR : 40% CIR	25%	-£6,379,645	-£6,778,100	-£6,781,821	-£6,788,644	-£6,822,994	-£7,054,709	-£7,194,825
60% LAR : 40% CIR	30%	-£6,471,133	-£6,856,639	-£6,860,351	-£6,867,160	-£6,901,474	-£7,132,969	-£7,272,962
60% LAR : 40% CIR	35%	-£6,563,283	-£6,935,837	-£6,939,542	-£6,946,338	-£6,980,619	-£7,211,922	-£7,351,809
60% LAR : 40% CIR	40%	-£6,656,092	-£7,015,687	-£7,019,387	-£7,026,172	-£7,060,424	-£7,291,560	-£7,431,355
60% LAR : 40% CIR	45%	-£6,749,551	-£7,096,184	-£7,099,878	-£7,106,653	-£7,140,884	-£7,371,879	-£7,511,595
60% LAR : 40% CIR	50%	-£6,843,654	-£7,177,320	-£7,181,010	-£7,187,778	-£7,221,989	-£7,452,870	-£7,592,523

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,394,401	-£3,854,523	-£3,858,304	-£3,865,228	-£3,899,828	-£4,133,051	-£4,274,004
60% LAR : 40% CIR	5%	-£3,481,146	-£3,929,669	-£3,933,434	-£3,940,335	-£3,974,875	-£4,207,741	-£4,348,496
60% LAR : 40% CIR	10%	-£3,568,577	-£4,005,506	-£4,009,258	-£4,016,136	-£4,050,623	-£4,283,160	-£4,423,731
60% LAR : 40% CIR	**12%**	**-£3,603,933**	**-£4,036,032**	**-£4,039,780**	**-£4,046,650**	**-£4,081,116**	**-£4,313,529**	**-£4,454,032**
60% LAR : 40% CIR	15%	-£3,657,690	-£4,082,027	-£4,085,768	-£4,092,626	-£4,127,063	-£4,359,298	-£4,499,702
60% LAR : 40% CIR	20%	-£3,747,829	-£4,159,228	-£4,162,958	-£4,169,798	-£4,204,188	-£4,436,150	-£4,576,403
60% LAR : 40% CIR	25%	-£3,838,646	-£4,237,101	-£4,240,822	-£4,247,645	-£4,281,995	-£4,513,710	-£4,653,826
60% LAR : 40% CIR	30%	-£3,930,133	-£4,315,640	-£4,319,352	-£4,326,161	-£4,360,474	-£4,591,969	-£4,731,963
60% LAR : 40% CIR	35%	-£4,022,284	-£4,394,838	-£4,398,543	-£4,405,338	-£4,439,620	-£4,670,923	-£4,810,809
60% LAR : 40% CIR	40%	-£4,115,093	-£4,474,688	-£4,478,388	-£4,485,173	-£4,519,425	-£4,750,561	-£4,890,356
60% LAR : 40% CIR	45%	-£4,208,552	-£4,555,185	-£4,558,879	-£4,565,654	-£4,599,884	-£4,830,880	-£4,970,596
60% LAR : 40% CIR	50%	-£4,302,655	-£4,636,321	-£4,640,011	-£4,646,779	-£4,680,990	-£4,911,871	-£5,051,524

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,341,528	-£2,801,650	-£2,805,431	-£2,812,355	-£2,846,955	-£3,080,178	-£3,221,131
60% LAR : 40% CIR	5%	-£2,428,274	-£2,876,796	-£2,880,561	-£2,887,462	-£2,922,002	-£3,154,868	-£3,295,623
60% LAR : 40% CIR	10%	-£2,515,705	-£2,952,633	-£2,956,385	-£2,963,263	-£2,997,750	-£3,230,287	-£3,370,858
60% LAR : 40% CIR	**12%**	**-£2,551,061**	**-£2,983,159**	**-£2,986,907**	**-£2,993,777**	**-£3,028,243**	**-£3,260,656**	**-£3,401,160**
60% LAR : 40% CIR	15%	-£2,604,817	-£3,029,154	-£3,032,895	-£3,039,753	-£3,074,190	-£3,306,425	-£3,446,830
60% LAR : 40% CIR	20%	-£2,694,956	-£3,106,356	-£3,110,085	-£3,116,925	-£3,151,316	-£3,383,278	-£3,523,530
60% LAR : 40% CIR	25%	-£2,785,773	-£3,184,228	-£3,187,949	-£3,194,772	-£3,229,122	-£3,460,837	-£3,600,953
60% LAR : 40% CIR	30%	-£2,877,261	-£3,262,767	-£3,266,479	-£3,273,288	-£3,307,602	-£3,539,097	-£3,679,090
60% LAR : 40% CIR	35%	-£2,969,411	-£3,341,965	-£3,345,670	-£3,352,466	-£3,386,747	-£3,618,050	-£3,757,937
60% LAR : 40% CIR	40%	-£3,062,220	-£3,421,815	-£3,425,515	-£3,432,300	-£3,466,552	-£3,697,688	-£3,837,483
60% LAR : 40% CIR	45%	-£3,155,679	-£3,502,312	-£3,506,006	-£3,512,781	-£3,547,012	-£3,778,007	-£3,917,723
60% LAR : 40% CIR	50%	-£3,249,782	-£3,583,448	-£3,587,138	-£3,593,906	-£3,628,117	-£3,858,998	-£3,998,651

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,096,932	-£1,557,055	-£1,560,835	-£1,567,760	-£1,602,360	-£1,835,583	-£1,976,536
60% LAR : 40% CIR	5%	-£1,183,678	-£1,632,201	-£1,635,966	-£1,642,866	-£1,677,407	-£1,910,273	-£2,051,028
60% LAR : 40% CIR	10%	-£1,271,109	-£1,708,038	-£1,711,790	-£1,718,668	-£1,753,155	-£1,985,691	-£2,126,263
60% LAR : 40% CIR	**12%**	**-£1,306,465**	**-£1,738,564**	**-£1,742,312**	**-£1,749,182**	**-£1,783,648**	**-£2,016,061**	**-£2,156,564**
60% LAR : 40% CIR	15%	-£1,360,221	-£1,784,559	-£1,788,300	-£1,795,158	-£1,829,595	-£2,061,829	-£2,202,234
60% LAR : 40% CIR	20%	-£1,450,361	-£1,861,760	-£1,865,490	-£1,872,330	-£1,906,720	-£2,138,682	-£2,278,935
60% LAR : 40% CIR	25%	-£1,541,178	-£1,939,633	-£1,943,354	-£1,950,177	-£1,984,527	-£2,216,242	-£2,356,357
60% LAR : 40% CIR	30%	-£1,632,665	-£2,018,172	-£2,021,884	-£2,028,692	-£2,063,006	-£2,294,501	-£2,434,495
60% LAR : 40% CIR	35%	-£1,724,816	-£2,097,369	-£2,101,074	-£2,107,870	-£2,142,152	-£2,373,454	-£2,513,341
60% LAR : 40% CIR	40%	-£1,817,625	-£2,177,220	-£2,180,919	-£2,187,704	-£2,221,957	-£2,453,093	-£2,592,888
60% LAR : 40% CIR	45%	-£1,911,084	-£2,257,717	-£2,261,411	-£2,268,186	-£2,302,416	-£2,533,412	-£2,673,128
60% LAR : 40% CIR	50%	-£2,005,187	-£2,338,853	-£2,342,543	-£2,349,311	-£2,383,522	-£2,614,403	-£2,754,056

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - NO AW		**Value Area**	**Zone B - Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£537,310	£75,700	£71,976	£65,157	£31,076	-£201,672	-£342,626
60% LAR : 40% CIR	5%	£433,537	-£15,301	-£19,066	-£25,966	-£60,507	-£293,373	-£434,127
60% LAR : 40% CIR	10%	£329,079	-£108,147	-£111,900	-£118,778	-£153,265	-£385,801	-£526,374
60% LAR : 40% CIR	**12%**	**£287,104**	**-£145,479**	**-£149,226**	**-£156,096**	**-£190,562**	**-£422,975**	**-£563,479**
60% LAR : 40% CIR	15%	£223,940	-£201,680	-£205,420	-£212,279	-£246,715	-£478,951	-£619,355
60% LAR : 40% CIR	20%	£118,128	-£295,891	-£299,621	-£306,461	-£340,852	-£572,814	-£713,067
60% LAR : 40% CIR	25%	£11,649	-£390,775	-£394,495	-£401,318	-£435,668	-£667,384	-£807,499
60% LAR : 40% CIR	30%	-£96,948	-£486,324	-£490,035	-£496,845	-£531,158	-£762,654	-£902,647
60% LAR : 40% CIR	35%	-£206,385	-£582,532	-£586,236	-£593,033	-£627,313	-£858,616	-£998,503
60% LAR : 40% CIR	40%	-£316,480	-£679,393	-£683,092	-£689,877	-£724,130	-£955,265	-£1,095,060
60% LAR : 40% CIR	45%	-£427,226	-£776,899	-£780,594	-£787,369	-£821,599	-£1,052,594	-£1,192,310
60% LAR : 40% CIR	50%	-£538,616	-£875,046	-£878,736	-£885,504	-£919,715	-£1,150,596	-£1,290,249

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,594,861	-£6,056,471	-£6,060,195	-£6,067,014	-£6,101,095	-£6,333,843	-£6,474,796
60% LAR : 40% CIR	5%	-£5,698,634	-£6,147,472	-£6,151,237	-£6,158,137	-£6,192,678	-£6,425,544	-£6,566,298
60% LAR : 40% CIR	10%	-£5,803,092	-£6,240,318	-£6,244,071	-£6,250,949	-£6,285,436	-£6,517,972	-£6,658,544
60% LAR : 40% CIR	**12%**	**-£5,845,067**	**-£6,277,650**	**-£6,281,397**	**-£6,288,267**	**-£6,322,733**	**-£6,555,146**	**-£6,695,649**
60% LAR : 40% CIR	15%	-£5,908,231	-£6,333,851	-£6,337,591	-£6,344,450	-£6,378,886	-£6,611,122	-£6,751,526
60% LAR : 40% CIR	20%	-£6,014,043	-£6,428,062	-£6,431,792	-£6,438,632	-£6,473,023	-£6,704,985	-£6,845,238
60% LAR : 40% CIR	25%	-£6,120,522	-£6,522,946	-£6,526,666	-£6,533,489	-£6,567,839	-£6,799,555	-£6,939,670
60% LAR : 40% CIR	30%	-£6,229,118	-£6,618,494	-£6,622,206	-£6,629,016	-£6,663,329	-£6,894,825	-£7,034,818
60% LAR : 40% CIR	35%	-£6,338,556	-£6,714,703	-£6,718,407	-£6,725,204	-£6,759,484	-£6,990,787	-£7,130,674
60% LAR : 40% CIR	40%	-£6,448,651	-£6,811,564	-£6,815,263	-£6,822,048	-£6,856,301	-£7,087,436	-£7,227,231
60% LAR : 40% CIR	45%	-£6,559,397	-£6,909,070	-£6,912,765	-£6,919,540	-£6,953,770	-£7,184,765	-£7,324,481
60% LAR : 40% CIR	50%	-£6,670,787	-£7,007,217	-£7,010,907	-£7,017,675	-£7,051,886	-£7,282,767	-£7,422,420

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,053,861	-£3,515,472	-£3,519,195	-£3,526,015	-£3,560,095	-£3,792,844	-£3,933,797
60% LAR : 40% CIR	5%	-£3,157,634	-£3,606,473	-£3,610,238	-£3,617,137	-£3,651,679	-£3,884,545	-£4,025,299
60% LAR : 40% CIR	10%	-£3,262,093	-£3,699,319	-£3,703,072	-£3,709,950	-£3,744,437	-£3,976,973	-£4,117,545
60% LAR : 40% CIR	**12%**	**-£3,304,068**	**-£3,736,651**	**-£3,740,398**	**-£3,747,268**	**-£3,781,734**	**-£4,014,147**	**-£4,154,650**
60% LAR : 40% CIR	15%	-£3,367,232	-£3,792,852	-£3,796,592	-£3,803,451	-£3,837,887	-£4,070,122	-£4,210,527
60% LAR : 40% CIR	20%	-£3,473,044	-£3,887,063	-£3,890,792	-£3,897,632	-£3,932,024	-£4,163,986	-£4,304,238
60% LAR : 40% CIR	25%	-£3,579,523	-£3,981,947	-£3,985,666	-£3,992,490	-£4,026,840	-£4,258,555	-£4,398,671
60% LAR : 40% CIR	30%	-£3,688,119	-£4,077,495	-£4,081,207	-£4,088,017	-£4,122,329	-£4,353,825	-£4,493,819
60% LAR : 40% CIR	35%	-£3,797,557	-£4,173,704	-£4,177,408	-£4,184,205	-£4,218,485	-£4,449,788	-£4,589,675
60% LAR : 40% CIR	40%	-£3,907,652	-£4,270,565	-£4,274,263	-£4,281,048	-£4,315,302	-£4,546,437	-£4,686,232
60% LAR : 40% CIR	45%	-£4,018,398	-£4,368,071	-£4,371,765	-£4,378,540	-£4,412,771	-£4,643,766	-£4,783,482
60% LAR : 40% CIR	50%	-£4,129,788	-£4,466,217	-£4,469,908	-£4,476,676	-£4,510,886	-£4,741,768	-£4,881,420

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,000,989	-£2,462,599	-£2,466,323	-£2,473,142	-£2,507,223	-£2,739,971	-£2,880,924
60% LAR : 40% CIR	5%	-£2,104,762	-£2,553,600	-£2,557,365	-£2,564,265	-£2,598,806	-£2,831,672	-£2,972,426
60% LAR : 40% CIR	10%	-£2,209,220	-£2,646,446	-£2,650,199	-£2,657,077	-£2,691,564	-£2,924,100	-£3,064,672
60% LAR : 40% CIR	**12%**	**-£2,251,195**	**-£2,683,778**	**-£2,687,525**	**-£2,694,395**	**-£2,728,861**	**-£2,961,274**	**-£3,101,777**
60% LAR : 40% CIR	15%	-£2,314,359	-£2,739,979	-£2,743,719	-£2,750,578	-£2,785,014	-£3,017,249	-£3,157,654
60% LAR : 40% CIR	20%	-£2,420,171	-£2,834,190	-£2,837,920	-£2,844,760	-£2,879,151	-£3,111,113	-£3,251,365
60% LAR : 40% CIR	25%	-£2,526,650	-£2,929,074	-£2,932,794	-£2,939,617	-£2,973,967	-£3,205,683	-£3,345,798
60% LAR : 40% CIR	30%	-£2,635,246	-£3,024,622	-£3,028,334	-£3,035,144	-£3,069,457	-£3,300,953	-£3,440,946
60% LAR : 40% CIR	35%	-£2,744,684	-£3,120,831	-£3,124,535	-£3,131,332	-£3,165,612	-£3,396,915	-£3,536,802
60% LAR : 40% CIR	40%	-£2,854,779	-£3,217,692	-£3,221,391	-£3,228,176	-£3,262,429	-£3,493,564	-£3,633,359
60% LAR : 40% CIR	45%	-£2,965,525	-£3,315,198	-£3,318,893	-£3,325,668	-£3,359,898	-£3,590,893	-£3,730,609
60% LAR : 40% CIR	50%	-£3,076,915	-£3,413,345	-£3,417,035	-£3,423,803	-£3,458,014	-£3,688,895	-£3,828,548

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£756,393	-£1,218,004	-£1,221,727	-£1,228,547	-£1,262,627	-£1,495,376	-£1,636,329
60% LAR : 40% CIR	5%	-£860,166	-£1,309,004	-£1,312,769	-£1,319,669	-£1,354,211	-£1,587,077	-£1,727,831
60% LAR : 40% CIR	10%	-£964,625	-£1,401,851	-£1,405,604	-£1,412,482	-£1,446,969	-£1,679,505	-£1,820,077
60% LAR : 40% CIR	**12%**	**-£1,006,599**	**-£1,439,183**	**-£1,442,929**	**-£1,449,800**	**-£1,484,265**	**-£1,716,678**	**-£1,857,182**
60% LAR : 40% CIR	15%	-£1,069,763	-£1,495,383	-£1,499,124	-£1,505,982	-£1,540,418	-£1,772,654	-£1,913,059
60% LAR : 40% CIR	20%	-£1,175,576	-£1,589,594	-£1,593,324	-£1,600,164	-£1,634,555	-£1,866,517	-£2,006,770
60% LAR : 40% CIR	25%	-£1,282,054	-£1,684,479	-£1,688,198	-£1,695,022	-£1,729,372	-£1,961,087	-£2,101,203
60% LAR : 40% CIR	30%	-£1,390,651	-£1,780,027	-£1,783,739	-£1,790,548	-£1,824,861	-£2,056,357	-£2,196,351
60% LAR : 40% CIR	35%	-£1,500,089	-£1,876,236	-£1,879,940	-£1,886,737	-£1,921,017	-£2,152,320	-£2,292,207
60% LAR : 40% CIR	40%	-£1,610,183	-£1,973,097	-£1,976,795	-£1,983,580	-£2,017,834	-£2,248,969	-£2,388,763
60% LAR : 40% CIR	45%	-£1,720,929	-£2,070,603	-£2,074,297	-£2,081,072	-£2,115,303	-£2,346,298	-£2,486,014
60% LAR : 40% CIR	50%	-£1,832,320	-£2,168,749	-£2,172,440	-£2,179,207	-£2,213,418	-£2,444,300	-£2,583,952

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - NO AW

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£707,580	£243,246	£239,524	£232,704	£198,623	-£31,569	-£172,522
60% LAR : 40% CIR	5%	£595,294	£144,098	£140,390	£133,594	£99,571	-£131,775	-£272,530
60% LAR : 40% CIR	10%	£482,321	£44,270	£40,574	£33,799	-£172	-£232,708	-£373,281
60% LAR : 40% CIR	**12%**	**£436,942**	**£4,149**	**£458**	**-£6,406**	**-£40,871**	**-£273,284**	**-£413,787**
60% LAR : 40% CIR	15%	£368,669	-£57,092	-£60,833	-£67,691	-£102,128	-£334,362	-£474,767
60% LAR : 40% CIR	20%	£254,344	-£159,808	-£163,538	-£170,378	-£204,769	-£436,731	-£576,983
60% LAR : 40% CIR	25%	£139,352	-£263,197	-£266,917	-£273,740	-£308,090	-£539,806	-£679,922
60% LAR : 40% CIR	30%	£23,699	-£367,252	-£370,963	-£377,772	-£412,086	-£643,581	-£783,574
60% LAR : 40% CIR	35%	-£94,021	-£471,965	-£475,670	-£482,466	-£516,746	-£748,049	-£887,936
60% LAR : 40% CIR	40%	-£212,760	-£577,331	-£581,029	-£587,814	-£622,068	-£853,204	-£992,998
60% LAR : 40% CIR	45%	-£332,149	-£683,343	-£687,037	-£693,813	-£728,042	-£959,038	-£1,098,753
60% LAR : 40% CIR	50%	-£452,182	-£789,995	-£793,685	-£800,453	-£834,664	-£1,065,544	-£1,205,197

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,424,591	-£5,888,925	-£5,892,647	-£5,899,467	-£5,933,548	-£6,163,740	-£6,304,693
60% LAR : 40% CIR	5%	-£5,536,877	-£5,988,072	-£5,991,781	-£5,998,577	-£6,032,600	-£6,263,946	-£6,404,701
60% LAR : 40% CIR	10%	-£5,649,850	-£6,087,901	-£6,091,597	-£6,098,372	-£6,132,342	-£6,364,879	-£6,505,452
60% LAR : 40% CIR	**12%**	**-£5,695,229**	**-£6,128,022**	**-£6,131,713**	**-£6,138,576**	**-£6,173,042**	**-£6,405,455**	**-£6,545,958**
60% LAR : 40% CIR	15%	-£5,763,502	-£6,189,263	-£6,193,004	-£6,199,862	-£6,234,299	-£6,466,533	-£6,606,938
60% LAR : 40% CIR	20%	-£5,877,827	-£6,291,979	-£6,295,709	-£6,302,549	-£6,336,940	-£6,568,902	-£6,709,154
60% LAR : 40% CIR	25%	-£5,992,819	-£6,395,368	-£6,399,088	-£6,405,911	-£6,440,261	-£6,671,977	-£6,812,093
60% LAR : 40% CIR	30%	-£6,108,472	-£6,499,422	-£6,503,134	-£6,509,943	-£6,544,257	-£6,775,752	-£6,915,745
60% LAR : 40% CIR	35%	-£6,226,192	-£6,604,136	-£6,607,841	-£6,614,637	-£6,648,917	-£6,880,220	-£7,020,107
60% LAR : 40% CIR	40%	-£6,344,931	-£6,709,502	-£6,713,200	-£6,719,985	-£6,754,239	-£6,985,375	-£7,125,169
60% LAR : 40% CIR	45%	-£6,464,320	-£6,815,513	-£6,819,208	-£6,825,984	-£6,860,213	-£7,091,209	-£7,230,924
60% LAR : 40% CIR	50%	-£6,584,353	-£6,922,166	-£6,925,856	-£6,932,624	-£6,966,834	-£7,197,715	-£7,337,367

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,883,592	-£3,347,926	-£3,351,648	-£3,358,468	-£3,392,549	-£3,622,741	-£3,763,694
60% LAR : 40% CIR	5%	-£2,995,877	-£3,447,073	-£3,450,781	-£3,457,578	-£3,491,601	-£3,722,947	-£3,863,701
60% LAR : 40% CIR	10%	-£3,108,850	-£3,546,902	-£3,550,597	-£3,557,373	-£3,591,343	-£3,823,880	-£3,964,452
60% LAR : 40% CIR	**12%**	**-£3,154,230**	**-£3,587,023**	**-£3,590,713**	**-£3,597,577**	**-£3,632,043**	**-£3,864,456**	**-£4,004,959**
60% LAR : 40% CIR	15%	-£3,222,503	-£3,648,264	-£3,652,005	-£3,658,862	-£3,693,299	-£3,925,534	-£4,065,939
60% LAR : 40% CIR	20%	-£3,336,828	-£3,750,980	-£3,754,710	-£3,761,550	-£3,795,941	-£4,027,903	-£4,168,155
60% LAR : 40% CIR	25%	-£3,451,820	-£3,854,369	-£3,858,089	-£3,864,912	-£3,899,262	-£4,130,978	-£4,271,093
60% LAR : 40% CIR	30%	-£3,567,473	-£3,958,423	-£3,962,135	-£3,968,944	-£4,003,257	-£4,234,752	-£4,374,746
60% LAR : 40% CIR	35%	-£3,685,193	-£4,063,137	-£4,066,842	-£4,073,638	-£4,107,918	-£4,339,221	-£4,479,108
60% LAR : 40% CIR	40%	-£3,803,932	-£4,168,502	-£4,172,201	-£4,178,986	-£4,213,239	-£4,444,375	-£4,584,170
60% LAR : 40% CIR	45%	-£3,923,321	-£4,274,514	-£4,278,209	-£4,284,984	-£4,319,214	-£4,550,209	-£4,689,925
60% LAR : 40% CIR	50%	-£4,043,354	-£4,381,166	-£4,384,857	-£4,391,624	-£4,425,835	-£4,656,716	-£4,796,368

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,830,719	-£2,295,053	-£2,298,775	-£2,305,595	-£2,339,676	-£2,569,868	-£2,710,821
60% LAR : 40% CIR	5%	-£1,943,005	-£2,394,200	-£2,397,909	-£2,404,705	-£2,438,728	-£2,670,074	-£2,810,829
60% LAR : 40% CIR	10%	-£2,055,978	-£2,494,029	-£2,497,725	-£2,504,500	-£2,538,470	-£2,771,007	-£2,911,580
60% LAR : 40% CIR	**12%**	**-£2,101,357**	**-£2,534,150**	**-£2,537,841**	**-£2,544,704**	**-£2,579,170**	**-£2,811,583**	**-£2,952,086**
60% LAR : 40% CIR	15%	-£2,169,630	-£2,595,391	-£2,599,132	-£2,605,990	-£2,640,427	-£2,872,661	-£3,013,066
60% LAR : 40% CIR	20%	-£2,283,955	-£2,698,107	-£2,701,837	-£2,708,677	-£2,743,068	-£2,975,030	-£3,115,282
60% LAR : 40% CIR	25%	-£2,398,947	-£2,801,496	-£2,805,216	-£2,812,039	-£2,846,389	-£3,078,105	-£3,218,221
60% LAR : 40% CIR	30%	-£2,514,600	-£2,905,550	-£2,909,262	-£2,916,071	-£2,950,385	-£3,181,879	-£3,321,873
60% LAR : 40% CIR	35%	-£2,632,320	-£3,010,264	-£3,013,969	-£3,020,765	-£3,055,045	-£3,286,348	-£3,426,235
60% LAR : 40% CIR	40%	-£2,751,059	-£3,115,630	-£3,119,328	-£3,126,113	-£3,160,367	-£3,391,503	-£3,531,297
60% LAR : 40% CIR	45%	-£2,870,448	-£3,221,641	-£3,225,336	-£3,232,112	-£3,266,341	-£3,497,336	-£3,637,052
60% LAR : 40% CIR	50%	-£2,990,481	-£3,328,294	-£3,331,984	-£3,338,752	-£3,372,962	-£3,603,843	-£3,743,495

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£586,124	-£1,050,457	-£1,054,180	-£1,060,999	-£1,095,081	-£1,325,273	-£1,466,226
60% LAR : 40% CIR	5%	-£698,409	-£1,149,605	-£1,153,313	-£1,160,110	-£1,194,132	-£1,425,479	-£1,566,233
60% LAR : 40% CIR	10%	-£811,382	-£1,249,434	-£1,253,129	-£1,259,904	-£1,293,875	-£1,526,412	-£1,666,984
60% LAR : 40% CIR	**12%**	**-£856,762**	**-£1,289,555**	**-£1,293,245**	**-£1,300,109**	**-£1,334,575**	**-£1,566,988**	**-£1,707,490**
60% LAR : 40% CIR	15%	-£925,035	-£1,350,795	-£1,354,537	-£1,361,394	-£1,395,831	-£1,628,066	-£1,768,471
60% LAR : 40% CIR	20%	-£1,039,360	-£1,453,512	-£1,457,242	-£1,464,082	-£1,498,473	-£1,730,435	-£1,870,687
60% LAR : 40% CIR	25%	-£1,154,352	-£1,556,901	-£1,560,620	-£1,567,444	-£1,601,794	-£1,833,509	-£1,973,625
60% LAR : 40% CIR	30%	-£1,270,005	-£1,660,955	-£1,664,667	-£1,671,475	-£1,705,789	-£1,937,284	-£2,077,278
60% LAR : 40% CIR	35%	-£1,387,725	-£1,765,668	-£1,769,373	-£1,776,169	-£1,810,450	-£2,041,753	-£2,181,639
60% LAR : 40% CIR	40%	-£1,506,463	-£1,871,034	-£1,874,733	-£1,881,518	-£1,915,771	-£2,146,907	-£2,286,702
60% LAR : 40% CIR	45%	-£1,625,852	-£1,977,046	-£1,980,740	-£1,987,516	-£2,021,746	-£2,252,741	-£2,392,457
60% LAR : 40% CIR	50%	-£1,745,885	-£2,083,698	-£2,087,388	-£2,094,156	-£2,128,367	-£2,359,248	-£2,498,900

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - NO AW	
No Units	**7**
Site Area	**0.06 Ha**

Value Area	**Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft**	
Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£877,850	£410,793	£407,071	£400,250	£366,170	£136,452	-£2,419
60% LAR : 40% CIR	5%	£757,050	£303,268	£299,560	£292,764	£258,741	£29,375	-£110,931
60% LAR : 40% CIR	10%	£635,564	£195,062	£191,366	£184,591	£150,622	-£79,615	-£220,188
60% LAR : 40% CIR	**12%**	**£586,779**	**£151,590**	**£147,899**	**£141,132**	**£107,184**	**-£123,593**	**-£264,096**
60% LAR : 40% CIR	15%	£513,398	£86,180	£82,497	£75,741	£41,823	-£189,775	-£330,180
60% LAR : 40% CIR	20%	£390,559	-£23,726	-£27,456	-£34,296	-£68,687	-£300,648	-£440,901
60% LAR : 40% CIR	25%	£267,053	-£135,620	-£139,340	-£146,164	-£180,514	-£412,228	-£552,344
60% LAR : 40% CIR	30%	£142,887	-£248,180	-£251,891	-£258,700	-£293,013	-£524,509	-£664,502
60% LAR : 40% CIR	35%	£18,067	-£361,398	-£365,103	-£371,899	-£406,180	-£637,482	-£777,369
60% LAR : 40% CIR	40%	-£109,039	-£475,269	-£478,968	-£485,753	-£520,006	-£751,142	-£890,936
60% LAR : 40% CIR	45%	-£237,072	-£589,786	-£593,480	-£600,256	-£634,485	-£865,481	-£1,005,197
60% LAR : 40% CIR	50%	-£365,748	-£704,942	-£708,633	-£715,401	-£749,611	-£980,493	-£1,120,145

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,254,321	-£5,721,378	-£5,725,100	-£5,731,920	-£5,766,001	-£5,995,719	-£6,134,590
60% LAR : 40% CIR	5%	-£5,375,121	-£5,828,903	-£5,832,611	-£5,839,407	-£5,873,430	-£6,102,796	-£6,243,102
60% LAR : 40% CIR	10%	-£5,496,607	-£5,937,109	-£5,940,804	-£5,947,580	-£5,981,548	-£6,211,786	-£6,352,359
60% LAR : 40% CIR	**12%**	**-£5,545,392**	**-£5,980,581**	**-£5,984,272**	**-£5,991,038**	**-£6,024,986**	**-£6,255,764**	**-£6,396,267**
60% LAR : 40% CIR	15%	-£5,618,772	-£6,045,990	-£6,049,674	-£6,056,429	-£6,090,348	-£6,321,946	-£6,462,351
60% LAR : 40% CIR	20%	-£5,741,612	-£6,155,897	-£6,159,627	-£6,166,467	-£6,200,858	-£6,432,819	-£6,573,072
60% LAR : 40% CIR	25%	-£5,865,118	-£6,267,791	-£6,271,511	-£6,278,335	-£6,312,685	-£6,544,399	-£6,684,515
60% LAR : 40% CIR	30%	-£5,989,283	-£6,380,350	-£6,384,062	-£6,390,871	-£6,425,184	-£6,656,680	-£6,796,673
60% LAR : 40% CIR	35%	-£6,114,104	-£6,493,569	-£6,497,274	-£6,504,069	-£6,538,351	-£6,769,653	-£6,909,539
60% LAR : 40% CIR	40%	-£6,241,210	-£6,607,440	-£6,611,139	-£6,617,923	-£6,652,177	-£6,883,313	-£7,023,107
60% LAR : 40% CIR	45%	-£6,369,243	-£6,721,957	-£6,725,651	-£6,732,427	-£6,766,656	-£6,997,652	-£7,137,367
60% LAR : 40% CIR	50%	-£6,497,919	-£6,837,113	-£6,840,804	-£6,847,571	-£6,881,782	-£7,112,664	-£7,252,316

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,713,322	-£3,180,378	-£3,184,101	-£3,190,921	-£3,225,002	-£3,454,719	-£3,593,591
60% LAR : 40% CIR	5%	-£2,834,121	-£3,287,903	-£3,291,612	-£3,298,408	-£3,332,431	-£3,561,796	-£3,702,103
60% LAR : 40% CIR	10%	-£2,955,608	-£3,396,110	-£3,399,805	-£3,406,580	-£3,440,549	-£3,670,787	-£3,811,359
60% LAR : 40% CIR	**12%**	**-£3,004,393**	**-£3,439,581**	**-£3,443,273**	**-£3,450,039**	**-£3,483,987**	**-£3,714,765**	**-£3,855,268**
60% LAR : 40% CIR	15%	-£3,077,773	-£3,504,991	-£3,508,675	-£3,515,430	-£3,549,349	-£3,780,947	-£3,921,352
60% LAR : 40% CIR	20%	-£3,200,613	-£3,614,898	-£3,618,628	-£3,625,468	-£3,659,859	-£3,891,820	-£4,032,072
60% LAR : 40% CIR	25%	-£3,324,119	-£3,726,791	-£3,730,512	-£3,737,335	-£3,771,685	-£4,003,400	-£4,143,516
60% LAR : 40% CIR	30%	-£3,448,284	-£3,839,351	-£3,843,063	-£3,849,872	-£3,884,184	-£4,115,680	-£4,255,674
60% LAR : 40% CIR	35%	-£3,573,104	-£3,952,569	-£3,956,274	-£3,963,070	-£3,997,352	-£4,228,653	-£4,368,540
60% LAR : 40% CIR	40%	-£3,700,210	-£4,066,441	-£4,070,139	-£4,076,924	-£4,111,178	-£4,342,314	-£4,482,107
60% LAR : 40% CIR	45%	-£3,828,243	-£4,180,957	-£4,184,652	-£4,191,428	-£4,225,657	-£4,456,652	-£4,596,368
60% LAR : 40% CIR	50%	-£3,956,920	-£4,296,114	-£4,299,805	-£4,306,572	-£4,340,783	-£4,571,665	-£4,711,317

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,660,449	-£2,127,506	-£2,131,228	-£2,138,048	-£2,172,129	-£2,401,847	-£2,540,718
60% LAR : 40% CIR	5%	-£1,781,249	-£2,235,031	-£2,238,739	-£2,245,535	-£2,279,558	-£2,508,924	-£2,649,230
60% LAR : 40% CIR	10%	-£1,902,735	-£2,343,237	-£2,346,932	-£2,353,708	-£2,387,676	-£2,617,914	-£2,758,487
60% LAR : 40% CIR	**12%**	**-£1,951,520**	**-£2,386,709**	**-£2,390,400**	**-£2,397,166**	**-£2,431,114**	**-£2,661,892**	**-£2,802,395**
60% LAR : 40% CIR	15%	-£2,024,900	-£2,452,118	-£2,455,802	-£2,462,557	-£2,496,476	-£2,728,074	-£2,868,479
60% LAR : 40% CIR	20%	-£2,147,740	-£2,562,025	-£2,565,755	-£2,572,595	-£2,606,986	-£2,838,947	-£2,979,200
60% LAR : 40% CIR	25%	-£2,271,246	-£2,673,919	-£2,677,639	-£2,684,463	-£2,718,813	-£2,950,527	-£3,090,643
60% LAR : 40% CIR	30%	-£2,395,411	-£2,786,478	-£2,790,190	-£2,796,999	-£2,831,312	-£3,062,807	-£3,202,801
60% LAR : 40% CIR	35%	-£2,520,232	-£2,899,697	-£2,903,402	-£2,910,197	-£2,944,479	-£3,175,781	-£3,315,667
60% LAR : 40% CIR	40%	-£2,647,338	-£3,013,568	-£3,017,266	-£3,024,051	-£3,058,305	-£3,289,441	-£3,429,235
60% LAR : 40% CIR	45%	-£2,775,371	-£3,128,085	-£3,131,779	-£3,138,555	-£3,172,784	-£3,403,780	-£3,543,495
60% LAR : 40% CIR	50%	-£2,904,047	-£3,243,241	-£3,246,932	-£3,253,699	-£3,287,910	-£3,518,792	-£3,658,444

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£415,854	-£882,910	-£886,633	-£893,453	-£927,534	-£1,157,251	-£1,296,122
60% LAR : 40% CIR	5%	-£536,653	-£990,435	-£994,144	-£1,000,940	-£1,034,963	-£1,264,328	-£1,404,635
60% LAR : 40% CIR	10%	-£658,140	-£1,098,642	-£1,102,337	-£1,109,112	-£1,143,081	-£1,373,319	-£1,513,891
60% LAR : 40% CIR	**12%**	**-£706,924**	**-£1,142,113**	**-£1,145,805**	**-£1,152,571**	**-£1,186,519**	**-£1,417,296**	**-£1,557,800**
60% LAR : 40% CIR	15%	-£780,305	-£1,207,523	-£1,211,207	-£1,217,962	-£1,251,881	-£1,483,479	-£1,623,884
60% LAR : 40% CIR	20%	-£903,145	-£1,317,430	-£1,321,159	-£1,327,999	-£1,362,390	-£1,594,352	-£1,734,604
60% LAR : 40% CIR	25%	-£1,026,651	-£1,429,323	-£1,433,044	-£1,439,867	-£1,474,217	-£1,705,932	-£1,846,047
60% LAR : 40% CIR	30%	-£1,150,816	-£1,541,883	-£1,545,595	-£1,552,403	-£1,586,716	-£1,818,212	-£1,958,206
60% LAR : 40% CIR	35%	-£1,275,636	-£1,655,101	-£1,658,806	-£1,665,602	-£1,699,883	-£1,931,185	-£2,071,072
60% LAR : 40% CIR	40%	-£1,402,742	-£1,768,973	-£1,772,671	-£1,779,456	-£1,813,710	-£2,044,846	-£2,184,639
60% LAR : 40% CIR	45%	-£1,530,775	-£1,883,489	-£1,887,183	-£1,893,959	-£1,928,189	-£2,159,184	-£2,298,900
60% LAR : 40% CIR	50%	-£1,659,451	-£1,998,646	-£2,002,336	-£2,009,104	-£2,043,315	-£2,274,196	-£2,413,849

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - NO AW		Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,218,389	£745,887	£742,165	£735,344	£701,263	£471,546	£332,712
60% LAR : 40% CIR	5%	£1,080,562	£621,608	£617,898	£611,102	£577,079	£347,714	£209,075
60% LAR : 40% CIR	10%	£942,049	£496,646	£492,951	£486,176	£452,207	£223,166	£84,706
60% LAR : 40% CIR	**12%**	**£886,453**	**£446,473**	**£442,781**	**£436,015**	**£402,067**	**£173,147**	**£34,755**
60% LAR : 40% CIR	15%	£802,856	£371,011	£367,326	£360,571	£326,652	£97,907	-£41,004
60% LAR : 40% CIR	20%	£662,990	£244,706	£241,032	£234,295	£200,421	-£28,483	-£168,736
60% LAR : 40% CIR	25%	£522,458	£117,739	£114,075	£107,353	£73,520	-£157,074	-£297,190
60% LAR : 40% CIR	30%	£381,264	-£10,035	-£13,746	-£20,555	-£54,869	-£286,364	-£426,357
60% LAR : 40% CIR	35%	£239,418	-£140,263	-£143,968	-£150,764	-£185,045	-£416,348	-£556,234
60% LAR : 40% CIR	40%	£96,923	-£271,145	-£274,843	-£281,628	-£315,882	-£547,018	-£686,812
60% LAR : 40% CIR	45%	-£46,918	-£402,672	-£406,366	-£413,142	-£447,372	-£678,367	-£818,084
60% LAR : 40% CIR	50%	-£192,881	-£534,839	-£538,530	-£545,297	-£579,508	-£810,390	-£950,042

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,913,782	-£5,386,284	-£5,390,006	-£5,396,827	-£5,430,907	-£5,660,625	-£5,799,459
60% LAR : 40% CIR	5%	-£5,051,609	-£5,510,563	-£5,514,272	-£5,521,069	-£5,555,092	-£5,784,457	-£5,923,096
60% LAR : 40% CIR	10%	-£5,190,122	-£5,635,525	-£5,639,220	-£5,645,995	-£5,679,964	-£5,909,005	-£6,047,465
60% LAR : 40% CIR	**12%**	**-£5,245,718**	**-£5,685,698**	**-£5,689,389**	**-£5,696,156**	**-£5,730,104**	**-£5,959,024**	**-£6,097,416**
60% LAR : 40% CIR	15%	-£5,329,315	-£5,761,160	-£5,764,845	-£5,771,600	-£5,805,519	-£6,034,264	-£6,173,175
60% LAR : 40% CIR	20%	-£5,469,181	-£5,887,465	-£5,891,139	-£5,897,876	-£5,931,750	-£6,160,654	-£6,300,907
60% LAR : 40% CIR	25%	-£5,609,713	-£6,014,432	-£6,018,096	-£6,024,818	-£6,058,651	-£6,289,245	-£6,429,360
60% LAR : 40% CIR	30%	-£5,750,907	-£6,142,205	-£6,145,917	-£6,152,726	-£6,187,040	-£6,418,534	-£6,558,528
60% LAR : 40% CIR	35%	-£5,892,753	-£6,272,434	-£6,276,139	-£6,282,935	-£6,317,216	-£6,548,519	-£6,688,405
60% LAR : 40% CIR	40%	-£6,035,248	-£6,403,316	-£6,407,014	-£6,413,799	-£6,448,053	-£6,679,189	-£6,818,982
60% LAR : 40% CIR	45%	-£6,179,088	-£6,534,843	-£6,538,537	-£6,545,313	-£6,579,542	-£6,810,538	-£6,950,255
60% LAR : 40% CIR	50%	-£6,325,052	-£6,667,010	-£6,670,700	-£6,677,468	-£6,711,679	-£6,942,561	-£7,082,213

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,372,783	-£2,845,285	-£2,849,007	-£2,855,828	-£2,889,908	-£3,119,626	-£3,258,460
60% LAR : 40% CIR	5%	-£2,510,610	-£2,969,564	-£2,973,273	-£2,980,070	-£3,014,092	-£3,243,458	-£3,382,097
60% LAR : 40% CIR	10%	-£2,649,122	-£3,094,525	-£3,098,221	-£3,104,996	-£3,138,965	-£3,368,006	-£3,506,466
60% LAR : 40% CIR	**12%**	**-£2,704,719**	**-£3,144,699**	**-£3,148,390**	**-£3,155,157**	**-£3,189,105**	**-£3,418,025**	**-£3,556,417**
60% LAR : 40% CIR	15%	-£2,788,316	-£3,220,161	-£3,223,846	-£3,230,601	-£3,264,520	-£3,493,265	-£3,632,176
60% LAR : 40% CIR	20%	-£2,928,182	-£3,346,466	-£3,350,140	-£3,356,876	-£3,390,751	-£3,619,655	-£3,759,908
60% LAR : 40% CIR	25%	-£3,068,714	-£3,473,432	-£3,477,097	-£3,483,818	-£3,517,652	-£3,748,245	-£3,888,361
60% LAR : 40% CIR	30%	-£3,209,908	-£3,601,206	-£3,604,918	-£3,611,727	-£3,646,040	-£3,877,535	-£4,017,529
60% LAR : 40% CIR	35%	-£3,351,754	-£3,731,435	-£3,735,140	-£3,741,936	-£3,776,217	-£4,007,520	-£4,147,406
60% LAR : 40% CIR	40%	-£3,494,249	-£3,862,317	-£3,866,015	-£3,872,800	-£3,907,054	-£4,138,190	-£4,277,983
60% LAR : 40% CIR	45%	-£3,638,089	-£3,993,844	-£3,997,538	-£4,004,314	-£4,038,543	-£4,269,539	-£4,409,256
60% LAR : 40% CIR	50%	-£3,784,052	-£4,126,011	-£4,129,701	-£4,136,469	-£4,170,680	-£4,401,561	-£4,541,214

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,319,910	-£1,792,412	-£1,796,134	-£1,802,955	-£1,837,035	-£2,066,753	-£2,205,587
60% LAR : 40% CIR	5%	-£1,457,737	-£1,916,691	-£1,920,400	-£1,927,197	-£1,961,220	-£2,190,585	-£2,329,224
60% LAR : 40% CIR	10%	-£1,596,250	-£2,041,653	-£2,045,348	-£2,052,123	-£2,086,092	-£2,315,133	-£2,453,593
60% LAR : 40% CIR	**12%**	**-£1,651,846**	**-£2,091,826**	**-£2,095,517**	**-£2,102,284**	**-£2,136,232**	**-£2,365,152**	**-£2,503,544**
60% LAR : 40% CIR	15%	-£1,735,443	-£2,167,288	-£2,170,973	-£2,177,728	-£2,211,647	-£2,440,392	-£2,579,303
60% LAR : 40% CIR	20%	-£1,875,309	-£2,293,593	-£2,297,267	-£2,304,004	-£2,337,878	-£2,566,782	-£2,707,035
60% LAR : 40% CIR	25%	-£2,015,841	-£2,420,560	-£2,424,224	-£2,430,946	-£2,464,779	-£2,695,373	-£2,835,488
60% LAR : 40% CIR	30%	-£2,157,035	-£2,548,333	-£2,552,045	-£2,558,854	-£2,593,168	-£2,824,662	-£2,964,656
60% LAR : 40% CIR	35%	-£2,298,881	-£2,678,562	-£2,682,267	-£2,689,063	-£2,723,344	-£2,954,647	-£3,094,533
60% LAR : 40% CIR	40%	-£2,441,376	-£2,809,444	-£2,813,142	-£2,819,927	-£2,854,181	-£3,085,317	-£3,225,110
60% LAR : 40% CIR	45%	-£2,585,216	-£2,940,971	-£2,944,665	-£2,951,441	-£2,985,670	-£3,216,666	-£3,356,383
60% LAR : 40% CIR	50%	-£2,731,180	-£3,073,138	-£3,076,828	-£3,083,596	-£3,117,807	-£3,348,689	-£3,488,341

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£75,315	-£547,817	-£551,539	-£558,359	-£592,440	-£822,158	-£960,992
60% LAR : 40% CIR	5%	-£213,141	-£672,096	-£675,805	-£682,601	-£716,624	-£945,990	-£1,084,628
60% LAR : 40% CIR	10%	-£351,654	-£797,057	-£800,753	-£807,528	-£841,497	-£1,070,538	-£1,208,997
60% LAR : 40% CIR	**12%**	**-£407,250**	**-£847,231**	**-£850,922**	**-£857,689**	**-£891,637**	**-£1,120,557**	**-£1,258,949**
60% LAR : 40% CIR	15%	-£490,848	-£922,693	-£926,378	-£933,133	-£967,052	-£1,195,796	-£1,334,707
60% LAR : 40% CIR	20%	-£630,713	-£1,048,998	-£1,052,671	-£1,059,408	-£1,093,283	-£1,322,187	-£1,462,439
60% LAR : 40% CIR	25%	-£771,246	-£1,175,964	-£1,179,629	-£1,186,350	-£1,220,183	-£1,450,777	-£1,590,893
60% LAR : 40% CIR	30%	-£912,439	-£1,303,738	-£1,307,450	-£1,314,258	-£1,348,572	-£1,580,067	-£1,720,061
60% LAR : 40% CIR	35%	-£1,054,286	-£1,433,967	-£1,437,672	-£1,444,467	-£1,478,749	-£1,710,052	-£1,849,937
60% LAR : 40% CIR	40%	-£1,196,781	-£1,564,848	-£1,568,547	-£1,575,332	-£1,609,585	-£1,840,722	-£1,980,515
60% LAR : 40% CIR	45%	-£1,340,621	-£1,696,375	-£1,700,070	-£1,706,846	-£1,741,075	-£1,972,071	-£2,111,787
60% LAR : 40% CIR	50%	-£1,486,584	-£1,828,543	-£1,832,233	-£1,839,001	-£1,873,212	-£2,104,093	-£2,243,746

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - NO AW	
Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,558,928	£1,080,981	£1,077,258	£1,070,438	£1,036,357	£806,639	£667,805
60% LAR : 40% CIR	5%	£1,404,074	£939,946	£936,238	£929,442	£895,419	£666,053	£527,414
60% LAR : 40% CIR	10%	£1,248,534	£798,231	£794,535	£787,760	£753,791	£524,750	£386,291
60% LAR : 40% CIR	**12%**	**£1,186,128**	**£741,355**	**£737,664**	**£730,897**	**£696,949**	**£468,029**	**£329,637**
60% LAR : 40% CIR	15%	£1,092,314	£655,840	£652,156	£645,401	£611,481	£382,736	£244,442
60% LAR : 40% CIR	20%	£935,421	£512,781	£509,107	£502,369	£468,496	£240,020	£101,875
60% LAR : 40% CIR	25%	£777,862	£369,059	£365,395	£358,674	£324,840	£96,607	-£42,034
60% LAR : 40% CIR	30%	£619,642	£224,682	£221,026	£214,319	£180,522	-£48,220	-£188,213
60% LAR : 40% CIR	35%	£460,768	£79,655	£76,006	£69,313	£35,546	-£195,214	-£335,100
60% LAR : 40% CIR	40%	£301,247	-£67,021	-£70,719	-£77,504	-£111,758	-£342,894	-£482,687
60% LAR : 40% CIR	45%	£141,084	-£215,559	-£219,253	-£226,028	-£260,258	-£491,253	-£630,970
60% LAR : 40% CIR	50%	-£20,014	-£364,736	-£368,426	-£375,194	-£409,405	-£640,286	-£779,939

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,573,243	-£5,051,190	-£5,054,913	-£5,061,733	-£5,095,814	-£5,325,531	-£5,464,366
60% LAR : 40% CIR	5%	-£4,728,097	-£5,192,225	-£5,195,933	-£5,202,729	-£5,236,752	-£5,466,118	-£5,604,757
60% LAR : 40% CIR	10%	-£4,883,637	-£5,333,940	-£5,337,636	-£5,344,411	-£5,378,380	-£5,607,421	-£5,745,880
60% LAR : 40% CIR	**12%**	**-£4,946,043**	**-£5,390,816**	**-£5,394,507**	**-£5,401,273**	**-£5,435,221**	**-£5,664,142**	**-£5,802,534**
60% LAR : 40% CIR	15%	-£5,039,857	-£5,476,331	-£5,480,015	-£5,486,770	-£5,520,690	-£5,749,435	-£5,887,729
60% LAR : 40% CIR	20%	-£5,196,750	-£5,619,390	-£5,623,064	-£5,629,802	-£5,663,675	-£5,892,151	-£6,030,296
60% LAR : 40% CIR	25%	-£5,354,309	-£5,763,112	-£5,766,776	-£5,773,497	-£5,807,331	-£6,035,564	-£6,174,205
60% LAR : 40% CIR	30%	-£5,512,529	-£5,907,489	-£5,911,145	-£5,917,851	-£5,951,649	-£6,180,390	-£6,320,384
60% LAR : 40% CIR	35%	-£5,671,403	-£6,052,515	-£6,056,165	-£6,062,858	-£6,096,625	-£6,327,384	-£6,467,271
60% LAR : 40% CIR	40%	-£5,830,924	-£6,199,192	-£6,202,890	-£6,209,675	-£6,243,929	-£6,475,065	-£6,614,858
60% LAR : 40% CIR	45%	-£5,991,087	-£6,347,730	-£6,351,423	-£6,358,199	-£6,392,429	-£6,623,424	-£6,763,141
60% LAR : 40% CIR	50%	-£6,152,184	-£6,496,907	-£6,500,597	-£6,507,365	-£6,541,576	-£6,772,457	-£6,912,110

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,032,244	-£2,510,191	-£2,513,913	-£2,520,734	-£2,554,815	-£2,784,532	-£2,923,366
60% LAR : 40% CIR	5%	-£2,187,098	-£2,651,225	-£2,654,934	-£2,661,730	-£2,695,753	-£2,925,118	-£3,063,758
60% LAR : 40% CIR	10%	-£2,342,638	-£2,792,941	-£2,796,636	-£2,803,412	-£2,837,381	-£3,066,422	-£3,204,881
60% LAR : 40% CIR	**12%**	**-£2,405,044**	**-£2,849,816**	**-£2,853,508**	**-£2,860,274**	**-£2,894,222**	**-£3,123,142**	**-£3,261,534**
60% LAR : 40% CIR	15%	-£2,498,857	-£2,935,332	-£2,939,016	-£2,945,771	-£2,979,691	-£3,208,435	-£3,346,730
60% LAR : 40% CIR	20%	-£2,655,750	-£3,078,391	-£3,082,065	-£3,088,802	-£3,122,676	-£3,351,151	-£3,489,297
60% LAR : 40% CIR	25%	-£2,813,310	-£3,222,112	-£3,225,777	-£3,232,497	-£3,266,332	-£3,494,565	-£3,633,206
60% LAR : 40% CIR	30%	-£2,971,530	-£3,366,490	-£3,370,145	-£3,376,852	-£3,410,650	-£3,639,391	-£3,779,385
60% LAR : 40% CIR	35%	-£3,130,404	-£3,511,516	-£3,515,166	-£3,521,859	-£3,555,625	-£3,786,385	-£3,926,272
60% LAR : 40% CIR	40%	-£3,289,925	-£3,658,192	-£3,661,891	-£3,668,676	-£3,702,929	-£3,934,066	-£4,073,859
60% LAR : 40% CIR	45%	-£3,450,088	-£3,806,731	-£3,810,424	-£3,817,200	-£3,851,430	-£4,082,425	-£4,222,142
60% LAR : 40% CIR	50%	-£3,611,185	-£3,955,908	-£3,959,598	-£3,966,366	-£4,000,577	-£4,231,458	-£4,371,111

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£979,371	-£1,457,318	-£1,461,041	-£1,467,861	-£1,501,942	-£1,731,659	-£1,870,494
60% LAR : 40% CIR	5%	-£1,134,225	-£1,598,353	-£1,602,061	-£1,608,857	-£1,642,880	-£1,872,246	-£2,010,885
60% LAR : 40% CIR	10%	-£1,289,765	-£1,740,068	-£1,743,764	-£1,750,539	-£1,784,508	-£2,013,549	-£2,152,008
60% LAR : 40% CIR	**12%**	**-£1,352,171**	**-£1,796,944**	**-£1,800,635**	**-£1,807,401**	**-£1,841,349**	**-£2,070,270**	**-£2,208,662**
60% LAR : 40% CIR	15%	-£1,445,985	-£1,882,459	-£1,886,143	-£1,892,898	-£1,926,818	-£2,155,563	-£2,293,857
60% LAR : 40% CIR	20%	-£1,602,878	-£2,025,518	-£2,029,192	-£2,035,929	-£2,069,803	-£2,298,279	-£2,436,424
60% LAR : 40% CIR	25%	-£1,760,437	-£2,169,240	-£2,172,904	-£2,179,625	-£2,213,459	-£2,441,692	-£2,580,333
60% LAR : 40% CIR	30%	-£1,918,657	-£2,313,617	-£2,317,273	-£2,323,979	-£2,357,777	-£2,586,518	-£2,726,512
60% LAR : 40% CIR	35%	-£2,077,531	-£2,458,643	-£2,462,293	-£2,468,986	-£2,502,752	-£2,733,512	-£2,873,399
60% LAR : 40% CIR	40%	-£2,237,052	-£2,605,320	-£2,609,018	-£2,615,803	-£2,650,057	-£2,881,193	-£3,020,986
60% LAR : 40% CIR	45%	-£2,397,215	-£2,753,858	-£2,757,551	-£2,764,327	-£2,798,557	-£3,029,552	-£3,169,269
60% LAR : 40% CIR	50%	-£2,558,312	-£2,903,035	-£2,906,725	-£2,913,493	-£2,947,704	-£3,178,585	-£3,318,238

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£265,224	-£212,723	-£216,445	-£223,266	-£257,346	-£487,064	-£625,898
60% LAR : 40% CIR	5%	£110,371	-£353,757	-£357,466	-£364,262	-£398,285	-£627,650	-£766,290
60% LAR : 40% CIR	10%	-£45,170	-£495,473	-£499,168	-£505,944	-£539,912	-£768,953	-£907,413
60% LAR : 40% CIR	**12%**	**-£107,575**	**-£552,348**	**-£556,040**	**-£562,806**	**-£596,754**	**-£825,674**	**-£964,066**
60% LAR : 40% CIR	15%	-£201,389	-£637,864	-£641,548	-£648,303	-£682,222	-£910,967	-£1,049,262
60% LAR : 40% CIR	20%	-£358,282	-£780,923	-£784,596	-£791,334	-£825,208	-£1,053,683	-£1,191,828
60% LAR : 40% CIR	25%	-£515,842	-£924,644	-£928,309	-£935,029	-£968,863	-£1,197,096	-£1,335,738
60% LAR : 40% CIR	30%	-£674,062	-£1,069,021	-£1,072,677	-£1,079,384	-£1,113,182	-£1,341,923	-£1,481,917
60% LAR : 40% CIR	35%	-£832,935	-£1,214,048	-£1,217,697	-£1,224,391	-£1,258,157	-£1,488,917	-£1,628,804
60% LAR : 40% CIR	40%	-£992,457	-£1,360,724	-£1,364,423	-£1,371,208	-£1,405,461	-£1,636,597	-£1,776,391
60% LAR : 40% CIR	45%	-£1,152,620	-£1,509,263	-£1,512,956	-£1,519,732	-£1,553,961	-£1,784,957	-£1,924,674
60% LAR : 40% CIR	50%	-£1,313,717	-£1,658,439	-£1,662,130	-£1,668,897	-£1,703,108	-£1,933,990	-£2,073,642

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - NO AW	
Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,240,005	£1,751,168	£1,747,445	£1,740,626	£1,706,544	£1,476,828	£1,337,993
60% LAR : 40% CIR	5%	£2,051,098	£1,576,624	£1,572,916	£1,566,120	£1,532,097	£1,302,731	£1,164,092
60% LAR : 40% CIR	10%	£1,861,504	£1,401,399	£1,397,704	£1,390,929	£1,356,960	£1,127,919	£989,459
60% LAR : 40% CIR	**12%**	**£1,785,476**	**£1,331,120**	**£1,327,429**	**£1,320,662**	**£1,286,714**	**£1,057,794**	**£919,402**
60% LAR : 40% CIR	15%	£1,671,231	£1,225,499	£1,221,815	£1,215,060	£1,181,141	£952,396	£814,101
60% LAR : 40% CIR	20%	£1,480,284	£1,048,931	£1,045,257	£1,038,520	£1,004,646	£776,170	£638,025
60% LAR : 40% CIR	25%	£1,288,671	£871,700	£868,036	£861,314	£827,481	£599,248	£461,238
60% LAR : 40% CIR	30%	£1,096,396	£693,813	£690,157	£683,451	£649,653	£421,637	£283,746
60% LAR : 40% CIR	35%	£903,469	£515,278	£511,629	£504,934	£471,169	£243,342	£105,558
60% LAR : 40% CIR	40%	£709,893	£336,099	£332,456	£325,773	£292,035	£64,372	-£74,440
60% LAR : 40% CIR	45%	£515,677	£156,284	£152,646	£145,972	£112,257	-£117,027	-£256,743
60% LAR : 40% CIR	50%	£320,826	-£24,529	-£28,220	-£34,987	-£69,198	-£300,080	-£439,732

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,892,166	-£4,381,003	-£4,384,725	-£4,391,545	-£4,425,627	-£4,655,343	-£4,794,178
60% LAR : 40% CIR	5%	-£4,081,073	-£4,555,547	-£4,559,255	-£4,566,051	-£4,600,074	-£4,829,440	-£4,968,079
60% LAR : 40% CIR	10%	-£4,270,667	-£4,730,772	-£4,734,467	-£4,741,242	-£4,775,211	-£5,004,252	-£5,142,712
60% LAR : 40% CIR	**12%**	**-£4,346,695**	**-£4,801,051**	**-£4,804,742**	**-£4,811,508**	**-£4,845,456**	**-£5,074,377**	**-£5,212,769**
60% LAR : 40% CIR	15%	-£4,460,940	-£4,906,672	-£4,910,355	-£4,917,110	-£4,951,030	-£5,179,775	-£5,318,070
60% LAR : 40% CIR	20%	-£4,651,887	-£5,083,240	-£5,086,914	-£5,093,651	-£5,127,525	-£5,356,000	-£5,494,146
60% LAR : 40% CIR	25%	-£4,843,500	-£5,260,471	-£5,264,135	-£5,270,857	-£5,304,690	-£5,532,923	-£5,670,933
60% LAR : 40% CIR	30%	-£5,035,775	-£5,438,358	-£5,442,014	-£5,448,720	-£5,482,518	-£5,710,534	-£5,848,425
60% LAR : 40% CIR	35%	-£5,228,702	-£5,616,893	-£5,620,542	-£5,627,237	-£5,661,002	-£5,888,829	-£6,026,613
60% LAR : 40% CIR	40%	-£5,422,278	-£5,796,072	-£5,799,715	-£5,806,398	-£5,840,136	-£6,067,799	-£6,206,611
60% LAR : 40% CIR	45%	-£5,616,494	-£5,975,887	-£5,979,525	-£5,986,199	-£6,019,914	-£6,249,198	-£6,388,914
60% LAR : 40% CIR	50%	-£5,811,345	-£6,156,700	-£6,160,391	-£6,167,158	-£6,201,369	-£6,432,251	-£6,571,903

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,351,166	-£1,840,004	-£1,843,726	-£1,850,546	-£1,884,627	-£2,114,344	-£2,253,179
60% LAR : 40% CIR	5%	-£1,540,074	-£2,014,547	-£2,018,256	-£2,025,052	-£2,059,075	-£2,288,440	-£2,427,080
60% LAR : 40% CIR	10%	-£1,729,667	-£2,189,772	-£2,193,468	-£2,200,243	-£2,234,212	-£2,463,253	-£2,601,712
60% LAR : 40% CIR	**12%**	**-£1,805,696**	**-£2,260,051**	**-£2,263,743**	**-£2,270,509**	**-£2,304,457**	**-£2,533,377**	**-£2,671,769**
60% LAR : 40% CIR	15%	-£1,919,941	-£2,365,672	-£2,369,356	-£2,376,111	-£2,410,031	-£2,638,776	-£2,777,071
60% LAR : 40% CIR	20%	-£2,110,888	-£2,542,241	-£2,545,914	-£2,552,652	-£2,586,526	-£2,815,001	-£2,953,146
60% LAR : 40% CIR	25%	-£2,302,501	-£2,719,472	-£2,723,136	-£2,729,858	-£2,763,691	-£2,991,924	-£3,129,934
60% LAR : 40% CIR	30%	-£2,494,776	-£2,897,359	-£2,901,015	-£2,907,721	-£2,941,519	-£3,169,535	-£3,307,425
60% LAR : 40% CIR	35%	-£2,687,703	-£3,075,894	-£3,079,543	-£3,086,237	-£3,120,003	-£3,347,830	-£3,485,614
60% LAR : 40% CIR	40%	-£2,881,279	-£3,255,073	-£3,258,715	-£3,265,399	-£3,299,137	-£3,526,800	-£3,665,612
60% LAR : 40% CIR	45%	-£3,075,495	-£3,434,888	-£3,438,526	-£3,445,199	-£3,478,915	-£3,708,199	-£3,847,914
60% LAR : 40% CIR	50%	-£3,270,345	-£3,615,701	-£3,619,391	-£3,626,159	-£3,660,370	-£3,891,251	-£4,030,904

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£298,294	-£787,131	-£790,853	-£797,673	-£831,755	-£1,061,471	-£1,200,306
60% LAR : 40% CIR	5%	-£487,201	-£961,675	-£965,383	-£972,179	-£1,006,202	-£1,235,568	-£1,374,207
60% LAR : 40% CIR	10%	-£676,795	-£1,136,899	-£1,140,595	-£1,147,370	-£1,181,339	-£1,410,380	-£1,548,840
60% LAR : 40% CIR	**12%**	**-£752,823**	**-£1,207,179**	**-£1,210,870**	**-£1,217,636**	**-£1,251,584**	**-£1,480,505**	**-£1,618,897**
60% LAR : 40% CIR	15%	-£867,068	-£1,312,800	-£1,316,483	-£1,323,238	-£1,357,158	-£1,585,903	-£1,724,198
60% LAR : 40% CIR	20%	-£1,058,015	-£1,489,368	-£1,493,042	-£1,499,779	-£1,533,653	-£1,762,128	-£1,900,273
60% LAR : 40% CIR	25%	-£1,249,628	-£1,666,599	-£1,670,263	-£1,676,985	-£1,710,818	-£1,939,051	-£2,077,061
60% LAR : 40% CIR	30%	-£1,441,903	-£1,844,486	-£1,848,142	-£1,854,848	-£1,888,646	-£2,116,662	-£2,254,553
60% LAR : 40% CIR	35%	-£1,634,830	-£2,023,021	-£2,026,670	-£2,033,365	-£2,067,130	-£2,294,957	-£2,432,741
60% LAR : 40% CIR	40%	-£1,828,406	-£2,202,200	-£2,205,843	-£2,212,526	-£2,246,264	-£2,473,927	-£2,612,739
60% LAR : 40% CIR	45%	-£2,022,622	-£2,382,015	-£2,385,653	-£2,392,327	-£2,426,042	-£2,655,326	-£2,795,042
60% LAR : 40% CIR	50%	-£2,217,473	-£2,562,828	-£2,566,519	-£2,573,286	-£2,607,497	-£2,838,379	-£2,978,031

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£946,302	£457,464	£453,742	£446,922	£412,841	£183,124	£44,289
60% LAR : 40% CIR	5%	£757,394	£282,921	£279,212	£272,416	£238,393	£9,028	-£129,612
60% LAR : 40% CIR	10%	£567,801	£107,696	£104,000	£97,225	£63,256	-£165,785	-£304,244
60% LAR : 40% CIR	**12%**	**£491,772**	**£37,417**	**£33,726**	**£26,959**	**-£6,989**	**-£235,909**	**-£374,301**
60% LAR : 40% CIR	15%	£377,528	-£68,204	-£71,888	-£78,643	-£112,563	-£341,308	-£479,602
60% LAR : 40% CIR	20%	£186,580	-£244,773	-£248,446	-£255,184	-£289,057	-£517,533	-£655,678
60% LAR : 40% CIR	25%	-£5,033	-£422,003	-£425,668	-£432,389	-£466,222	-£694,456	-£832,466
60% LAR : 40% CIR	30%	-£197,308	-£599,891	-£603,547	-£610,252	-£644,051	-£872,067	-£1,009,957
60% LAR : 40% CIR	35%	-£390,235	-£778,426	-£782,075	-£788,769	-£822,535	-£1,050,362	-£1,188,146
60% LAR : 40% CIR	40%	-£583,810	-£957,604	-£961,247	-£967,931	-£1,001,669	-£1,229,332	-£1,368,144
60% LAR : 40% CIR	45%	-£778,027	-£1,137,420	-£1,141,058	-£1,147,731	-£1,181,447	-£1,410,730	-£1,550,446
60% LAR : 40% CIR	50%	-£972,877	-£1,318,233	-£1,321,923	-£1,328,691	-£1,362,902	-£1,593,783	-£1,733,436

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - NO AW	
Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,091,353	£2,588,902	£2,585,180	£2,578,359	£2,544,279	£2,314,561	£2,175,727
60% LAR : 40% CIR	5%	£2,859,878	£2,372,472	£2,368,764	£2,361,967	£2,327,945	£2,098,579	£1,959,939
60% LAR : 40% CIR	10%	£2,627,717	£2,155,360	£2,151,665	£2,144,890	£2,110,921	£1,881,880	£1,743,420
60% LAR : 40% CIR	**12%**	**£2,534,662**	**£2,068,326**	**£2,064,635**	**£2,057,868**	**£2,023,920**	**£1,795,000**	**£1,656,609**
60% LAR : 40% CIR	15%	£2,394,877	£1,937,573	£1,933,889	£1,927,134	£1,893,215	£1,664,470	£1,526,175
60% LAR : 40% CIR	20%	£2,161,362	£1,719,118	£1,715,445	£1,708,707	£1,674,833	£1,446,358	£1,308,213
60% LAR : 40% CIR	25%	£1,927,181	£1,500,001	£1,496,336	£1,489,616	£1,455,781	£1,227,548	£1,089,539
60% LAR : 40% CIR	30%	£1,692,340	£1,280,227	£1,276,572	£1,269,865	£1,236,067	£1,008,050	£870,161
60% LAR : 40% CIR	35%	£1,456,845	£1,059,805	£1,056,155	£1,049,462	£1,015,696	£787,870	£650,085
60% LAR : 40% CIR	40%	£1,220,702	£838,739	£835,096	£828,414	£794,674	£567,012	£429,319
60% LAR : 40% CIR	45%	£983,918	£617,038	£613,400	£606,725	£573,010	£345,486	£207,871
60% LAR : 40% CIR	50%	£746,500	£394,707	£391,072	£384,405	£350,709	£123,297	-£14,473

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,040,818	-£3,543,268	-£3,546,991	-£3,553,811	-£3,587,892	-£3,817,610	-£3,956,444
60% LAR : 40% CIR	5%	-£3,272,293	-£3,759,699	-£3,763,407	-£3,770,204	-£3,804,226	-£4,033,592	-£4,172,232
60% LAR : 40% CIR	10%	-£3,504,454	-£3,976,811	-£3,980,506	-£3,987,281	-£4,021,250	-£4,250,291	-£4,388,751
60% LAR : 40% CIR	**12%**	**-£3,597,509**	**-£4,063,845**	**-£4,067,536**	**-£4,074,303**	**-£4,108,251**	**-£4,337,171**	**-£4,475,562**
60% LAR : 40% CIR	15%	-£3,737,294	-£4,194,597	-£4,198,281	-£4,205,036	-£4,238,956	-£4,467,701	-£4,605,996
60% LAR : 40% CIR	20%	-£3,970,809	-£4,413,053	-£4,416,726	-£4,423,464	-£4,457,338	-£4,685,813	-£4,823,958
60% LAR : 40% CIR	25%	-£4,204,990	-£4,632,170	-£4,635,835	-£4,642,555	-£4,676,389	-£4,904,623	-£5,042,632
60% LAR : 40% CIR	30%	-£4,439,831	-£4,851,944	-£4,855,599	-£4,862,306	-£4,896,104	-£5,124,121	-£5,262,010
60% LAR : 40% CIR	35%	-£4,675,326	-£5,072,366	-£5,076,016	-£5,082,709	-£5,116,475	-£5,344,301	-£5,482,085
60% LAR : 40% CIR	40%	-£4,911,469	-£5,293,432	-£5,297,075	-£5,303,757	-£5,337,496	-£5,565,158	-£5,702,852
60% LAR : 40% CIR	45%	-£5,148,253	-£5,515,133	-£5,518,771	-£5,525,446	-£5,559,161	-£5,786,685	-£5,924,300
60% LAR : 40% CIR	50%	-£5,385,671	-£5,737,464	-£5,741,099	-£5,747,766	-£5,781,462	-£6,008,873	-£6,146,644

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£499,818	-£1,002,269	-£1,005,992	-£1,012,812	-£1,046,893	-£1,276,610	-£1,415,445
60% LAR : 40% CIR	5%	-£731,294	-£1,218,700	-£1,222,408	-£1,229,204	-£1,263,227	-£1,492,593	-£1,631,232
60% LAR : 40% CIR	10%	-£963,455	-£1,435,811	-£1,439,507	-£1,446,282	-£1,480,251	-£1,709,292	-£1,847,752
60% LAR : 40% CIR	**12%**	**-£1,056,509**	**-£1,522,846**	**-£1,526,537**	**-£1,533,303**	**-£1,567,251**	**-£1,796,172**	**-£1,934,563**
60% LAR : 40% CIR	15%	-£1,196,295	-£1,653,598	-£1,657,282	-£1,664,037	-£1,697,957	-£1,926,702	-£2,064,997
60% LAR : 40% CIR	20%	-£1,429,810	-£1,872,053	-£1,875,727	-£1,882,465	-£1,916,338	-£2,144,814	-£2,282,959
60% LAR : 40% CIR	25%	-£1,663,991	-£2,091,171	-£2,094,836	-£2,101,556	-£2,135,390	-£2,363,623	-£2,501,633
60% LAR : 40% CIR	30%	-£1,898,832	-£2,310,944	-£2,314,600	-£2,321,307	-£2,355,104	-£2,583,121	-£2,721,011
60% LAR : 40% CIR	35%	-£2,134,327	-£2,531,367	-£2,535,016	-£2,541,710	-£2,575,476	-£2,803,302	-£2,941,086
60% LAR : 40% CIR	40%	-£2,370,470	-£2,752,433	-£2,756,076	-£2,762,758	-£2,796,497	-£3,024,159	-£3,161,853
60% LAR : 40% CIR	45%	-£2,607,254	-£2,974,134	-£2,977,772	-£2,984,446	-£3,018,162	-£3,245,685	-£3,383,301
60% LAR : 40% CIR	50%	-£2,844,672	-£3,196,465	-£3,200,100	-£3,206,767	-£3,240,463	-£3,467,874	-£3,605,645

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£553,054	£50,604	£46,881	£40,061	£5,980	-£223,738	-£362,572
60% LAR : 40% CIR	5%	£321,579	-£165,827	-£169,535	-£176,332	-£210,354	-£439,720	-£578,360
60% LAR : 40% CIR	10%	£89,418	-£382,939	-£386,634	-£393,409	-£427,378	-£656,419	-£794,879
60% LAR : 40% CIR	**12%**	**-£3,637**	**-£469,973**	**-£473,664**	**-£480,431**	**-£514,379**	**-£743,299**	**-£881,690**
60% LAR : 40% CIR	15%	-£143,422	-£600,725	-£604,409	-£611,164	-£645,084	-£873,829	-£1,012,124
60% LAR : 40% CIR	20%	-£376,937	-£819,181	-£822,854	-£829,592	-£863,466	-£1,091,941	-£1,230,086
60% LAR : 40% CIR	25%	-£611,118	-£1,038,298	-£1,041,963	-£1,048,683	-£1,082,517	-£1,310,750	-£1,448,760
60% LAR : 40% CIR	30%	-£845,959	-£1,258,071	-£1,261,727	-£1,268,434	-£1,302,232	-£1,530,249	-£1,668,138
60% LAR : 40% CIR	35%	-£1,081,454	-£1,478,494	-£1,482,144	-£1,488,837	-£1,522,603	-£1,750,429	-£1,888,213
60% LAR : 40% CIR	40%	-£1,317,597	-£1,699,560	-£1,703,203	-£1,709,885	-£1,743,624	-£1,971,286	-£2,108,980
60% LAR : 40% CIR	45%	-£1,554,381	-£1,921,261	-£1,924,899	-£1,931,574	-£1,965,289	-£2,192,813	-£2,330,428
60% LAR : 40% CIR	50%	-£1,791,799	-£2,143,592	-£2,147,227	-£2,153,894	-£2,187,590	-£2,415,001	-£2,552,772

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,797,650	£1,295,199	£1,291,477	£1,284,656	£1,250,575	£1,020,858	£882,024
60% LAR : 40% CIR	5%	£1,566,174	£1,078,768	£1,075,060	£1,068,264	£1,034,241	£804,875	£666,236
60% LAR : 40% CIR	10%	£1,334,013	£861,657	£857,961	£851,186	£817,217	£588,176	£449,717
60% LAR : 40% CIR	**12%**	**£1,240,959**	**£774,623**	**£770,931**	**£764,165**	**£730,217**	**£501,296**	**£362,906**
60% LAR : 40% CIR	15%	£1,101,173	£643,870	£640,186	£633,431	£599,511	£370,766	£232,472
60% LAR : 40% CIR	20%	£867,658	£425,415	£421,741	£415,003	£381,130	£152,654	£14,509
60% LAR : 40% CIR	25%	£633,477	£206,297	£202,632	£195,912	£162,078	-£66,155	-£204,164
60% LAR : 40% CIR	30%	£398,637	-£13,476	-£17,132	-£23,839	-£57,636	-£285,653	-£423,543
60% LAR : 40% CIR	35%	£163,141	-£233,899	-£237,548	-£244,241	-£278,008	-£505,834	-£643,618
60% LAR : 40% CIR	40%	-£73,002	-£454,964	-£458,607	-£465,290	-£499,029	-£726,691	-£864,384
60% LAR : 40% CIR	45%	-£309,785	-£676,666	-£680,304	-£686,978	-£720,694	-£948,217	-£1,085,833
60% LAR : 40% CIR	50%	-£547,204	-£898,997	-£902,632	-£909,298	-£942,995	-£1,170,406	-£1,308,177

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - NO AW	
Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,602,161	£3,091,543	£3,087,820	£3,081,000	£3,046,920	£2,817,202	£2,678,368
60% LAR : 40% CIR	5%	£3,345,147	£2,849,980	£2,846,272	£2,839,475	£2,805,453	£2,576,087	£2,437,448
60% LAR : 40% CIR	10%	£3,087,445	£2,607,737	£2,604,041	£2,597,266	£2,563,297	£2,334,255	£2,195,797
60% LAR : 40% CIR	**12%**	**£2,984,174**	**£2,510,650**	**£2,506,959**	**£2,500,193**	**£2,466,244**	**£2,237,324**	**£2,098,932**
60% LAR : 40% CIR	15%	£2,829,064	£2,364,818	£2,361,133	£2,354,378	£2,320,460	£2,091,715	£1,953,420
60% LAR : 40% CIR	20%	£2,570,009	£2,121,230	£2,117,557	£2,110,820	£2,076,945	£1,848,470	£1,710,325
60% LAR : 40% CIR	25%	£2,310,287	£1,876,981	£1,873,316	£1,866,596	£1,832,762	£1,604,529	£1,466,520
60% LAR : 40% CIR	30%	£2,049,905	£1,632,076	£1,628,419	£1,621,713	£1,587,916	£1,359,899	£1,222,010
60% LAR : 40% CIR	35%	£1,788,870	£1,386,522	£1,382,872	£1,376,178	£1,342,413	£1,114,586	£976,801
60% LAR : 40% CIR	40%	£1,527,186	£1,140,323	£1,136,681	£1,129,998	£1,096,259	£868,597	£730,904
60% LAR : 40% CIR	45%	£1,264,863	£893,490	£889,852	£883,178	£849,463	£621,939	£484,322
60% LAR : 40% CIR	50%	£1,001,905	£646,027	£642,392	£635,726	£602,029	£374,617	£237,064

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,530,010	-£3,040,628	-£3,044,351	-£3,051,170	-£3,085,251	-£3,314,969	-£3,453,803
60% LAR : 40% CIR	5%	-£2,787,024	-£3,282,191	-£3,285,899	-£3,292,695	-£3,326,718	-£3,556,084	-£3,694,723
60% LAR : 40% CIR	10%	-£3,044,726	-£3,524,434	-£3,528,130	-£3,534,905	-£3,568,874	-£3,797,916	-£3,936,374
60% LAR : 40% CIR	**12%**	**-£3,147,997**	**-£3,621,521**	**-£3,625,212**	**-£3,631,978**	**-£3,665,927**	**-£3,894,847**	**-£4,033,239**
60% LAR : 40% CIR	15%	-£3,303,107	-£3,767,353	-£3,771,038	-£3,777,793	-£3,811,711	-£4,040,456	-£4,178,751
60% LAR : 40% CIR	20%	-£3,562,162	-£4,010,941	-£4,014,614	-£4,021,351	-£4,055,225	-£4,283,701	-£4,421,846
60% LAR : 40% CIR	25%	-£3,821,884	-£4,255,190	-£4,258,855	-£4,265,575	-£4,299,409	-£4,527,642	-£4,665,651
60% LAR : 40% CIR	30%	-£4,082,265	-£4,500,095	-£4,503,752	-£4,510,457	-£4,544,255	-£4,772,272	-£4,910,161
60% LAR : 40% CIR	35%	-£4,343,301	-£4,745,649	-£4,749,299	-£4,755,993	-£4,789,758	-£5,017,585	-£5,155,369
60% LAR : 40% CIR	40%	-£4,604,984	-£4,991,847	-£4,995,490	-£5,002,173	-£5,035,912	-£5,263,574	-£5,401,267
60% LAR : 40% CIR	45%	-£4,867,308	-£5,238,680	-£5,242,319	-£5,248,993	-£5,282,708	-£5,510,232	-£5,647,849
60% LAR : 40% CIR	50%	-£5,130,266	-£5,486,144	-£5,489,779	-£5,496,445	-£5,530,142	-£5,757,553	-£5,895,107

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,989	-£499,628	-£503,352	-£510,171	-£544,252	-£773,970	-£912,804
60% LAR : 40% CIR	5%	-£246,025	-£741,192	-£744,900	-£751,696	-£785,719	-£1,015,085	-£1,153,724
60% LAR : 40% CIR	10%	-£503,727	-£983,435	-£987,130	-£993,906	-£1,027,874	-£1,256,916	-£1,395,375
60% LAR : 40% CIR	**12%**	**-£606,998**	**-£1,080,521**	**-£1,084,213**	**-£1,090,979**	**-£1,124,928**	**-£1,353,847**	**-£1,492,239**
60% LAR : 40% CIR	15%	-£762,108	-£1,226,353	-£1,230,038	-£1,236,793	-£1,270,712	-£1,499,457	-£1,637,752
60% LAR : 40% CIR	20%	-£1,021,163	-£1,469,941	-£1,473,615	-£1,480,352	-£1,514,226	-£1,742,702	-£1,880,847
60% LAR : 40% CIR	25%	-£1,280,885	-£1,714,191	-£1,717,855	-£1,724,576	-£1,758,410	-£1,986,643	-£2,124,652
60% LAR : 40% CIR	30%	-£1,541,266	-£1,959,096	-£1,962,752	-£1,969,458	-£2,003,256	-£2,231,273	-£2,369,162
60% LAR : 40% CIR	35%	-£1,802,301	-£2,204,650	-£2,208,299	-£2,214,994	-£2,248,759	-£2,476,586	-£2,614,370
60% LAR : 40% CIR	40%	-£2,063,985	-£2,450,848	-£2,454,491	-£2,461,174	-£2,494,913	-£2,722,575	-£2,860,268
60% LAR : 40% CIR	45%	-£2,326,309	-£2,697,681	-£2,701,320	-£2,707,994	-£2,741,709	-£2,969,233	-£3,106,849
60% LAR : 40% CIR	50%	-£2,589,267	-£2,945,145	-£2,948,780	-£2,955,446	-£2,989,143	-£3,216,554	-£3,354,108

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,063,862	£553,244	£549,521	£542,702	£508,621	£278,903	£140,069
60% LAR : 40% CIR	5%	£806,848	£311,681	£307,973	£301,177	£267,154	£37,788	-£100,851
60% LAR : 40% CIR	10%	£549,146	£69,438	£65,742	£58,967	£24,998	-£204,044	-£342,502
60% LAR : 40% CIR	**12%**	**£445,875**	**-£27,649**	**-£31,340**	**-£38,106**	**-£72,055**	**-£300,975**	**-£439,367**
60% LAR : 40% CIR	15%	£290,765	-£173,481	-£177,166	-£183,921	-£217,839	-£446,584	-£584,879
60% LAR : 40% CIR	20%	£31,710	-£417,069	-£420,742	-£427,479	-£461,353	-£689,829	-£827,974
60% LAR : 40% CIR	25%	-£228,012	-£661,318	-£664,982	-£671,703	-£705,537	-£933,770	-£1,071,779
60% LAR : 40% CIR	30%	-£488,393	-£906,223	-£909,880	-£916,585	-£950,383	-£1,178,400	-£1,316,289
60% LAR : 40% CIR	35%	-£749,429	-£1,151,777	-£1,155,426	-£1,162,121	-£1,195,886	-£1,423,713	-£1,561,497
60% LAR : 40% CIR	40%	-£1,011,112	-£1,397,975	-£1,401,618	-£1,408,301	-£1,442,040	-£1,669,702	-£1,807,395
60% LAR : 40% CIR	45%	-£1,273,436	-£1,644,808	-£1,648,447	-£1,655,121	-£1,688,836	-£1,916,360	-£2,053,977
60% LAR : 40% CIR	50%	-£1,536,394	-£1,892,272	-£1,895,907	-£1,902,573	-£1,936,270	-£2,163,681	-£2,301,235

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,308,458	£1,797,840	£1,794,116	£1,787,297	£1,753,216	£1,523,499	£1,384,665
60% LAR : 40% CIR	5%	£2,051,443	£1,556,277	£1,552,568	£1,545,772	£1,511,749	£1,282,384	£1,143,744
60% LAR : 40% CIR	10%	£1,793,741	£1,314,033	£1,310,338	£1,303,563	£1,269,594	£1,040,552	£902,093
60% LAR : 40% CIR	**12%**	**£1,690,470**	**£1,216,947**	**£1,213,256**	**£1,206,489**	**£1,172,540**	**£943,621**	**£805,229**
60% LAR : 40% CIR	15%	£1,535,360	£1,071,115	£1,067,430	£1,060,675	£1,026,756	£798,011	£659,716
60% LAR : 40% CIR	20%	£1,276,306	£827,527	£823,853	£817,116	£783,242	£554,766	£416,621
60% LAR : 40% CIR	25%	£1,016,584	£583,278	£579,613	£572,893	£539,058	£310,825	£172,816
60% LAR : 40% CIR	30%	£756,202	£338,373	£334,716	£328,010	£294,212	£66,196	-£71,694
60% LAR : 40% CIR	35%	£495,167	£92,818	£89,169	£82,475	£48,709	-£179,118	-£316,902
60% LAR : 40% CIR	40%	£233,483	-£153,380	-£157,023	-£163,706	-£197,445	-£425,107	-£562,800
60% LAR : 40% CIR	45%	-£28,841	-£400,213	-£403,852	-£410,526	-£444,241	-£671,764	-£809,381
60% LAR : 40% CIR	50%	-£291,799	-£647,677	-£651,312	-£657,977	-£691,675	-£919,086	-£1,056,640

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR in Perp		Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£73,159	-£386,088	-£389,867	-£396,783	-£431,195	-£663,032	-£803,103
60% LAR : 40% CIR	5%	-£13,794	-£461,232	-£464,997	-£471,890	-£506,243	-£737,723	-£877,595
60% LAR : 40% CIR	10%	-£102,559	-£537,069	-£540,821	-£547,692	-£581,990	-£813,140	-£952,831
60% LAR : 40% CIR	**12%**	**-£138,259**	**-£567,596**	**-£571,343**	**-£578,206**	**-£612,483**	**-£843,510**	**-£983,131**
60% LAR : 40% CIR	15%	-£192,015	-£613,592	-£617,332	-£624,182	-£658,430	-£889,279	-£1,028,802
60% LAR : 40% CIR	20%	-£282,156	-£690,792	-£694,522	-£701,354	-£735,556	-£966,132	-£1,105,503
60% LAR : 40% CIR	25%	-£372,972	-£768,665	-£772,385	-£779,201	-£813,362	-£1,043,692	-£1,182,925
60% LAR : 40% CIR	30%	-£464,459	-£847,204	-£850,916	-£857,717	-£891,841	-£1,121,951	-£1,261,063
60% LAR : 40% CIR	35%	-£556,611	-£926,401	-£930,106	-£936,895	-£970,986	-£1,200,903	-£1,339,908
60% LAR : 40% CIR	40%	-£649,419	-£1,006,252	-£1,009,951	-£1,016,728	-£1,050,793	-£1,280,543	-£1,419,455
60% LAR : 40% CIR	45%	-£742,879	-£1,086,748	-£1,090,443	-£1,097,211	-£1,131,251	-£1,360,862	-£1,499,695
60% LAR : 40% CIR	50%	-£836,982	-£1,167,885	-£1,171,575	-£1,178,335	-£1,212,357	-£1,441,852	-£1,580,623

0

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

0

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,059,012	-£6,518,259	-£6,522,038	-£6,528,954	-£6,563,366	-£6,795,203	-£6,935,274
60% LAR : 40% CIR	5%	-£6,145,965	-£6,593,403	-£6,597,168	-£6,604,061	-£6,638,414	-£6,869,894	-£7,009,766
60% LAR : 40% CIR	10%	-£6,234,730	-£6,669,240	-£6,672,992	-£6,679,863	-£6,714,160	-£6,945,311	-£7,085,002
60% LAR : 40% CIR	**12%**	**-£6,270,430**	**-£6,699,767**	**-£6,703,514**	**-£6,710,376**	**-£6,744,653**	**-£6,975,681**	**-£7,115,302**
60% LAR : 40% CIR	15%	-£6,324,186	-£6,745,763	-£6,749,503	-£6,756,353	-£6,790,601	-£7,021,450	-£7,160,973
60% LAR : 40% CIR	20%	-£6,414,327	-£6,822,963	-£6,826,693	-£6,833,525	-£6,867,727	-£7,098,303	-£7,237,674
60% LAR : 40% CIR	25%	-£6,505,143	-£6,900,836	-£6,904,556	-£6,911,372	-£6,945,533	-£7,175,863	-£7,315,096
60% LAR : 40% CIR	30%	-£6,596,630	-£6,979,375	-£6,983,086	-£6,989,888	-£7,024,012	-£7,254,122	-£7,393,234
60% LAR : 40% CIR	35%	-£6,688,782	-£7,058,572	-£7,062,277	-£7,069,066	-£7,103,157	-£7,333,074	-£7,472,079
60% LAR : 40% CIR	40%	-£6,781,590	-£7,138,423	-£7,142,122	-£7,148,899	-£7,182,964	-£7,412,714	-£7,551,626
60% LAR : 40% CIR	45%	-£6,875,050	-£7,218,919	-£7,222,614	-£7,229,382	-£7,263,422	-£7,493,033	-£7,631,866
60% LAR : 40% CIR	50%	-£6,969,153	-£7,300,056	-£7,303,746	-£7,310,506	-£7,344,528	-£7,574,023	-£7,712,794

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,518,012	-£3,977,260	-£3,981,039	-£3,987,955	-£4,022,367	-£4,254,203	-£4,394,275
60% LAR : 40% CIR	5%	-£3,604,966	-£4,052,404	-£4,056,169	-£4,063,062	-£4,097,415	-£4,328,894	-£4,468,767
60% LAR : 40% CIR	10%	-£3,693,731	-£4,128,241	-£4,131,993	-£4,138,864	-£4,173,161	-£4,404,312	-£4,544,002
60% LAR : 40% CIR	**12%**	**-£3,729,431**	**-£4,158,767**	**-£4,162,515**	**-£4,169,377**	**-£4,203,654**	**-£4,434,681**	**-£4,574,303**
60% LAR : 40% CIR	15%	-£3,783,187	-£4,204,763	-£4,208,504	-£4,215,354	-£4,249,601	-£4,480,451	-£4,619,974
60% LAR : 40% CIR	20%	-£3,873,328	-£4,281,964	-£4,285,694	-£4,292,526	-£4,326,728	-£4,557,304	-£4,696,675
60% LAR : 40% CIR	25%	-£3,964,144	-£4,359,837	-£4,363,557	-£4,370,372	-£4,404,534	-£4,634,863	-£4,774,097
60% LAR : 40% CIR	30%	-£4,055,631	-£4,438,376	-£4,442,087	-£4,448,889	-£4,483,013	-£4,713,123	-£4,852,235
60% LAR : 40% CIR	35%	-£4,147,783	-£4,517,573	-£4,521,278	-£4,528,067	-£4,562,158	-£4,792,075	-£4,931,080
60% LAR : 40% CIR	40%	-£4,240,590	-£4,597,423	-£4,601,123	-£4,607,900	-£4,641,965	-£4,871,715	-£5,010,627
60% LAR : 40% CIR	45%	-£4,334,050	-£4,677,920	-£4,681,614	-£4,688,382	-£4,722,423	-£4,952,033	-£5,090,867
60% LAR : 40% CIR	50%	-£4,428,153	-£4,759,057	-£4,762,746	-£4,769,507	-£4,803,529	-£5,033,024	-£5,171,795

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,465,140	-£2,924,387	-£2,928,166	-£2,935,082	-£2,969,494	-£3,201,331	-£3,341,402
60% LAR : 40% CIR	5%	-£2,552,093	-£2,999,531	-£3,003,296	-£3,010,189	-£3,044,542	-£3,276,022	-£3,415,894
60% LAR : 40% CIR	10%	-£2,640,858	-£3,075,368	-£3,079,120	-£3,085,991	-£3,120,288	-£3,351,439	-£3,491,129
60% LAR : 40% CIR	**12%**	**-£2,676,558**	**-£3,105,895**	**-£3,109,642**	**-£3,116,504**	**-£3,150,781**	**-£3,381,809**	**-£3,521,430**
60% LAR : 40% CIR	15%	-£2,730,314	-£3,151,890	-£3,155,631	-£3,162,481	-£3,196,729	-£3,427,578	-£3,567,101
60% LAR : 40% CIR	20%	-£2,820,455	-£3,229,091	-£3,232,821	-£3,239,653	-£3,273,855	-£3,504,431	-£3,643,802
60% LAR : 40% CIR	25%	-£2,911,271	-£3,306,964	-£3,310,684	-£3,317,500	-£3,351,661	-£3,581,991	-£3,721,224
60% LAR : 40% CIR	30%	-£3,002,758	-£3,385,503	-£3,389,214	-£3,396,016	-£3,430,140	-£3,660,250	-£3,799,362
60% LAR : 40% CIR	35%	-£3,094,910	-£3,464,700	-£3,468,405	-£3,475,194	-£3,509,285	-£3,739,202	-£3,878,207
60% LAR : 40% CIR	40%	-£3,187,718	-£3,544,551	-£3,548,250	-£3,555,027	-£3,589,092	-£3,818,842	-£3,957,754
60% LAR : 40% CIR	45%	-£3,281,178	-£3,625,047	-£3,628,742	-£3,635,509	-£3,669,550	-£3,899,161	-£4,037,994
60% LAR : 40% CIR	50%	-£3,375,281	-£3,706,184	-£3,709,874	-£3,716,634	-£3,750,656	-£3,980,151	-£4,118,922

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,220,544	-£1,679,791	-£1,683,571	-£1,690,487	-£1,724,899	-£1,956,735	-£2,096,807
60% LAR : 40% CIR	5%	-£1,307,497	-£1,754,936	-£1,758,701	-£1,765,594	-£1,799,947	-£2,031,426	-£2,171,298
60% LAR : 40% CIR	10%	-£1,396,263	-£1,830,773	-£1,834,525	-£1,841,396	-£1,875,693	-£2,106,844	-£2,246,534
60% LAR : 40% CIR	**12%**	**-£1,431,963**	**-£1,861,299**	**-£1,865,047**	**-£1,871,909**	**-£1,906,186**	**-£2,137,213**	**-£2,276,835**
60% LAR : 40% CIR	15%	-£1,485,719	-£1,907,295	-£1,911,035	-£1,917,886	-£1,952,133	-£2,182,983	-£2,322,506
60% LAR : 40% CIR	20%	-£1,575,860	-£1,984,496	-£1,988,225	-£1,995,057	-£2,029,260	-£2,259,836	-£2,399,206
60% LAR : 40% CIR	25%	-£1,666,675	-£2,062,368	-£2,066,089	-£2,072,904	-£2,107,066	-£2,337,395	-£2,476,629
60% LAR : 40% CIR	30%	-£1,758,163	-£2,140,907	-£2,144,619	-£2,151,421	-£2,185,545	-£2,415,655	-£2,554,766
60% LAR : 40% CIR	35%	-£1,850,314	-£2,220,105	-£2,223,810	-£2,230,598	-£2,264,690	-£2,494,607	-£2,633,612
60% LAR : 40% CIR	40%	-£1,943,122	-£2,299,955	-£2,303,655	-£2,310,432	-£2,344,496	-£2,574,247	-£2,713,159
60% LAR : 40% CIR	45%	-£2,036,582	-£2,380,452	-£2,384,146	-£2,390,914	-£2,424,955	-£2,654,565	-£2,793,399
60% LAR : 40% CIR	50%	-£2,130,685	-£2,461,589	-£2,465,278	-£2,472,039	-£2,506,061	-£2,735,556	-£2,874,327

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR in Perp		Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£413,699	-£45,880	-£49,661	-£56,577	-£90,988	-£322,825	-£462,896
60% LAR : 40% CIR	5%	£309,925	-£138,036	-£141,801	-£148,694	-£183,047	-£414,527	-£554,399
60% LAR : 40% CIR	10%	£205,467	-£230,883	-£234,636	-£241,506	-£275,804	-£506,955	-£646,645
60% LAR : 40% CIR	**12%**	**£163,492**	**-£268,214**	**-£271,961**	**-£278,824**	**-£313,101**	**-£544,129**	**-£683,750**
60% LAR : 40% CIR	15%	£100,328	-£324,415	-£328,156	-£335,006	-£369,254	-£600,104	-£739,627
60% LAR : 40% CIR	20%	-£5,568	-£418,626	-£422,356	-£429,189	-£463,390	-£693,966	-£833,338
60% LAR : 40% CIR	25%	-£113,671	-£513,510	-£517,230	-£524,046	-£558,207	-£788,536	-£927,771
60% LAR : 40% CIR	30%	-£222,445	-£609,059	-£612,771	-£619,572	-£653,696	-£883,806	-£1,022,918
60% LAR : 40% CIR	35%	-£331,883	-£705,268	-£708,972	-£715,760	-£749,853	-£979,770	-£1,118,774
60% LAR : 40% CIR	40%	-£441,978	-£802,129	-£805,827	-£812,604	-£846,669	-£1,076,419	-£1,215,331
60% LAR : 40% CIR	45%	-£552,724	-£899,635	-£903,329	-£910,097	-£944,137	-£1,173,748	-£1,312,582
60% LAR : 40% CIR	50%	-£664,114	-£997,781	-£1,001,471	-£1,008,232	-£1,042,254	-£1,271,749	-£1,410,520

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,718,472	-£6,178,051	-£6,181,832	-£6,188,748	-£6,223,159	-£6,454,996	-£6,595,067
60% LAR : 40% CIR	5%	-£5,822,245	-£6,270,207	-£6,273,972	-£6,280,865	-£6,315,218	-£6,546,697	-£6,686,570
60% LAR : 40% CIR	10%	-£5,926,704	-£6,363,054	-£6,366,807	-£6,373,677	-£6,407,975	-£6,639,126	-£6,778,816
60% LAR : 40% CIR	**12%**	**-£5,968,679**	**-£6,400,385**	**-£6,404,132**	**-£6,410,995**	**-£6,445,272**	**-£6,676,299**	**-£6,815,921**
60% LAR : 40% CIR	15%	-£6,031,843	-£6,456,586	-£6,460,326	-£6,467,177	-£6,501,425	-£6,732,275	-£6,871,798
60% LAR : 40% CIR	20%	-£6,137,739	-£6,550,797	-£6,554,527	-£6,561,360	-£6,595,561	-£6,826,137	-£6,965,509
60% LAR : 40% CIR	25%	-£6,245,842	-£6,645,681	-£6,649,401	-£6,656,217	-£6,690,378	-£6,920,707	-£7,059,942
60% LAR : 40% CIR	30%	-£6,354,616	-£6,741,230	-£6,744,941	-£6,751,743	-£6,785,867	-£7,015,977	-£7,155,089
60% LAR : 40% CIR	35%	-£6,464,054	-£6,837,438	-£6,841,142	-£6,847,931	-£6,882,024	-£7,111,941	-£7,250,945
60% LAR : 40% CIR	40%	-£6,574,149	-£6,934,299	-£6,937,998	-£6,944,775	-£6,978,840	-£7,208,590	-£7,347,502
60% LAR : 40% CIR	45%	-£6,684,895	-£7,031,806	-£7,035,500	-£7,042,268	-£7,076,308	-£7,305,919	-£7,444,753
60% LAR : 40% CIR	50%	-£6,796,284	-£7,129,952	-£7,133,642	-£7,140,403	-£7,174,425	-£7,403,920	-£7,542,691

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,177,473	-£3,637,052	-£3,640,832	-£3,647,748	-£3,682,160	-£3,913,997	-£4,054,068
60% LAR : 40% CIR	5%	-£3,281,246	-£3,729,208	-£3,732,973	-£3,739,866	-£3,774,219	-£4,005,698	-£4,145,570
60% LAR : 40% CIR	10%	-£3,385,705	-£3,822,054	-£3,825,807	-£3,832,677	-£3,866,976	-£4,098,126	-£4,237,817
60% LAR : 40% CIR	**12%**	**-£3,427,679**	**-£3,859,386**	**-£3,863,133**	**-£3,869,996**	**-£3,904,273**	**-£4,135,300**	**-£4,274,922**
60% LAR : 40% CIR	15%	-£3,490,843	-£3,915,587	-£3,919,327	-£3,926,178	-£3,960,426	-£4,191,276	-£4,330,798
60% LAR : 40% CIR	20%	-£3,596,739	-£4,009,798	-£4,013,528	-£4,020,361	-£4,054,562	-£4,285,138	-£4,424,510
60% LAR : 40% CIR	25%	-£3,704,842	-£4,104,682	-£4,108,402	-£4,115,218	-£4,149,378	-£4,379,708	-£4,518,942
60% LAR : 40% CIR	30%	-£3,813,617	-£4,200,231	-£4,203,942	-£4,210,744	-£4,244,868	-£4,474,978	-£4,614,090
60% LAR : 40% CIR	35%	-£3,923,054	-£4,296,439	-£4,300,143	-£4,306,932	-£4,341,025	-£4,570,942	-£4,709,946
60% LAR : 40% CIR	40%	-£4,033,150	-£4,393,300	-£4,396,999	-£4,403,776	-£4,437,840	-£4,667,591	-£4,806,503
60% LAR : 40% CIR	45%	-£4,143,896	-£4,490,806	-£4,494,501	-£4,501,269	-£4,535,309	-£4,764,920	-£4,903,753
60% LAR : 40% CIR	50%	-£4,255,285	-£4,588,953	-£4,592,643	-£4,599,404	-£4,633,426	-£4,862,920	-£5,001,692

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,124,600	-£2,584,179	-£2,587,959	-£2,594,876	-£2,629,287	-£2,861,124	-£3,001,195
60% LAR : 40% CIR	5%	-£2,228,373	-£2,676,335	-£2,680,100	-£2,686,993	-£2,721,346	-£2,952,825	-£3,092,698
60% LAR : 40% CIR	10%	-£2,332,832	-£2,769,182	-£2,772,935	-£2,779,805	-£2,814,103	-£3,045,254	-£3,184,944
60% LAR : 40% CIR	**12%**	**-£2,374,807**	**-£2,806,513**	**-£2,810,260**	**-£2,817,123**	**-£2,851,400**	**-£3,082,427**	**-£3,222,049**
60% LAR : 40% CIR	15%	-£2,437,971	-£2,862,714	-£2,866,454	-£2,873,305	-£2,907,553	-£3,138,403	-£3,277,926
60% LAR : 40% CIR	20%	-£2,543,867	-£2,956,925	-£2,960,655	-£2,967,488	-£3,001,689	-£3,232,265	-£3,371,637
60% LAR : 40% CIR	25%	-£2,651,970	-£3,051,809	-£3,055,529	-£3,062,345	-£3,096,505	-£3,326,835	-£3,466,070
60% LAR : 40% CIR	30%	-£2,760,744	-£3,147,358	-£3,151,069	-£3,157,871	-£3,191,995	-£3,422,105	-£3,561,217
60% LAR : 40% CIR	35%	-£2,870,182	-£3,243,566	-£3,247,270	-£3,254,059	-£3,288,152	-£3,518,069	-£3,657,073
60% LAR : 40% CIR	40%	-£2,980,277	-£3,340,427	-£3,344,126	-£3,350,903	-£3,384,968	-£3,614,718	-£3,753,630
60% LAR : 40% CIR	45%	-£3,091,023	-£3,437,934	-£3,441,628	-£3,448,396	-£3,482,436	-£3,712,047	-£3,850,881
60% LAR : 40% CIR	50%	-£3,202,412	-£3,536,080	-£3,539,770	-£3,546,531	-£3,580,553	-£3,810,048	-£3,948,819

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£880,005	-£1,339,584	-£1,343,364	-£1,350,280	-£1,384,692	-£1,616,529	-£1,756,599
60% LAR : 40% CIR	5%	-£983,778	-£1,431,740	-£1,435,505	-£1,442,397	-£1,476,750	-£1,708,230	-£1,848,102
60% LAR : 40% CIR	10%	-£1,088,236	-£1,524,586	-£1,528,339	-£1,535,209	-£1,569,507	-£1,800,658	-£1,940,348
60% LAR : 40% CIR	**12%**	**-£1,130,211**	**-£1,561,918**	**-£1,565,665**	**-£1,572,528**	**-£1,606,805**	**-£1,837,832**	**-£1,977,453**
60% LAR : 40% CIR	15%	-£1,193,375	-£1,618,119	-£1,621,859	-£1,628,710	-£1,662,958	-£1,893,808	-£2,033,330
60% LAR : 40% CIR	20%	-£1,299,271	-£1,712,330	-£1,716,060	-£1,722,892	-£1,757,094	-£1,987,670	-£2,127,041
60% LAR : 40% CIR	25%	-£1,407,374	-£1,807,214	-£1,810,934	-£1,817,750	-£1,851,910	-£2,082,240	-£2,221,474
60% LAR : 40% CIR	30%	-£1,516,149	-£1,902,762	-£1,906,474	-£1,913,276	-£1,947,400	-£2,177,510	-£2,316,621
60% LAR : 40% CIR	35%	-£1,625,586	-£1,998,971	-£2,002,675	-£2,009,464	-£2,043,556	-£2,273,473	-£2,412,478
60% LAR : 40% CIR	40%	-£1,735,682	-£2,095,832	-£2,099,531	-£2,106,307	-£2,140,372	-£2,370,122	-£2,509,035
60% LAR : 40% CIR	45%	-£1,846,428	-£2,193,338	-£2,197,033	-£2,203,800	-£2,237,841	-£2,467,452	-£2,606,285
60% LAR : 40% CIR	50%	-£1,957,817	-£2,291,485	-£2,295,175	-£2,301,936	-£2,335,958	-£2,565,452	-£2,704,224

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR in Perp	
Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£583,968	£122,356	£118,632	£111,820	£77,925	-£152,722	-£292,793
60% LAR : 40% CIR	5%	£471,681	£23,208	£19,499	£12,711	-£21,448	-£252,928	-£392,801
60% LAR : 40% CIR	10%	£358,709	-£77,790	-£81,543	-£88,413	-£122,711	-£353,862	-£493,552
60% LAR : 40% CIR	**12%**	**£313,330**	**-£118,523**	**-£122,271**	**-£129,133**	**-£163,410**	**-£394,437**	**-£534,058**
60% LAR : 40% CIR	15%	£245,057	-£179,828	-£183,568	-£190,419	-£224,666	-£455,516	-£595,039
60% LAR : 40% CIR	20%	£130,732	-£282,544	-£286,274	-£293,106	-£327,308	-£557,884	-£697,254
60% LAR : 40% CIR	25%	£15,740	-£385,933	-£389,652	-£396,469	-£430,630	-£660,960	-£800,193
60% LAR : 40% CIR	30%	-£101,438	-£489,987	-£493,699	-£500,500	-£534,624	-£764,734	-£903,846
60% LAR : 40% CIR	35%	-£219,520	-£594,700	-£598,405	-£605,193	-£639,286	-£869,203	-£1,008,207
60% LAR : 40% CIR	40%	-£338,257	-£700,066	-£703,765	-£710,542	-£744,606	-£974,357	-£1,113,269
60% LAR : 40% CIR	45%	-£457,646	-£806,078	-£809,772	-£816,540	-£850,581	-£1,080,191	-£1,219,025
60% LAR : 40% CIR	50%	-£577,680	-£912,730	-£916,420	-£923,180	-£957,202	-£1,186,698	-£1,325,468

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,548,203	-£6,009,815	-£6,013,538	-£6,020,351	-£6,054,246	-£6,284,893	-£6,424,963
60% LAR : 40% CIR	5%	-£5,660,489	-£6,108,963	-£6,112,672	-£6,119,460	-£6,153,619	-£6,385,099	-£6,524,972
60% LAR : 40% CIR	10%	-£5,773,461	-£6,209,961	-£6,213,714	-£6,220,584	-£6,254,882	-£6,486,033	-£6,625,723
60% LAR : 40% CIR	**12%**	**-£5,818,841**	**-£6,250,694**	**-£6,254,442**	**-£6,261,304**	**-£6,295,581**	**-£6,526,608**	**-£6,666,229**
60% LAR : 40% CIR	15%	-£5,887,114	-£6,311,999	-£6,315,739	-£6,322,590	-£6,356,837	-£6,587,687	-£6,727,210
60% LAR : 40% CIR	20%	-£6,001,439	-£6,414,715	-£6,418,444	-£6,425,277	-£6,459,479	-£6,690,055	-£6,829,425
60% LAR : 40% CIR	25%	-£6,116,431	-£6,518,104	-£6,521,823	-£6,528,639	-£6,562,801	-£6,793,130	-£6,932,364
60% LAR : 40% CIR	30%	-£6,233,609	-£6,622,158	-£6,625,869	-£6,632,671	-£6,666,795	-£6,896,905	-£7,036,017
60% LAR : 40% CIR	35%	-£6,351,690	-£6,726,871	-£6,730,576	-£6,737,364	-£6,771,456	-£7,001,373	-£7,140,378
60% LAR : 40% CIR	40%	-£6,470,428	-£6,832,237	-£6,835,935	-£6,842,713	-£6,876,777	-£7,106,528	-£7,245,440
60% LAR : 40% CIR	45%	-£6,589,817	-£6,938,249	-£6,941,943	-£6,948,711	-£6,982,752	-£7,212,362	-£7,351,196
60% LAR : 40% CIR	50%	-£6,709,851	-£7,044,901	-£7,048,591	-£7,055,351	-£7,089,373	-£7,318,869	-£7,457,639

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,007,204	-£3,468,816	-£3,472,539	-£3,479,352	-£3,513,247	-£3,743,893	-£3,883,964
60% LAR : 40% CIR	5%	-£3,119,490	-£3,567,963	-£3,571,673	-£3,578,461	-£3,612,620	-£3,844,100	-£3,983,973
60% LAR : 40% CIR	10%	-£3,232,462	-£3,668,961	-£3,672,714	-£3,679,585	-£3,713,883	-£3,945,034	-£4,084,724
60% LAR : 40% CIR	**12%**	**-£3,277,842**	**-£3,709,695**	**-£3,713,442**	**-£3,720,305**	**-£3,754,582**	**-£3,985,609**	**-£4,125,230**
60% LAR : 40% CIR	15%	-£3,346,115	-£3,771,000	-£3,774,740	-£3,781,591	-£3,815,838	-£4,046,688	-£4,186,210
60% LAR : 40% CIR	20%	-£3,460,440	-£3,873,715	-£3,877,445	-£3,884,278	-£3,918,480	-£4,149,056	-£4,288,426
60% LAR : 40% CIR	25%	-£3,575,432	-£3,977,104	-£3,980,824	-£3,987,640	-£4,021,802	-£4,252,131	-£4,391,365
60% LAR : 40% CIR	30%	-£3,692,610	-£4,081,159	-£4,084,870	-£4,091,672	-£4,125,796	-£4,355,906	-£4,495,017
60% LAR : 40% CIR	35%	-£3,810,691	-£4,185,872	-£4,189,577	-£4,196,365	-£4,230,457	-£4,460,374	-£4,599,379
60% LAR : 40% CIR	40%	-£3,929,429	-£4,291,238	-£4,294,936	-£4,301,714	-£4,335,778	-£4,565,529	-£4,704,440
60% LAR : 40% CIR	45%	-£4,048,818	-£4,397,250	-£4,400,944	-£4,407,712	-£4,441,752	-£4,671,363	-£4,810,196
60% LAR : 40% CIR	50%	-£4,168,852	-£4,503,902	-£4,507,592	-£4,514,352	-£4,548,374	-£4,777,869	-£4,916,640

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,954,331	-£2,415,943	-£2,419,666	-£2,426,479	-£2,460,374	-£2,691,021	-£2,831,091
60% LAR : 40% CIR	5%	-£2,066,617	-£2,515,091	-£2,518,800	-£2,525,588	-£2,559,747	-£2,791,227	-£2,931,100
60% LAR : 40% CIR	10%	-£2,179,589	-£2,616,089	-£2,619,842	-£2,626,712	-£2,661,010	-£2,892,161	-£3,031,851
60% LAR : 40% CIR	**12%**	**-£2,224,969**	**-£2,656,822**	**-£2,660,570**	**-£2,667,432**	**-£2,701,709**	**-£2,932,736**	**-£3,072,357**
60% LAR : 40% CIR	15%	-£2,293,242	-£2,718,127	-£2,721,867	-£2,728,718	-£2,762,965	-£2,993,815	-£3,133,338
60% LAR : 40% CIR	20%	-£2,407,567	-£2,820,843	-£2,824,572	-£2,831,405	-£2,865,607	-£3,096,183	-£3,235,553
60% LAR : 40% CIR	25%	-£2,522,559	-£2,924,232	-£2,927,951	-£2,934,767	-£2,968,929	-£3,199,258	-£3,338,492
60% LAR : 40% CIR	30%	-£2,639,737	-£3,028,286	-£3,031,997	-£3,038,799	-£3,072,923	-£3,303,033	-£3,442,145
60% LAR : 40% CIR	35%	-£2,757,818	-£3,132,999	-£3,136,704	-£3,143,492	-£3,177,584	-£3,407,501	-£3,546,506
60% LAR : 40% CIR	40%	-£2,876,556	-£3,238,365	-£3,242,063	-£3,248,841	-£3,282,905	-£3,512,656	-£3,651,568
60% LAR : 40% CIR	45%	-£2,995,945	-£3,344,377	-£3,348,071	-£3,354,839	-£3,388,880	-£3,618,490	-£3,757,324
60% LAR : 40% CIR	50%	-£3,115,979	-£3,451,029	-£3,454,719	-£3,461,479	-£3,495,501	-£3,724,997	-£3,863,767

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£709,735	-£1,171,348	-£1,175,071	-£1,181,884	-£1,215,778	-£1,446,425	-£1,586,496
60% LAR : 40% CIR	5%	-£822,022	-£1,270,495	-£1,274,204	-£1,280,993	-£1,315,152	-£1,546,631	-£1,686,505
60% LAR : 40% CIR	10%	-£934,994	-£1,371,493	-£1,375,246	-£1,382,116	-£1,416,414	-£1,647,565	-£1,787,255
60% LAR : 40% CIR	**12%**	**-£980,374**	**-£1,412,226**	**-£1,415,974**	**-£1,422,836**	**-£1,457,113**	**-£1,688,140**	**-£1,827,762**
60% LAR : 40% CIR	15%	-£1,048,647	-£1,473,532	-£1,477,272	-£1,484,122	-£1,518,370	-£1,749,219	-£1,888,742
60% LAR : 40% CIR	20%	-£1,162,971	-£1,576,247	-£1,579,977	-£1,586,810	-£1,621,011	-£1,851,588	-£1,990,958
60% LAR : 40% CIR	25%	-£1,277,964	-£1,679,636	-£1,683,356	-£1,690,172	-£1,724,333	-£1,954,663	-£2,093,897
60% LAR : 40% CIR	30%	-£1,395,141	-£1,783,690	-£1,787,402	-£1,794,204	-£1,828,328	-£2,058,438	-£2,197,549
60% LAR : 40% CIR	35%	-£1,513,223	-£1,888,404	-£1,892,109	-£1,898,897	-£1,932,989	-£2,162,906	-£2,301,911
60% LAR : 40% CIR	40%	-£1,631,961	-£1,993,769	-£1,997,468	-£2,004,246	-£2,038,310	-£2,268,061	-£2,406,972
60% LAR : 40% CIR	45%	-£1,751,350	-£2,099,781	-£2,103,476	-£2,110,244	-£2,144,284	-£2,373,895	-£2,512,728
60% LAR : 40% CIR	50%	-£1,871,384	-£2,206,433	-£2,210,124	-£2,216,883	-£2,250,906	-£2,480,401	-£2,619,171

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR in Perp	

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£754,238	£289,902	£286,180	£279,367	£245,472	£17,120	-£122,689
60% LAR : 40% CIR	5%	£633,437	£182,377	£178,669	£171,879	£138,043	-£91,329	-£231,203
60% LAR : 40% CIR	10%	£511,952	£74,171	£70,475	£63,708	£29,926	-£200,769	-£340,459
60% LAR : 40% CIR	**12%**	**£463,167**	**£30,699**	**£27,008**	**£20,249**	**-£13,719**	**-£244,746**	**-£384,368**
60% LAR : 40% CIR	15%	£389,787	-£35,240	-£38,980	-£45,831	-£80,078	-£310,928	-£450,450
60% LAR : 40% CIR	20%	£266,947	-£146,461	-£150,191	-£157,023	-£191,225	-£421,802	-£561,172
60% LAR : 40% CIR	25%	£143,441	-£258,355	-£262,076	-£268,891	-£303,052	-£533,382	-£672,615
60% LAR : 40% CIR	30%	£19,276	-£370,915	-£374,627	-£381,428	-£415,552	-£645,662	-£784,774
60% LAR : 40% CIR	35%	-£107,155	-£484,133	-£487,838	-£494,626	-£528,718	-£758,635	-£897,640
60% LAR : 40% CIR	40%	-£234,537	-£598,004	-£601,703	-£608,480	-£642,545	-£872,295	-£1,011,207
60% LAR : 40% CIR	45%	-£362,569	-£712,521	-£716,215	-£722,983	-£757,024	-£986,634	-£1,125,468
60% LAR : 40% CIR	50%	-£491,246	-£827,678	-£831,368	-£838,129	-£872,151	-£1,101,645	-£1,240,417

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,377,933	-£5,842,269	-£5,845,991	-£5,852,804	-£5,886,699	-£6,115,051	-£6,254,860
60% LAR : 40% CIR	5%	-£5,498,733	-£5,949,794	-£5,953,502	-£5,960,292	-£5,994,128	-£6,223,500	-£6,363,373
60% LAR : 40% CIR	10%	-£5,620,219	-£6,058,000	-£6,061,696	-£6,068,463	-£6,102,245	-£6,332,940	-£6,472,630
60% LAR : 40% CIR	**12%**	**-£5,669,004**	**-£6,101,472**	**-£6,105,163**	**-£6,111,922**	**-£6,145,890**	**-£6,376,917**	**-£6,516,539**
60% LAR : 40% CIR	15%	-£5,742,384	-£6,167,411	-£6,171,151	-£6,178,002	-£6,212,249	-£6,443,099	-£6,582,621
60% LAR : 40% CIR	20%	-£5,865,224	-£6,278,632	-£6,282,362	-£6,289,194	-£6,323,396	-£6,553,972	-£6,693,343
60% LAR : 40% CIR	25%	-£5,988,730	-£6,390,526	-£6,394,246	-£6,401,062	-£6,435,223	-£6,665,553	-£6,804,786
60% LAR : 40% CIR	30%	-£6,112,895	-£6,503,086	-£6,506,797	-£6,513,599	-£6,547,723	-£6,777,833	-£6,916,945
60% LAR : 40% CIR	35%	-£6,239,326	-£6,616,304	-£6,620,009	-£6,626,797	-£6,660,889	-£6,890,806	-£7,029,811
60% LAR : 40% CIR	40%	-£6,366,708	-£6,730,175	-£6,733,874	-£6,740,651	-£6,774,715	-£7,004,466	-£7,143,378
60% LAR : 40% CIR	45%	-£6,494,740	-£6,844,692	-£6,848,386	-£6,855,154	-£6,889,195	-£7,118,805	-£7,257,639
60% LAR : 40% CIR	50%	-£6,623,417	-£6,959,849	-£6,963,539	-£6,970,300	-£7,004,322	-£7,233,816	-£7,372,588

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,836,934	-£3,301,269	-£3,304,992	-£3,311,804	-£3,345,699	-£3,574,051	-£3,713,861
60% LAR : 40% CIR	5%	-£2,957,734	-£3,408,795	-£3,412,503	-£3,419,292	-£3,453,128	-£3,682,501	-£3,822,374
60% LAR : 40% CIR	10%	-£3,079,220	-£3,517,001	-£3,520,696	-£3,527,464	-£3,561,246	-£3,791,941	-£3,931,631
60% LAR : 40% CIR	**12%**	**-£3,128,004**	**-£3,560,473**	**-£3,564,164**	**-£3,570,922**	**-£3,604,891**	**-£3,835,918**	**-£3,975,539**
60% LAR : 40% CIR	15%	-£3,201,385	-£3,626,412	-£3,630,152	-£3,637,002	-£3,671,250	-£3,902,100	-£4,041,622
60% LAR : 40% CIR	20%	-£3,324,225	-£3,737,633	-£3,741,363	-£3,748,195	-£3,782,397	-£4,012,973	-£4,152,344
60% LAR : 40% CIR	25%	-£3,447,731	-£3,849,527	-£3,853,247	-£3,860,063	-£3,894,224	-£4,124,553	-£4,263,787
60% LAR : 40% CIR	30%	-£3,571,896	-£3,962,087	-£3,965,798	-£3,972,600	-£4,006,724	-£4,236,834	-£4,375,945
60% LAR : 40% CIR	35%	-£3,698,327	-£4,075,305	-£4,079,010	-£4,085,797	-£4,119,890	-£4,349,807	-£4,488,812
60% LAR : 40% CIR	40%	-£3,825,709	-£4,189,176	-£4,192,875	-£4,199,651	-£4,233,716	-£4,463,466	-£4,602,379
60% LAR : 40% CIR	45%	-£3,953,741	-£4,303,693	-£4,307,387	-£4,314,155	-£4,348,195	-£4,577,806	-£4,716,640
60% LAR : 40% CIR	50%	-£4,082,418	-£4,418,850	-£4,422,540	-£4,429,300	-£4,463,323	-£4,692,817	-£4,831,588

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,784,061	-£2,248,397	-£2,252,119	-£2,258,932	-£2,292,826	-£2,521,179	-£2,660,988
60% LAR : 40% CIR	5%	-£1,904,861	-£2,355,922	-£2,359,630	-£2,366,420	-£2,400,256	-£2,629,628	-£2,769,501
60% LAR : 40% CIR	10%	-£2,026,347	-£2,464,128	-£2,467,824	-£2,474,591	-£2,508,373	-£2,739,068	-£2,878,758
60% LAR : 40% CIR	**12%**	**-£2,075,132**	**-£2,507,600**	**-£2,511,291**	**-£2,518,050**	**-£2,552,018**	**-£2,783,045**	**-£2,922,667**
60% LAR : 40% CIR	15%	-£2,148,512	-£2,573,539	-£2,577,279	-£2,584,130	-£2,618,377	-£2,849,227	-£2,988,749
60% LAR : 40% CIR	20%	-£2,271,352	-£2,684,760	-£2,688,490	-£2,695,322	-£2,729,524	-£2,960,100	-£3,099,471
60% LAR : 40% CIR	25%	-£2,394,858	-£2,796,654	-£2,800,374	-£2,807,190	-£2,841,351	-£3,071,681	-£3,210,914
60% LAR : 40% CIR	30%	-£2,519,023	-£2,909,214	-£2,912,925	-£2,919,727	-£2,953,851	-£3,183,961	-£3,323,073
60% LAR : 40% CIR	35%	-£2,645,454	-£3,022,432	-£3,026,137	-£3,032,925	-£3,067,017	-£3,296,934	-£3,435,939
60% LAR : 40% CIR	40%	-£2,772,836	-£3,136,303	-£3,140,002	-£3,146,779	-£3,180,843	-£3,410,594	-£3,549,506
60% LAR : 40% CIR	45%	-£2,900,868	-£3,250,820	-£3,254,514	-£3,261,282	-£3,295,323	-£3,524,933	-£3,663,767
60% LAR : 40% CIR	50%	-£3,029,545	-£3,365,977	-£3,369,667	-£3,376,428	-£3,410,450	-£3,639,944	-£3,778,716

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£539,466	-£1,003,801	-£1,007,524	-£1,014,336	-£1,048,231	-£1,276,583	-£1,416,393
60% LAR : 40% CIR	5%	-£660,266	-£1,111,326	-£1,115,035	-£1,121,824	-£1,155,660	-£1,385,033	-£1,524,906
60% LAR : 40% CIR	10%	-£781,752	-£1,219,533	-£1,223,228	-£1,229,995	-£1,263,778	-£1,494,472	-£1,634,163
60% LAR : 40% CIR	**12%**	**-£830,536**	**-£1,263,004**	**-£1,266,696**	**-£1,273,454**	**-£1,307,423**	**-£1,538,450**	**-£1,678,071**
60% LAR : 40% CIR	15%	-£903,917	-£1,328,943	-£1,332,684	-£1,339,534	-£1,373,782	-£1,604,631	-£1,744,154
60% LAR : 40% CIR	20%	-£1,026,756	-£1,440,165	-£1,443,895	-£1,450,727	-£1,484,929	-£1,715,505	-£1,854,876
60% LAR : 40% CIR	25%	-£1,150,262	-£1,552,058	-£1,555,779	-£1,562,594	-£1,596,756	-£1,827,085	-£1,966,319
60% LAR : 40% CIR	30%	-£1,274,428	-£1,664,618	-£1,668,330	-£1,675,132	-£1,709,256	-£1,939,366	-£2,078,477
60% LAR : 40% CIR	35%	-£1,400,859	-£1,777,836	-£1,781,541	-£1,788,329	-£1,822,422	-£2,052,339	-£2,191,343
60% LAR : 40% CIR	40%	-£1,528,241	-£1,891,708	-£1,895,406	-£1,902,183	-£1,936,248	-£2,165,998	-£2,304,911
60% LAR : 40% CIR	45%	-£1,656,273	-£2,006,224	-£2,009,919	-£2,016,687	-£2,050,727	-£2,280,338	-£2,419,171
60% LAR : 40% CIR	50%	-£1,784,950	-£2,121,381	-£2,125,072	-£2,131,832	-£2,165,854	-£2,395,349	-£2,534,120

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR in Perp	
Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft

No Units		7
Site Area		0.06 Ha
Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,094,777	£624,996	£621,273	£614,461	£580,566	£352,214	£214,248
60% LAR : 40% CIR	5%	£956,950	£500,717	£497,008	£490,219	£456,383	£228,382	£90,611
60% LAR : 40% CIR	10%	£818,437	£375,755	£372,060	£365,292	£331,510	£103,833	-£34,272
60% LAR : 40% CIR	**12%**	**£762,841**	**£325,582**	**£321,890**	**£315,132**	**£281,369**	**£53,815**	**-£84,986**
60% LAR : 40% CIR	15%	£679,244	£250,119	£246,436	£239,688	£205,954	-£21,753	-£161,275
60% LAR : 40% CIR	20%	£539,378	£123,815	£120,141	£113,411	£79,723	-£149,636	-£289,007
60% LAR : 40% CIR	25%	£398,846	-£3,201	-£6,920	-£13,736	-£47,897	-£278,226	-£417,461
60% LAR : 40% CIR	30%	£257,652	-£132,770	-£136,482	-£143,283	-£177,407	-£407,517	-£546,629
60% LAR : 40% CIR	35%	£115,806	-£262,998	-£266,703	-£273,492	-£307,584	-£537,501	-£676,505
60% LAR : 40% CIR	40%	-£27,096	-£393,880	-£397,579	-£404,357	-£438,420	-£668,171	-£807,083
60% LAR : 40% CIR	45%	-£172,415	-£525,408	-£529,102	-£535,869	-£569,911	-£799,521	-£938,354
60% LAR : 40% CIR	50%	-£318,379	-£657,575	-£661,265	-£668,025	-£702,048	-£931,542	-£1,070,312

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,037,394	-£5,507,175	-£5,510,897	-£5,517,710	-£5,551,605	-£5,779,957	-£5,917,923
60% LAR : 40% CIR	5%	-£5,175,221	-£5,631,454	-£5,635,163	-£5,641,952	-£5,675,788	-£5,903,789	-£6,041,560
60% LAR : 40% CIR	10%	-£5,313,733	-£5,756,416	-£5,760,111	-£5,766,878	-£5,800,661	-£6,028,338	-£6,166,443
60% LAR : 40% CIR	**12%**	**-£5,369,330**	**-£5,806,589**	**-£5,810,281**	**-£5,817,039**	**-£5,850,801**	**-£6,078,356**	**-£6,217,156**
60% LAR : 40% CIR	15%	-£5,452,927	-£5,882,051	-£5,885,735	-£5,892,483	-£5,926,216	-£6,153,923	-£6,293,446
60% LAR : 40% CIR	20%	-£5,592,793	-£6,008,356	-£6,012,030	-£6,018,760	-£6,052,448	-£6,281,807	-£6,421,178
60% LAR : 40% CIR	25%	-£5,733,325	-£6,135,371	-£6,139,091	-£6,145,907	-£6,180,068	-£6,410,397	-£6,549,632
60% LAR : 40% CIR	30%	-£5,874,519	-£6,264,941	-£6,268,652	-£6,275,454	-£6,309,578	-£6,539,688	-£6,678,800
60% LAR : 40% CIR	35%	-£6,016,365	-£6,395,169	-£6,398,874	-£6,405,663	-£6,439,755	-£6,669,672	-£6,808,676
60% LAR : 40% CIR	40%	-£6,159,267	-£6,526,051	-£6,529,750	-£6,536,528	-£6,570,591	-£6,800,342	-£6,939,254
60% LAR : 40% CIR	45%	-£6,304,586	-£6,657,579	-£6,661,273	-£6,668,040	-£6,702,082	-£6,931,691	-£7,070,525
60% LAR : 40% CIR	50%	-£6,450,550	-£6,789,745	-£6,793,436	-£6,800,196	-£6,834,218	-£7,063,713	-£7,202,483

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,496,395	-£2,966,176	-£2,969,898	-£2,976,711	-£3,010,606	-£3,238,958	-£3,376,924
60% LAR : 40% CIR	5%	-£2,634,221	-£3,090,455	-£3,094,163	-£3,100,953	-£3,134,789	-£3,362,790	-£3,500,561
60% LAR : 40% CIR	10%	-£2,772,734	-£3,215,417	-£3,219,112	-£3,225,879	-£3,259,661	-£3,487,339	-£3,625,444
60% LAR : 40% CIR	**12%**	**-£2,828,330**	**-£3,265,590**	**-£3,269,281**	**-£3,276,040**	**-£3,309,802**	**-£3,537,357**	**-£3,676,157**
60% LAR : 40% CIR	15%	-£2,911,928	-£3,341,052	-£3,344,736	-£3,351,484	-£3,385,217	-£3,612,924	-£3,752,447
60% LAR : 40% CIR	20%	-£3,051,793	-£3,467,357	-£3,471,031	-£3,477,761	-£3,511,448	-£3,740,807	-£3,880,179
60% LAR : 40% CIR	25%	-£3,192,326	-£3,594,372	-£3,598,092	-£3,604,908	-£3,639,068	-£3,869,398	-£4,008,633
60% LAR : 40% CIR	30%	-£3,333,519	-£3,723,942	-£3,727,653	-£3,734,455	-£3,768,579	-£3,998,689	-£4,137,800
60% LAR : 40% CIR	35%	-£3,475,366	-£3,854,170	-£3,857,875	-£3,864,664	-£3,898,755	-£4,128,672	-£4,267,677
60% LAR : 40% CIR	40%	-£3,618,268	-£3,985,052	-£3,988,750	-£3,995,528	-£4,029,592	-£4,259,342	-£4,398,255
60% LAR : 40% CIR	45%	-£3,763,587	-£4,116,580	-£4,120,273	-£4,127,041	-£4,161,083	-£4,390,692	-£4,529,526
60% LAR : 40% CIR	50%	-£3,909,551	-£4,248,746	-£4,252,437	-£4,259,197	-£4,293,219	-£4,522,714	-£4,661,484

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,443,522	-£1,913,303	-£1,917,025	-£1,923,838	-£1,957,733	-£2,186,085	-£2,324,051
60% LAR : 40% CIR	5%	-£1,581,349	-£2,037,582	-£2,041,291	-£2,048,080	-£2,081,916	-£2,309,917	-£2,447,688
60% LAR : 40% CIR	10%	-£1,719,861	-£2,162,544	-£2,166,239	-£2,173,006	-£2,206,789	-£2,434,466	-£2,572,571
60% LAR : 40% CIR	**12%**	**-£1,775,458**	**-£2,212,717**	**-£2,216,409**	**-£2,223,167**	**-£2,256,929**	**-£2,484,484**	**-£2,623,284**
60% LAR : 40% CIR	15%	-£1,859,055	-£2,288,179	-£2,291,863	-£2,298,611	-£2,332,344	-£2,560,051	-£2,699,574
60% LAR : 40% CIR	20%	-£1,998,921	-£2,414,484	-£2,418,158	-£2,424,888	-£2,458,576	-£2,687,935	-£2,827,306
60% LAR : 40% CIR	25%	-£2,139,453	-£2,541,499	-£2,545,219	-£2,552,035	-£2,586,196	-£2,816,525	-£2,955,760
60% LAR : 40% CIR	30%	-£2,280,647	-£2,671,069	-£2,674,780	-£2,681,582	-£2,715,706	-£2,945,816	-£3,084,928
60% LAR : 40% CIR	35%	-£2,422,493	-£2,801,297	-£2,805,002	-£2,811,791	-£2,845,883	-£3,075,800	-£3,214,804
60% LAR : 40% CIR	40%	-£2,565,395	-£2,932,179	-£2,935,878	-£2,942,656	-£2,976,719	-£3,206,469	-£3,345,382
60% LAR : 40% CIR	45%	-£2,710,714	-£3,063,707	-£3,067,400	-£3,074,168	-£3,108,210	-£3,337,819	-£3,476,653
60% LAR : 40% CIR	50%	-£2,856,678	-£3,195,873	-£3,199,564	-£3,206,324	-£3,240,346	-£3,469,841	-£3,608,611

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£198,927	-£668,708	-£672,430	-£679,243	-£713,137	-£941,490	-£1,079,456
60% LAR : 40% CIR	5%	-£336,753	-£792,987	-£796,695	-£803,485	-£837,321	-£1,065,322	-£1,203,092
60% LAR : 40% CIR	10%	-£475,266	-£917,948	-£921,644	-£928,411	-£962,193	-£1,189,871	-£1,327,976
60% LAR : 40% CIR	**12%**	**-£530,862**	**-£968,122**	**-£971,813**	**-£978,572**	**-£1,012,334**	**-£1,239,889**	**-£1,378,689**
60% LAR : 40% CIR	15%	-£614,459	-£1,043,584	-£1,047,268	-£1,054,016	-£1,087,749	-£1,315,456	-£1,454,979
60% LAR : 40% CIR	20%	-£754,325	-£1,169,889	-£1,173,563	-£1,180,292	-£1,213,980	-£1,443,339	-£1,582,711
60% LAR : 40% CIR	25%	-£894,857	-£1,296,904	-£1,300,624	-£1,307,440	-£1,341,600	-£1,571,930	-£1,711,164
60% LAR : 40% CIR	30%	-£1,036,051	-£1,426,473	-£1,430,185	-£1,436,987	-£1,471,111	-£1,701,221	-£1,840,332
60% LAR : 40% CIR	35%	-£1,177,898	-£1,556,702	-£1,560,407	-£1,567,196	-£1,601,287	-£1,831,204	-£1,970,209
60% LAR : 40% CIR	40%	-£1,320,800	-£1,687,584	-£1,691,282	-£1,698,060	-£1,732,124	-£1,961,874	-£2,100,786
60% LAR : 40% CIR	45%	-£1,466,119	-£1,819,112	-£1,822,805	-£1,829,573	-£1,863,615	-£2,093,224	-£2,232,058
60% LAR : 40% CIR	50%	-£1,612,083	-£1,951,278	-£1,954,968	-£1,961,729	-£1,995,751	-£2,225,246	-£2,364,016

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR in Perp	
Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,435,315	£960,090	£956,367	£949,554	£915,660	£687,308	£549,341
60% LAR : 40% CIR	5%	£1,280,462	£819,056	£815,347	£808,558	£774,721	£546,720	£408,950
60% LAR : 40% CIR	10%	£1,124,922	£677,340	£673,644	£666,877	£633,095	£405,417	£267,827
60% LAR : 40% CIR	**12%**	**£1,062,515**	**£620,464**	**£616,773**	**£610,014**	**£576,252**	**£348,697**	**£211,173**
60% LAR : 40% CIR	15%	£968,703	£534,949	£531,265	£524,517	£490,785	£263,404	£125,978
60% LAR : 40% CIR	20%	£811,809	£391,890	£388,216	£381,486	£347,798	£120,687	-£16,841
60% LAR : 40% CIR	25%	£654,250	£248,168	£244,504	£237,790	£204,143	-£23,072	-£162,305
60% LAR : 40% CIR	30%	£496,030	£103,791	£100,135	£93,436	£59,824	-£169,372	-£308,485
60% LAR : 40% CIR	35%	£337,156	-£41,865	-£45,569	-£52,358	-£86,450	-£316,366	-£455,371
60% LAR : 40% CIR	40%	£177,635	-£189,756	-£193,455	-£200,232	-£234,296	-£464,046	-£602,959
60% LAR : 40% CIR	45%	£17,472	-£338,295	-£341,988	-£348,756	-£382,797	-£612,407	-£751,240
60% LAR : 40% CIR	50%	-£145,511	-£487,471	-£491,162	-£497,922	-£531,944	-£761,439	-£900,209

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,696,856	-£5,172,080	-£5,175,804	-£5,182,616	-£5,216,511	-£5,444,863	-£5,582,829
60% LAR : 40% CIR	5%	-£4,851,709	-£5,313,115	-£5,316,824	-£5,323,613	-£5,357,450	-£5,585,451	-£5,723,221
60% LAR : 40% CIR	10%	-£5,007,249	-£5,454,831	-£5,458,527	-£5,465,294	-£5,499,076	-£5,726,754	-£5,864,344
60% LAR : 40% CIR	**12%**	**-£5,069,656**	**-£5,511,707**	**-£5,515,398**	**-£5,522,157**	**-£5,555,919**	**-£5,783,474**	**-£5,920,998**
60% LAR : 40% CIR	15%	-£5,163,468	-£5,597,222	-£5,600,906	-£5,607,654	-£5,641,386	-£5,868,766	-£6,006,193
60% LAR : 40% CIR	20%	-£5,320,361	-£5,740,281	-£5,743,955	-£5,750,685	-£5,784,373	-£6,011,484	-£6,149,012
60% LAR : 40% CIR	25%	-£5,477,921	-£5,884,003	-£5,887,666	-£5,894,381	-£5,928,028	-£6,155,243	-£6,294,476
60% LAR : 40% CIR	30%	-£5,636,141	-£6,028,380	-£6,032,036	-£6,038,735	-£6,072,346	-£6,301,543	-£6,440,656
60% LAR : 40% CIR	35%	-£5,795,015	-£6,174,036	-£6,177,740	-£6,184,528	-£6,218,621	-£6,448,537	-£6,587,542
60% LAR : 40% CIR	40%	-£5,954,536	-£6,321,927	-£6,325,626	-£6,332,403	-£6,366,467	-£6,596,217	-£6,735,130
60% LAR : 40% CIR	45%	-£6,114,699	-£6,470,465	-£6,474,159	-£6,480,927	-£6,514,968	-£6,744,578	-£6,883,411
60% LAR : 40% CIR	50%	-£6,277,682	-£6,619,642	-£6,623,332	-£6,630,093	-£6,664,115	-£6,893,610	-£7,032,380

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,155,857	-£2,631,081	-£2,634,805	-£2,641,617	-£2,675,512	-£2,903,864	-£3,041,830
60% LAR : 40% CIR	5%	-£2,310,709	-£2,772,116	-£2,775,825	-£2,782,613	-£2,816,450	-£3,044,451	-£3,182,222
60% LAR : 40% CIR	10%	-£2,466,250	-£2,913,832	-£2,917,528	-£2,924,295	-£2,958,077	-£3,185,755	-£3,323,345
60% LAR : 40% CIR	**12%**	**-£2,528,656**	**-£2,970,708**	**-£2,974,399**	**-£2,981,157**	**-£3,014,920**	**-£3,242,474**	**-£3,379,998**
60% LAR : 40% CIR	15%	-£2,622,469	-£3,056,223	-£3,059,907	-£3,066,655	-£3,100,387	-£3,327,767	-£3,465,194
60% LAR : 40% CIR	20%	-£2,779,362	-£3,199,282	-£3,202,956	-£3,209,685	-£3,243,373	-£3,470,484	-£3,608,013
60% LAR : 40% CIR	25%	-£2,936,922	-£3,343,004	-£3,346,667	-£3,353,382	-£3,387,029	-£3,614,244	-£3,753,477
60% LAR : 40% CIR	30%	-£3,095,142	-£3,487,381	-£3,491,037	-£3,497,735	-£3,531,347	-£3,760,544	-£3,899,656
60% LAR : 40% CIR	35%	-£3,254,015	-£3,633,037	-£3,636,741	-£3,643,529	-£3,677,622	-£3,907,538	-£4,046,542
60% LAR : 40% CIR	40%	-£3,413,537	-£3,780,928	-£3,784,626	-£3,791,404	-£3,825,468	-£4,055,218	-£4,194,130
60% LAR : 40% CIR	45%	-£3,573,700	-£3,929,466	-£3,933,160	-£3,939,927	-£3,973,969	-£4,203,579	-£4,342,412
60% LAR : 40% CIR	50%	-£3,736,683	-£4,078,643	-£4,082,333	-£4,089,094	-£4,123,116	-£4,352,611	-£4,491,381

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,102,984	-£1,578,208	-£1,581,932	-£1,588,744	-£1,622,639	-£1,850,991	-£1,988,957
60% LAR : 40% CIR	5%	-£1,257,837	-£1,719,243	-£1,722,952	-£1,729,741	-£1,763,578	-£1,991,579	-£2,129,349
60% LAR : 40% CIR	10%	-£1,413,377	-£1,860,959	-£1,864,655	-£1,871,422	-£1,905,204	-£2,132,882	-£2,270,472
60% LAR : 40% CIR	**12%**	**-£1,475,784**	**-£1,917,835**	**-£1,921,526**	**-£1,928,285**	**-£1,962,047**	**-£2,189,602**	**-£2,327,125**
60% LAR : 40% CIR	15%	-£1,569,596	-£2,003,350	-£2,007,034	-£2,013,782	-£2,047,514	-£2,274,894	-£2,412,321
60% LAR : 40% CIR	20%	-£1,726,489	-£2,146,409	-£2,150,083	-£2,156,813	-£2,190,501	-£2,417,612	-£2,555,140
60% LAR : 40% CIR	25%	-£1,884,049	-£2,290,131	-£2,293,794	-£2,300,509	-£2,334,156	-£2,561,371	-£2,700,604
60% LAR : 40% CIR	30%	-£2,042,269	-£2,434,508	-£2,438,164	-£2,444,863	-£2,478,474	-£2,707,671	-£2,846,784
60% LAR : 40% CIR	35%	-£2,201,143	-£2,580,164	-£2,583,868	-£2,590,656	-£2,624,749	-£2,854,665	-£2,993,670
60% LAR : 40% CIR	40%	-£2,360,664	-£2,728,055	-£2,731,754	-£2,738,531	-£2,772,595	-£3,002,345	-£3,141,258
60% LAR : 40% CIR	45%	-£2,520,827	-£2,876,593	-£2,880,287	-£2,887,055	-£2,921,096	-£3,150,706	-£3,289,539
60% LAR : 40% CIR	50%	-£2,683,810	-£3,025,770	-£3,029,460	-£3,036,221	-£3,070,243	-£3,299,738	-£3,438,508

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£141,612	-£333,613	-£337,336	-£344,149	-£378,044	-£606,396	-£744,362
60% LAR : 40% CIR	5%	-£13,241	-£474,647	-£478,357	-£485,145	-£518,982	-£746,983	-£884,754
60% LAR : 40% CIR	10%	-£168,781	-£616,364	-£620,059	-£626,827	-£660,609	-£888,286	-£1,025,877
60% LAR : 40% CIR	**12%**	**-£231,188**	**-£673,239**	**-£676,931**	**-£683,689**	**-£717,452**	**-£945,006**	**-£1,082,530**
60% LAR : 40% CIR	15%	-£325,001	-£758,755	-£762,439	-£769,187	-£802,919	-£1,030,299	-£1,167,726
60% LAR : 40% CIR	20%	-£481,894	-£901,814	-£905,488	-£912,217	-£945,905	-£1,173,016	-£1,310,545
60% LAR : 40% CIR	25%	-£639,454	-£1,045,535	-£1,049,199	-£1,055,913	-£1,089,561	-£1,316,775	-£1,456,009
60% LAR : 40% CIR	30%	-£797,674	-£1,189,913	-£1,193,568	-£1,200,267	-£1,233,879	-£1,463,076	-£1,602,188
60% LAR : 40% CIR	35%	-£956,547	-£1,335,568	-£1,339,272	-£1,346,061	-£1,380,154	-£1,610,070	-£1,749,074
60% LAR : 40% CIR	40%	-£1,116,069	-£1,483,460	-£1,487,158	-£1,493,936	-£1,528,000	-£1,757,750	-£1,896,662
60% LAR : 40% CIR	45%	-£1,276,231	-£1,631,998	-£1,635,691	-£1,642,459	-£1,676,501	-£1,906,110	-£2,044,944
60% LAR : 40% CIR	50%	-£1,439,215	-£1,781,175	-£1,784,865	-£1,791,626	-£1,825,648	-£2,055,142	-£2,193,913

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR in Perp	
Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,116,394	£1,630,278	£1,626,554	£1,619,742	£1,585,847	£1,357,495	£1,219,529
60% LAR : 40% CIR	5%	£1,927,486	£1,455,734	£1,452,025	£1,445,236	£1,411,399	£1,183,399	£1,045,629
60% LAR : 40% CIR	10%	£1,737,892	£1,280,508	£1,276,813	£1,270,046	£1,236,263	£1,008,586	£870,995
60% LAR : 40% CIR	**12%**	**£1,661,864**	**£1,210,229**	**£1,206,538**	**£1,199,778**	**£1,166,017**	**£938,462**	**£800,938**
60% LAR : 40% CIR	15%	£1,547,619	£1,104,608	£1,100,924	£1,094,176	£1,060,444	£833,064	£695,637
60% LAR : 40% CIR	20%	£1,356,672	£928,040	£924,366	£917,636	£883,949	£656,838	£519,561
60% LAR : 40% CIR	25%	£1,165,059	£750,809	£747,144	£740,431	£706,784	£479,916	£342,775
60% LAR : 40% CIR	30%	£972,784	£572,923	£569,267	£562,567	£528,956	£302,304	£165,283
60% LAR : 40% CIR	35%	£779,857	£394,387	£390,737	£384,051	£350,471	£124,010	-£13,103
60% LAR : 40% CIR	40%	£586,281	£215,208	£211,565	£204,890	£171,337	-£55,799	-£194,711
60% LAR : 40% CIR	45%	£392,065	£35,393	£31,755	£25,089	-£8,570	-£238,179	-£377,014
60% LAR : 40% CIR	50%	£197,215	-£147,265	-£150,955	-£157,716	-£191,738	-£421,232	-£560,003

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,015,777	-£4,501,893	-£4,505,617	-£4,512,429	-£4,546,324	-£4,774,676	-£4,912,642
60% LAR : 40% CIR	5%	-£4,204,685	-£4,676,437	-£4,680,146	-£4,686,935	-£4,720,772	-£4,948,772	-£5,086,542
60% LAR : 40% CIR	10%	-£4,394,278	-£4,851,663	-£4,855,358	-£4,862,125	-£4,895,907	-£5,123,585	-£5,261,176
60% LAR : 40% CIR	**12%**	**-£4,470,307**	**-£4,921,942**	**-£4,925,633**	**-£4,932,393**	**-£4,966,154**	**-£5,193,709**	**-£5,331,232**
60% LAR : 40% CIR	15%	-£4,584,552	-£5,027,563	-£5,031,247	-£5,037,995	-£5,071,727	-£5,299,107	-£5,436,534
60% LAR : 40% CIR	20%	-£4,775,499	-£5,204,131	-£5,207,805	-£5,214,535	-£5,248,222	-£5,475,333	-£5,612,609
60% LAR : 40% CIR	25%	-£4,967,112	-£5,381,362	-£5,385,027	-£5,391,740	-£5,425,387	-£5,652,255	-£5,789,396
60% LAR : 40% CIR	30%	-£5,159,387	-£5,559,248	-£5,562,904	-£5,569,604	-£5,603,215	-£5,829,867	-£5,966,888
60% LAR : 40% CIR	35%	-£5,352,314	-£5,737,784	-£5,741,433	-£5,748,120	-£5,781,700	-£6,008,161	-£6,145,273
60% LAR : 40% CIR	40%	-£5,545,890	-£5,916,963	-£5,920,606	-£5,927,281	-£5,960,834	-£6,187,970	-£6,326,882
60% LAR : 40% CIR	45%	-£5,740,106	-£6,096,777	-£6,100,416	-£6,107,082	-£6,140,741	-£6,370,350	-£6,509,185
60% LAR : 40% CIR	50%	-£5,934,956	-£6,279,436	-£6,283,126	-£6,289,886	-£6,323,909	-£6,553,403	-£6,692,173

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,474,778	-£1,960,894	-£1,964,617	-£1,971,430	-£2,005,325	-£2,233,677	-£2,371,643
60% LAR : 40% CIR	5%	-£1,663,686	-£2,135,438	-£2,139,147	-£2,145,935	-£2,179,772	-£2,407,772	-£2,545,543
60% LAR : 40% CIR	10%	-£1,853,279	-£2,310,663	-£2,314,359	-£2,321,126	-£2,354,908	-£2,582,586	-£2,720,176
60% LAR : 40% CIR	**12%**	**-£1,929,308**	**-£2,380,943**	**-£2,384,634**	**-£2,391,393**	**-£2,425,155**	**-£2,652,709**	**-£2,790,233**
60% LAR : 40% CIR	15%	-£2,043,552	-£2,486,564	-£2,490,247	-£2,496,995	-£2,530,728	-£2,758,108	-£2,895,535
60% LAR : 40% CIR	20%	-£2,234,500	-£2,663,132	-£2,666,806	-£2,673,535	-£2,707,223	-£2,934,334	-£3,071,610
60% LAR : 40% CIR	25%	-£2,426,113	-£2,840,363	-£2,844,027	-£2,850,741	-£2,884,388	-£3,111,256	-£3,248,397
60% LAR : 40% CIR	30%	-£2,618,388	-£3,018,249	-£3,021,905	-£3,028,605	-£3,062,216	-£3,288,868	-£3,425,888
60% LAR : 40% CIR	35%	-£2,811,315	-£3,196,785	-£3,200,434	-£3,207,121	-£3,240,700	-£3,467,162	-£3,604,274
60% LAR : 40% CIR	40%	-£3,004,891	-£3,375,964	-£3,379,607	-£3,386,282	-£3,419,835	-£3,646,971	-£3,785,883
60% LAR : 40% CIR	45%	-£3,199,107	-£3,555,778	-£3,559,417	-£3,566,083	-£3,599,742	-£3,829,351	-£3,968,186
60% LAR : 40% CIR	50%	-£3,393,957	-£3,738,436	-£3,742,127	-£3,748,887	-£3,782,909	-£4,012,404	-£4,151,174

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£421,905	-£908,021	-£911,745	-£918,557	-£952,452	-£1,180,804	-£1,318,770
60% LAR : 40% CIR	5%	-£610,813	-£1,082,565	-£1,086,274	-£1,093,063	-£1,126,900	-£1,354,900	-£1,492,670
60% LAR : 40% CIR	10%	-£800,406	-£1,257,791	-£1,261,486	-£1,268,253	-£1,302,035	-£1,529,713	-£1,667,304
60% LAR : 40% CIR	**12%**	**-£876,435**	**-£1,328,070**	**-£1,331,761**	**-£1,338,521**	**-£1,372,282**	**-£1,599,837**	**-£1,737,360**
60% LAR : 40% CIR	15%	-£990,680	-£1,433,691	-£1,437,375	-£1,444,123	-£1,477,855	-£1,705,235	-£1,842,662
60% LAR : 40% CIR	20%	-£1,181,627	-£1,610,259	-£1,613,933	-£1,620,662	-£1,654,350	-£1,881,461	-£2,018,737
60% LAR : 40% CIR	25%	-£1,373,240	-£1,787,490	-£1,791,155	-£1,797,868	-£1,831,515	-£2,058,383	-£2,195,524
60% LAR : 40% CIR	30%	-£1,565,515	-£1,965,376	-£1,969,032	-£1,975,732	-£2,009,343	-£2,235,995	-£2,373,016
60% LAR : 40% CIR	35%	-£1,758,442	-£2,143,912	-£2,147,561	-£2,154,248	-£2,187,828	-£2,414,289	-£2,551,401
60% LAR : 40% CIR	40%	-£1,952,018	-£2,323,091	-£2,326,734	-£2,333,409	-£2,366,962	-£2,594,098	-£2,733,010
60% LAR : 40% CIR	45%	-£2,146,234	-£2,502,905	-£2,506,544	-£2,513,210	-£2,546,869	-£2,776,478	-£2,915,313
60% LAR : 40% CIR	50%	-£2,341,084	-£2,685,564	-£2,689,254	-£2,696,014	-£2,730,037	-£2,959,531	-£3,098,301

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£822,690	£336,574	£332,851	£326,038	£292,143	£63,791	-£74,175
60% LAR : 40% CIR	5%	£633,783	£162,031	£158,321	£151,533	£117,696	-£110,304	-£248,075
60% LAR : 40% CIR	10%	£444,189	-£13,195	-£16,891	-£23,658	-£57,440	-£285,118	-£422,708
60% LAR : 40% CIR	**12%**	**£368,161**	**-£83,474**	**-£87,166**	**-£93,925**	**-£127,686**	**-£355,241**	**-£492,765**
60% LAR : 40% CIR	15%	£253,916	-£189,095	-£192,779	-£199,527	-£233,259	-£460,640	-£598,066
60% LAR : 40% CIR	20%	£62,968	-£365,664	-£369,337	-£376,067	-£409,755	-£636,866	-£774,142
60% LAR : 40% CIR	25%	-£128,645	-£542,895	-£546,559	-£553,273	-£586,920	-£813,787	-£950,929
60% LAR : 40% CIR	30%	-£320,919	-£720,781	-£724,437	-£731,137	-£764,747	-£991,400	-£1,128,420
60% LAR : 40% CIR	35%	-£513,847	-£899,317	-£902,966	-£909,652	-£943,232	-£1,169,694	-£1,306,806
60% LAR : 40% CIR	40%	-£707,422	-£1,078,496	-£1,082,138	-£1,088,814	-£1,122,366	-£1,349,503	-£1,488,415
60% LAR : 40% CIR	45%	-£901,639	-£1,258,310	-£1,261,949	-£1,268,614	-£1,302,273	-£1,531,883	-£1,670,717
60% LAR : 40% CIR	50%	-£1,096,489	-£1,440,968	-£1,444,658	-£1,451,419	-£1,485,441	-£1,714,936	-£1,853,706

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR in Perp	

Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,967,741	£2,468,011	£2,464,289	£2,457,476	£2,423,581	£2,195,229	£2,057,263
60% LAR : 40% CIR	5%	£2,736,266	£2,251,582	£2,247,872	£2,241,083	£2,207,247	£1,979,246	£1,841,475
60% LAR : 40% CIR	10%	£2,504,105	£2,034,469	£2,030,774	£2,024,006	£1,990,224	£1,762,547	£1,624,956
60% LAR : 40% CIR	**12%**	**£2,411,050**	**£1,947,435**	**£1,943,745**	**£1,936,985**	**£1,903,223**	**£1,675,668**	**£1,538,145**
60% LAR : 40% CIR	15%	£2,271,264	£1,816,682	£1,812,998	£1,806,250	£1,772,518	£1,545,138	£1,407,711
60% LAR : 40% CIR	20%	£2,037,750	£1,598,227	£1,594,553	£1,587,824	£1,554,136	£1,327,025	£1,189,749
60% LAR : 40% CIR	25%	£1,803,569	£1,379,109	£1,375,446	£1,368,731	£1,335,084	£1,108,216	£971,075
60% LAR : 40% CIR	30%	£1,568,727	£1,159,336	£1,155,680	£1,148,981	£1,115,370	£888,718	£751,697
60% LAR : 40% CIR	35%	£1,333,233	£938,914	£935,265	£928,579	£894,999	£668,538	£531,622
60% LAR : 40% CIR	40%	£1,097,090	£717,849	£714,206	£707,530	£673,978	£447,681	£310,856
60% LAR : 40% CIR	45%	£860,306	£496,147	£492,509	£485,842	£452,313	£226,153	£89,407
60% LAR : 40% CIR	50%	£622,888	£273,815	£270,181	£263,522	£230,011	£3,966	-£134,745

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,164,429	-£3,664,160	-£3,667,882	-£3,674,695	-£3,708,589	-£3,936,942	-£4,074,908
60% LAR : 40% CIR	5%	-£3,395,905	-£3,880,589	-£3,884,298	-£3,891,088	-£3,924,924	-£4,152,925	-£4,290,696
60% LAR : 40% CIR	10%	-£3,628,066	-£4,097,702	-£4,101,397	-£4,108,164	-£4,141,947	-£4,369,624	-£4,507,215
60% LAR : 40% CIR	**12%**	**-£3,721,121**	**-£4,184,736**	**-£4,188,426**	**-£4,195,186**	**-£4,228,948**	**-£4,456,503**	**-£4,594,026**
60% LAR : 40% CIR	15%	-£3,860,907	-£4,315,489	-£4,319,173	-£4,325,921	-£4,359,653	-£4,587,033	-£4,724,460
60% LAR : 40% CIR	20%	-£4,094,421	-£4,533,944	-£4,537,618	-£4,544,347	-£4,578,035	-£4,805,146	-£4,942,422
60% LAR : 40% CIR	25%	-£4,328,602	-£4,753,062	-£4,756,725	-£4,763,440	-£4,797,087	-£5,023,954	-£5,161,096
60% LAR : 40% CIR	30%	-£4,563,444	-£4,972,835	-£4,976,491	-£4,983,189	-£5,016,801	-£5,243,453	-£5,380,474
60% LAR : 40% CIR	35%	-£4,798,938	-£5,193,256	-£5,196,906	-£5,203,592	-£5,237,172	-£5,463,633	-£5,600,549
60% LAR : 40% CIR	40%	-£5,035,081	-£5,414,322	-£5,417,965	-£5,424,640	-£5,458,193	-£5,684,490	-£5,821,315
60% LAR : 40% CIR	45%	-£5,271,865	-£5,636,024	-£5,639,662	-£5,646,329	-£5,679,857	-£5,906,017	-£6,042,764
60% LAR : 40% CIR	50%	-£5,509,283	-£5,858,356	-£5,861,990	-£5,868,649	-£5,902,159	-£6,128,205	-£6,266,916

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£623,430	-£1,123,160	-£1,126,883	-£1,133,695	-£1,167,590	-£1,395,942	-£1,533,908
60% LAR : 40% CIR	5%	-£854,906	-£1,339,590	-£1,343,299	-£1,350,089	-£1,383,925	-£1,611,926	-£1,749,696
60% LAR : 40% CIR	10%	-£1,087,067	-£1,556,703	-£1,560,398	-£1,567,165	-£1,600,947	-£1,828,625	-£1,966,215
60% LAR : 40% CIR	**12%**	**-£1,180,122**	**-£1,643,737**	**-£1,647,427**	**-£1,654,187**	**-£1,687,949**	**-£1,915,504**	**-£2,053,027**
60% LAR : 40% CIR	15%	-£1,319,908	-£1,774,489	-£1,778,173	-£1,784,921	-£1,818,653	-£2,046,034	-£2,183,460
60% LAR : 40% CIR	20%	-£1,553,422	-£1,992,945	-£1,996,618	-£2,003,348	-£2,037,036	-£2,264,147	-£2,401,423
60% LAR : 40% CIR	25%	-£1,787,603	-£2,212,062	-£2,215,726	-£2,222,440	-£2,256,088	-£2,482,955	-£2,620,097
60% LAR : 40% CIR	30%	-£2,022,444	-£2,431,835	-£2,435,491	-£2,442,190	-£2,475,802	-£2,702,453	-£2,839,475
60% LAR : 40% CIR	35%	-£2,257,939	-£2,652,257	-£2,655,907	-£2,662,593	-£2,696,173	-£2,922,634	-£3,059,550
60% LAR : 40% CIR	40%	-£2,494,082	-£2,873,323	-£2,876,966	-£2,883,641	-£2,917,194	-£3,143,491	-£3,280,315
60% LAR : 40% CIR	45%	-£2,730,865	-£3,095,025	-£3,098,663	-£3,105,330	-£3,138,858	-£3,365,018	-£3,501,765
60% LAR : 40% CIR	50%	-£2,968,284	-£3,317,356	-£3,320,991	-£3,327,650	-£3,361,160	-£3,587,206	-£3,725,917

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£429,443	-£70,288	-£74,010	-£80,823	-£114,717	-£343,070	-£481,036
60% LAR : 40% CIR	5%	£197,967	-£286,717	-£290,426	-£297,216	-£331,052	-£559,053	-£696,823
60% LAR : 40% CIR	10%	-£34,194	-£503,830	-£507,525	-£514,292	-£548,075	-£775,752	-£913,343
60% LAR : 40% CIR	**12%**	**-£127,249**	**-£590,864**	**-£594,554**	**-£601,314**	**-£635,076**	**-£862,631**	**-£1,000,154**
60% LAR : 40% CIR	15%	-£267,035	-£721,617	-£725,301	-£732,049	-£765,781	-£993,161	-£1,130,588
60% LAR : 40% CIR	20%	-£500,549	-£940,072	-£943,745	-£950,475	-£984,163	-£1,211,274	-£1,348,550
60% LAR : 40% CIR	25%	-£734,730	-£1,159,189	-£1,162,853	-£1,169,567	-£1,203,215	-£1,430,082	-£1,567,224
60% LAR : 40% CIR	30%	-£969,572	-£1,378,963	-£1,382,618	-£1,389,317	-£1,422,929	-£1,649,581	-£1,786,602
60% LAR : 40% CIR	35%	-£1,205,066	-£1,599,384	-£1,603,034	-£1,609,720	-£1,643,300	-£1,869,761	-£2,006,677
60% LAR : 40% CIR	40%	-£1,441,209	-£1,820,450	-£1,824,093	-£1,830,768	-£1,864,321	-£2,090,618	-£2,227,443
60% LAR : 40% CIR	45%	-£1,677,993	-£2,042,152	-£2,045,790	-£2,052,457	-£2,085,985	-£2,312,145	-£2,448,892
60% LAR : 40% CIR	50%	-£1,915,411	-£2,264,484	-£2,268,118	-£2,274,777	-£2,308,287	-£2,534,333	-£2,673,044

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,674,038	£1,174,308	£1,170,585	£1,163,773	£1,129,878	£901,526	£763,560
60% LAR : 40% CIR	5%	£1,442,562	£957,878	£954,169	£947,380	£913,544	£685,543	£547,772
60% LAR : 40% CIR	10%	£1,210,402	£740,766	£737,070	£730,303	£696,521	£468,843	£331,253
60% LAR : 40% CIR	**12%**	**£1,117,346**	**£653,731**	**£650,041**	**£643,282**	**£609,519**	**£381,965**	**£244,442**
60% LAR : 40% CIR	15%	£977,560	£522,979	£519,295	£512,547	£478,815	£251,434	£114,008
60% LAR : 40% CIR	20%	£744,047	£304,524	£300,850	£294,120	£260,432	£33,321	-£103,955
60% LAR : 40% CIR	25%	£509,865	£85,406	£81,742	£75,028	£41,380	-£185,487	-£322,628
60% LAR : 40% CIR	30%	£275,024	-£134,367	-£138,023	-£144,722	-£178,334	-£404,985	-£542,007
60% LAR : 40% CIR	35%	£39,529	-£354,789	-£358,438	-£365,125	-£398,704	-£625,166	-£762,082
60% LAR : 40% CIR	40%	-£196,614	-£575,855	-£579,497	-£586,173	-£619,725	-£846,023	-£982,847
60% LAR : 40% CIR	45%	-£433,397	-£797,557	-£801,195	-£807,861	-£841,390	-£1,067,550	-£1,204,297
60% LAR : 40% CIR	50%	-£670,815	-£1,019,888	-£1,023,523	-£1,030,182	-£1,063,692	-£1,289,738	-£1,428,448

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR in Perp	
Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft**

No Units	**7**	**Sales value inflation**	**Base**
Site Area	**0.06 Ha**	**Build cost inflation**	**Base**
		Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,478,549	£2,970,652	£2,966,930	£2,960,117	£2,926,222	£2,697,870	£2,559,904
60% LAR : 40% CIR	5%	£3,221,534	£2,729,090	£2,725,381	£2,718,592	£2,684,756	£2,456,755	£2,318,985
60% LAR : 40% CIR	10%	£2,963,833	£2,486,846	£2,483,150	£2,476,383	£2,442,601	£2,214,923	£2,077,333
60% LAR : 40% CIR	**12%**	**£2,860,562**	**£2,389,759**	**£2,386,068**	**£2,379,308**	**£2,345,547**	**£2,117,991**	**£1,980,468**
60% LAR : 40% CIR	15%	£2,705,452	£2,243,927	£2,240,243	£2,233,495	£2,199,762	£1,972,382	£1,834,956
60% LAR : 40% CIR	20%	£2,446,397	£2,000,339	£1,996,667	£1,989,937	£1,956,248	£1,729,138	£1,591,862
60% LAR : 40% CIR	25%	£2,186,675	£1,756,090	£1,752,426	£1,745,712	£1,712,064	£1,485,197	£1,348,056
60% LAR : 40% CIR	30%	£1,926,294	£1,511,185	£1,507,529	£1,500,829	£1,467,219	£1,240,567	£1,103,546
60% LAR : 40% CIR	35%	£1,665,257	£1,265,630	£1,261,981	£1,255,295	£1,221,715	£995,254	£858,338
60% LAR : 40% CIR	40%	£1,403,575	£1,019,433	£1,015,790	£1,009,115	£975,562	£749,265	£612,441
60% LAR : 40% CIR	45%	£1,141,251	£772,599	£768,961	£762,295	£728,765	£502,606	£365,858
60% LAR : 40% CIR	50%	£878,293	£525,135	£521,502	£514,842	£481,331	£255,286	£118,601

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,653,622	-£3,161,519	-£3,165,241	-£3,172,054	-£3,205,949	-£3,434,301	-£3,572,267
60% LAR : 40% CIR	5%	-£2,910,637	-£3,403,081	-£3,406,790	-£3,413,579	-£3,447,415	-£3,675,416	-£3,813,186
60% LAR : 40% CIR	10%	-£3,168,338	-£3,645,325	-£3,649,021	-£3,655,788	-£3,689,570	-£3,917,248	-£4,054,838
60% LAR : 40% CIR	**12%**	**-£3,271,609**	**-£3,742,412**	**-£3,746,103**	**-£3,752,863**	**-£3,786,624**	**-£4,014,180**	**-£4,151,702**
60% LAR : 40% CIR	15%	-£3,426,719	-£3,888,244	-£3,891,928	-£3,898,676	-£3,932,409	-£4,159,789	-£4,297,215
60% LAR : 40% CIR	20%	-£3,685,774	-£4,131,832	-£4,135,504	-£4,142,234	-£4,175,923	-£4,403,033	-£4,540,309
60% LAR : 40% CIR	25%	-£3,945,496	-£4,376,081	-£4,379,745	-£4,386,459	-£4,420,106	-£4,646,974	-£4,784,115
60% LAR : 40% CIR	30%	-£4,205,877	-£4,620,986	-£4,624,642	-£4,631,342	-£4,664,952	-£4,891,604	-£5,028,625
60% LAR : 40% CIR	35%	-£4,466,913	-£4,866,540	-£4,870,190	-£4,876,876	-£4,910,456	-£5,136,917	-£5,273,833
60% LAR : 40% CIR	40%	-£4,728,596	-£5,112,738	-£5,116,381	-£5,123,056	-£5,156,609	-£5,382,906	-£5,519,730
60% LAR : 40% CIR	45%	-£4,990,920	-£5,359,572	-£5,363,209	-£5,369,876	-£5,403,406	-£5,629,565	-£5,766,313
60% LAR : 40% CIR	50%	-£5,253,878	-£5,607,036	-£5,610,669	-£5,617,329	-£5,650,840	-£5,876,885	-£6,013,570

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£112,622	-£620,520	-£624,242	-£631,054	-£664,949	-£893,301	-£1,031,268
60% LAR : 40% CIR	5%	-£369,638	-£862,082	-£865,791	-£872,579	-£906,415	-£1,134,416	-£1,272,187
60% LAR : 40% CIR	10%	-£627,339	-£1,104,326	-£1,108,022	-£1,114,789	-£1,148,571	-£1,376,248	-£1,513,839
60% LAR : 40% CIR	**12%**	**-£730,610**	**-£1,201,413**	**-£1,205,104**	**-£1,211,863**	**-£1,245,625**	**-£1,473,180**	**-£1,610,703**
60% LAR : 40% CIR	15%	-£885,720	-£1,347,245	-£1,350,929	-£1,357,677	-£1,391,410	-£1,618,790	-£1,756,216
60% LAR : 40% CIR	20%	-£1,144,774	-£1,590,833	-£1,594,505	-£1,601,235	-£1,634,924	-£1,862,034	-£1,999,310
60% LAR : 40% CIR	25%	-£1,404,496	-£1,835,082	-£1,838,745	-£1,845,460	-£1,879,107	-£2,105,975	-£2,243,116
60% LAR : 40% CIR	30%	-£1,664,878	-£2,079,987	-£2,083,643	-£2,090,342	-£2,123,953	-£2,350,605	-£2,487,626
60% LAR : 40% CIR	35%	-£1,925,914	-£2,325,541	-£2,329,190	-£2,335,877	-£2,369,457	-£2,595,918	-£2,732,834
60% LAR : 40% CIR	40%	-£2,187,597	-£2,571,738	-£2,575,381	-£2,582,057	-£2,615,609	-£2,841,907	-£2,978,731
60% LAR : 40% CIR	45%	-£2,449,921	-£2,818,572	-£2,822,210	-£2,828,877	-£2,862,407	-£3,088,566	-£3,225,313
60% LAR : 40% CIR	50%	-£2,712,879	-£3,066,036	-£3,069,670	-£3,076,330	-£3,109,840	-£3,335,886	-£3,472,571

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£940,250	£432,353	£428,631	£421,818	£387,923	£159,571	£21,605
60% LAR : 40% CIR	5%	£683,235	£190,791	£187,082	£180,293	£146,457	-£81,544	-£219,314
60% LAR : 40% CIR	10%	£425,534	-£51,453	-£55,149	-£61,916	-£95,698	-£323,376	-£460,966
60% LAR : 40% CIR	**12%**	**£322,263**	**-£148,540**	**-£152,231**	**-£158,991**	**-£192,752**	**-£420,308**	**-£557,830**
60% LAR : 40% CIR	15%	£167,153	-£294,372	-£298,056	-£304,804	-£338,537	-£565,917	-£703,343
60% LAR : 40% CIR	20%	-£91,902	-£537,960	-£541,632	-£548,362	-£582,051	-£809,161	-£946,437
60% LAR : 40% CIR	25%	-£351,624	-£782,209	-£785,873	-£792,587	-£826,234	-£1,053,102	-£1,190,243
60% LAR : 40% CIR	30%	-£612,005	-£1,027,114	-£1,030,770	-£1,037,470	-£1,071,080	-£1,297,732	-£1,434,753
60% LAR : 40% CIR	35%	-£873,041	-£1,272,668	-£1,276,318	-£1,283,004	-£1,316,584	-£1,543,045	-£1,679,961
60% LAR : 40% CIR	40%	-£1,134,724	-£1,518,866	-£1,522,509	-£1,529,184	-£1,562,737	-£1,789,034	-£1,925,858
60% LAR : 40% CIR	45%	-£1,397,048	-£1,765,700	-£1,769,337	-£1,776,004	-£1,809,534	-£2,035,693	-£2,172,441
60% LAR : 40% CIR	50%	-£1,660,006	-£2,013,164	-£2,016,797	-£2,023,457	-£2,056,967	-£2,283,013	-£2,419,698

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,184,846	£1,676,949	£1,673,226	£1,666,414	£1,632,519	£1,404,167	£1,266,201
60% LAR : 40% CIR	5%	£1,927,830	£1,435,386	£1,431,677	£1,424,889	£1,391,053	£1,163,052	£1,025,281
60% LAR : 40% CIR	10%	£1,670,130	£1,193,142	£1,189,447	£1,182,679	£1,148,897	£921,220	£783,629
60% LAR : 40% CIR	**12%**	**£1,566,859**	**£1,096,056**	**£1,092,364**	**£1,085,605**	**£1,051,844**	**£824,288**	**£686,765**
60% LAR : 40% CIR	15%	£1,411,748	£950,224	£946,540	£939,792	£906,059	£678,678	£541,253
60% LAR : 40% CIR	20%	£1,152,694	£706,636	£702,963	£696,233	£662,544	£435,434	£298,158
60% LAR : 40% CIR	25%	£892,972	£462,386	£458,723	£452,008	£418,361	£191,493	£54,352
60% LAR : 40% CIR	30%	£632,590	£217,481	£213,826	£207,126	£173,515	-£53,136	-£190,158
60% LAR : 40% CIR	35%	£371,554	-£28,073	-£31,722	-£38,409	-£71,988	-£298,450	-£435,366
60% LAR : 40% CIR	40%	£109,871	-£274,270	-£277,913	-£284,589	-£318,141	-£544,439	-£681,263
60% LAR : 40% CIR	45%	-£152,452	-£521,104	-£524,742	-£531,409	-£564,938	-£791,097	-£927,845
60% LAR : 40% CIR	50%	-£415,411	-£768,568	-£772,202	-£778,862	-£812,372	-£1,038,418	-£1,175,103

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR in Perp	
No Units	7
Site Area	0.06 Ha

Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft	
Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£47,635	-£506,048	-£509,827	-£516,744	-£551,156	-£782,993	-£923,064
60% LAR : 40% CIR	5%	-£135,704	-£581,193	-£584,959	-£591,851	-£626,203	-£857,683	-£997,556
60% LAR : 40% CIR	10%	-£224,469	-£657,030	-£660,782	-£667,653	-£701,951	-£933,102	-£1,072,792
60% LAR : 40% CIR	**12%**	**-£260,170**	**-£687,557**	**-£691,305**	**-£698,167**	**-£732,444**	**-£963,471**	**-£1,103,092**
60% LAR : 40% CIR	15%	-£313,926	-£733,552	-£737,292	-£744,143	-£778,391	-£1,009,240	-£1,148,763
60% LAR : 40% CIR	20%	-£404,066	-£810,752	-£814,482	-£821,315	-£855,516	-£1,086,093	-£1,225,464
60% LAR : 40% CIR	25%	-£494,883	-£888,626	-£892,346	-£899,162	-£933,322	-£1,163,652	-£1,302,886
60% LAR : 40% CIR	30%	-£586,370	-£967,164	-£970,877	-£977,677	-£1,011,802	-£1,241,911	-£1,381,024
60% LAR : 40% CIR	35%	-£678,521	-£1,046,362	-£1,050,067	-£1,056,855	-£1,090,948	-£1,320,865	-£1,459,869
60% LAR : 40% CIR	40%	-£771,329	-£1,126,213	-£1,129,911	-£1,136,689	-£1,170,753	-£1,400,503	-£1,539,416
60% LAR : 40% CIR	45%	-£864,788	-£1,206,710	-£1,210,403	-£1,217,172	-£1,251,212	-£1,480,822	-£1,619,657
60% LAR : 40% CIR	50%	-£958,891	-£1,287,846	-£1,291,536	-£1,298,297	-£1,332,318	-£1,561,813	-£1,700,584

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,179,806	-£6,638,219	-£6,641,998	-£6,648,915	-£6,683,327	-£6,915,164	-£7,055,235
60% LAR : 40% CIR	5%	-£6,267,875	-£6,713,364	-£6,717,130	-£6,724,022	-£6,758,374	-£6,989,854	-£7,129,727
60% LAR : 40% CIR	10%	-£6,356,640	-£6,789,200	-£6,792,952	-£6,799,824	-£6,834,122	-£7,065,273	-£7,204,963
60% LAR : 40% CIR	**12%**	**-£6,392,341**	**-£6,819,728**	**-£6,823,475**	**-£6,830,338**	**-£6,864,615**	**-£7,095,642**	**-£7,235,263**
60% LAR : 40% CIR	15%	-£6,446,097	-£6,865,723	-£6,869,463	-£6,876,313	-£6,910,562	-£7,141,411	-£7,280,934
60% LAR : 40% CIR	20%	-£6,536,237	-£6,942,923	-£6,946,653	-£6,953,486	-£6,987,687	-£7,218,263	-£7,357,635
60% LAR : 40% CIR	25%	-£6,627,054	-£7,020,797	-£7,024,517	-£7,031,333	-£7,065,493	-£7,295,823	-£7,435,057
60% LAR : 40% CIR	30%	-£6,718,541	-£7,099,335	-£7,103,048	-£7,109,848	-£7,143,973	-£7,374,082	-£7,513,195
60% LAR : 40% CIR	35%	-£6,810,692	-£7,178,533	-£7,182,238	-£7,189,026	-£7,223,119	-£7,453,036	-£7,592,040
60% LAR : 40% CIR	40%	-£6,903,500	-£7,258,384	-£7,262,082	-£7,268,860	-£7,302,924	-£7,532,674	-£7,671,587
60% LAR : 40% CIR	45%	-£6,996,959	-£7,338,881	-£7,342,574	-£7,349,343	-£7,383,383	-£7,612,993	-£7,751,827
60% LAR : 40% CIR	50%	-£7,091,062	-£7,420,017	-£7,423,707	-£7,430,467	-£7,464,489	-£7,693,984	-£7,832,754

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,638,806	-£4,097,220	-£4,100,999	-£4,107,916	-£4,142,328	-£4,374,165	-£4,514,235
60% LAR : 40% CIR	5%	-£3,726,875	-£4,172,364	-£4,176,130	-£4,183,023	-£4,217,375	-£4,448,855	-£4,588,728
60% LAR : 40% CIR	10%	-£3,815,641	-£4,248,201	-£4,251,953	-£4,258,824	-£4,293,122	-£4,524,273	-£4,663,963
60% LAR : 40% CIR	**12%**	**-£3,851,342**	**-£4,278,729**	**-£4,282,476**	**-£4,289,338**	**-£4,323,615**	**-£4,554,643**	**-£4,694,264**
60% LAR : 40% CIR	15%	-£3,905,098	-£4,324,723	-£4,328,464	-£4,335,314	-£4,369,563	-£4,600,411	-£4,739,935
60% LAR : 40% CIR	20%	-£3,995,237	-£4,401,924	-£4,405,654	-£4,412,487	-£4,446,688	-£4,677,264	-£4,816,636
60% LAR : 40% CIR	25%	-£4,086,054	-£4,479,798	-£4,483,517	-£4,490,334	-£4,524,494	-£4,754,824	-£4,894,058
60% LAR : 40% CIR	30%	-£4,177,542	-£4,558,336	-£4,562,048	-£4,568,849	-£4,602,974	-£4,833,083	-£4,972,196
60% LAR : 40% CIR	35%	-£4,269,692	-£4,637,534	-£4,641,239	-£4,648,027	-£4,682,119	-£4,912,036	-£5,051,041
60% LAR : 40% CIR	40%	-£4,362,501	-£4,717,385	-£4,721,083	-£4,727,861	-£4,761,925	-£4,991,675	-£5,130,587
60% LAR : 40% CIR	45%	-£4,455,960	-£4,797,881	-£4,801,575	-£4,808,343	-£4,842,384	-£5,071,994	-£5,210,828
60% LAR : 40% CIR	50%	-£4,550,063	-£4,879,017	-£4,882,708	-£4,889,468	-£4,923,489	-£5,152,985	-£5,291,755

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,585,934	-£3,044,347	-£3,048,126	-£3,055,043	-£3,089,455	-£3,321,292	-£3,461,363
60% LAR : 40% CIR	5%	-£2,674,003	-£3,119,492	-£3,123,258	-£3,130,150	-£3,164,502	-£3,395,982	-£3,535,855
60% LAR : 40% CIR	10%	-£2,762,768	-£3,195,328	-£3,199,080	-£3,205,951	-£3,240,250	-£3,471,401	-£3,611,091
60% LAR : 40% CIR	**12%**	**-£2,798,469**	**-£3,225,856**	**-£3,229,603**	**-£3,236,466**	**-£3,270,743**	**-£3,501,770**	**-£3,641,391**
60% LAR : 40% CIR	15%	-£2,852,225	-£3,271,851	-£3,275,591	-£3,282,441	-£3,316,690	-£3,547,539	-£3,687,062
60% LAR : 40% CIR	20%	-£2,942,365	-£3,349,051	-£3,352,781	-£3,359,614	-£3,393,815	-£3,624,391	-£3,763,763
60% LAR : 40% CIR	25%	-£3,033,182	-£3,426,925	-£3,430,645	-£3,437,461	-£3,471,621	-£3,701,951	-£3,841,185
60% LAR : 40% CIR	30%	-£3,124,669	-£3,505,463	-£3,509,176	-£3,515,976	-£3,550,101	-£3,780,210	-£3,919,323
60% LAR : 40% CIR	35%	-£3,216,820	-£3,584,661	-£3,588,366	-£3,595,154	-£3,629,247	-£3,859,164	-£3,998,168
60% LAR : 40% CIR	40%	-£3,309,628	-£3,664,512	-£3,668,210	-£3,674,988	-£3,709,052	-£3,938,802	-£4,077,714
60% LAR : 40% CIR	45%	-£3,403,087	-£3,745,009	-£3,748,702	-£3,755,471	-£3,789,511	-£4,019,121	-£4,157,955
60% LAR : 40% CIR	50%	-£3,497,190	-£3,826,144	-£3,829,835	-£3,836,595	-£3,870,617	-£4,100,112	-£4,238,882

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,341,338	-£1,799,752	-£1,803,531	-£1,810,448	-£1,844,860	-£2,076,696	-£2,216,767
60% LAR : 40% CIR	5%	-£1,429,407	-£1,874,896	-£1,878,662	-£1,885,555	-£1,919,907	-£2,151,386	-£2,291,260
60% LAR : 40% CIR	10%	-£1,518,173	-£1,950,733	-£1,954,485	-£1,961,356	-£1,995,654	-£2,226,805	-£2,366,495
60% LAR : 40% CIR	**12%**	**-£1,553,873**	**-£1,981,260**	**-£1,985,008**	**-£1,991,870**	**-£2,026,147**	**-£2,257,174**	**-£2,396,796**
60% LAR : 40% CIR	15%	-£1,607,630	-£2,027,255	-£2,030,996	-£2,037,846	-£2,072,094	-£2,302,943	-£2,442,467
60% LAR : 40% CIR	20%	-£1,697,769	-£2,104,456	-£2,108,186	-£2,115,018	-£2,149,220	-£2,379,796	-£2,519,167
60% LAR : 40% CIR	25%	-£1,788,586	-£2,182,330	-£2,186,049	-£2,192,865	-£2,227,026	-£2,457,355	-£2,596,590
60% LAR : 40% CIR	30%	-£1,880,074	-£2,260,868	-£2,264,580	-£2,271,381	-£2,305,506	-£2,535,615	-£2,674,728
60% LAR : 40% CIR	35%	-£1,972,224	-£2,340,066	-£2,343,771	-£2,350,559	-£2,384,651	-£2,614,568	-£2,753,573
60% LAR : 40% CIR	40%	-£2,065,033	-£2,419,916	-£2,423,615	-£2,430,393	-£2,464,457	-£2,694,207	-£2,833,119
60% LAR : 40% CIR	45%	-£2,158,492	-£2,500,413	-£2,504,106	-£2,510,875	-£2,544,916	-£2,774,525	-£2,913,360
60% LAR : 40% CIR	50%	-£2,252,595	-£2,581,549	-£2,585,239	-£2,592,000	-£2,626,021	-£2,855,517	-£2,994,287

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR in Perp

Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£293,621	-£165,841	-£169,621	-£176,538	-£210,950	-£442,786	-£582,857
60% LAR : 40% CIR	5%	£189,848	-£257,996	-£261,762	-£268,655	-£303,007	-£534,487	-£674,360
60% LAR : 40% CIR	10%	£85,389	-£350,844	-£354,596	-£361,467	-£395,764	-£626,915	-£766,605
60% LAR : 40% CIR	**12%**	**£43,414**	**-£388,175**	**-£391,922**	**-£398,785**	**-£433,062**	**-£664,089**	**-£803,710**
60% LAR : 40% CIR	15%	-£20,051	-£444,376	-£448,117	-£454,967	-£489,215	-£720,064	-£859,587
60% LAR : 40% CIR	20%	-£127,478	-£538,587	-£542,317	-£549,149	-£583,351	-£813,928	-£953,298
60% LAR : 40% CIR	25%	-£235,581	-£633,471	-£637,191	-£644,006	-£678,168	-£908,497	-£1,047,731
60% LAR : 40% CIR	30%	-£344,355	-£729,020	-£732,732	-£739,533	-£773,657	-£1,003,767	-£1,142,879
60% LAR : 40% CIR	35%	-£453,793	-£825,228	-£828,933	-£835,722	-£869,813	-£1,099,730	-£1,238,735
60% LAR : 40% CIR	40%	-£563,888	-£922,089	-£925,787	-£932,565	-£966,629	-£1,196,380	-£1,335,291
60% LAR : 40% CIR	45%	-£674,634	-£1,019,596	-£1,023,289	-£1,030,058	-£1,064,099	-£1,293,708	-£1,432,543
60% LAR : 40% CIR	50%	-£786,024	-£1,117,742	-£1,121,433	-£1,128,193	-£1,162,214	-£1,391,710	-£1,530,480

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,838,550	-£6,298,012	-£6,301,792	-£6,308,709	-£6,343,121	-£6,574,957	-£6,715,028
60% LAR : 40% CIR	5%	-£5,942,323	-£6,390,167	-£6,393,932	-£6,400,826	-£6,435,178	-£6,666,658	-£6,806,531
60% LAR : 40% CIR	10%	-£6,046,782	-£6,483,015	-£6,486,767	-£6,493,638	-£6,527,935	-£6,759,086	-£6,898,776
60% LAR : 40% CIR	**12%**	**-£6,088,757**	**-£6,520,346**	**-£6,524,093**	**-£6,530,955**	**-£6,565,233**	**-£6,796,260**	**-£6,935,881**
60% LAR : 40% CIR	15%	-£6,152,222	-£6,576,547	-£6,580,288	-£6,587,138	-£6,621,385	-£6,852,235	-£6,991,758
60% LAR : 40% CIR	20%	-£6,259,648	-£6,670,758	-£6,674,488	-£6,681,320	-£6,715,522	-£6,946,099	-£7,085,469
60% LAR : 40% CIR	25%	-£6,367,752	-£6,765,642	-£6,769,362	-£6,776,177	-£6,810,339	-£7,040,668	-£7,179,902
60% LAR : 40% CIR	30%	-£6,476,526	-£6,861,191	-£6,864,903	-£6,871,704	-£6,905,828	-£7,135,938	-£7,275,050
60% LAR : 40% CIR	35%	-£6,585,964	-£6,957,399	-£6,961,104	-£6,967,892	-£7,001,984	-£7,231,901	-£7,370,906
60% LAR : 40% CIR	40%	-£6,696,059	-£7,054,260	-£7,057,958	-£7,064,736	-£7,098,800	-£7,328,551	-£7,467,462
60% LAR : 40% CIR	45%	-£6,806,805	-£7,151,767	-£7,155,460	-£7,162,229	-£7,196,270	-£7,425,879	-£7,564,714
60% LAR : 40% CIR	50%	-£6,918,195	-£7,249,913	-£7,253,604	-£7,260,364	-£7,294,385	-£7,523,881	-£7,662,651

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,297,551	-£3,757,013	-£3,760,792	-£3,767,710	-£3,802,121	-£4,033,958	-£4,174,029
60% LAR : 40% CIR	5%	-£3,401,324	-£3,849,168	-£3,852,933	-£3,859,827	-£3,894,179	-£4,125,658	-£4,265,532
60% LAR : 40% CIR	10%	-£3,505,783	-£3,942,016	-£3,945,768	-£3,952,639	-£3,986,936	-£4,218,087	-£4,357,777
60% LAR : 40% CIR	**12%**	**-£3,547,757**	**-£3,979,346**	**-£3,983,094**	**-£3,989,956**	**-£4,024,233**	**-£4,255,260**	**-£4,394,882**
60% LAR : 40% CIR	15%	-£3,611,223	-£4,035,548	-£4,039,288	-£4,046,139	-£4,080,386	-£4,311,236	-£4,450,759
60% LAR : 40% CIR	20%	-£3,718,649	-£4,129,759	-£4,133,489	-£4,140,321	-£4,174,523	-£4,405,099	-£4,544,470
60% LAR : 40% CIR	25%	-£3,826,753	-£4,224,642	-£4,228,363	-£4,235,178	-£4,269,339	-£4,499,669	-£4,638,903
60% LAR : 40% CIR	30%	-£3,935,527	-£4,320,192	-£4,323,903	-£4,330,705	-£4,364,829	-£4,594,939	-£4,734,051
60% LAR : 40% CIR	35%	-£4,044,965	-£4,416,399	-£4,420,104	-£4,426,893	-£4,460,985	-£4,690,902	-£4,829,906
60% LAR : 40% CIR	40%	-£4,155,060	-£4,513,260	-£4,516,959	-£4,523,737	-£4,557,801	-£4,787,552	-£4,926,463
60% LAR : 40% CIR	45%	-£4,265,806	-£4,610,768	-£4,614,461	-£4,621,230	-£4,655,270	-£4,884,880	-£5,023,715
60% LAR : 40% CIR	50%	-£4,377,196	-£4,708,914	-£4,712,604	-£4,719,365	-£4,753,386	-£4,982,882	-£5,121,652

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,244,678	-£2,704,140	-£2,707,920	-£2,714,837	-£2,749,249	-£2,981,085	-£3,121,156
60% LAR : 40% CIR	5%	-£2,348,451	-£2,796,295	-£2,800,060	-£2,806,954	-£2,841,306	-£3,072,786	-£3,212,659
60% LAR : 40% CIR	10%	-£2,452,910	-£2,889,143	-£2,892,895	-£2,899,766	-£2,934,063	-£3,165,214	-£3,304,904
60% LAR : 40% CIR	**12%**	**-£2,494,885**	**-£2,926,474**	**-£2,930,221**	**-£2,937,083**	**-£2,971,360**	**-£3,202,388**	**-£3,342,009**
60% LAR : 40% CIR	15%	-£2,558,350	-£2,982,675	-£2,986,416	-£2,993,266	-£3,027,513	-£3,258,363	-£3,397,886
60% LAR : 40% CIR	20%	-£2,665,776	-£3,076,886	-£3,080,616	-£3,087,448	-£3,121,650	-£3,352,227	-£3,491,597
60% LAR : 40% CIR	25%	-£2,773,880	-£3,171,769	-£3,175,490	-£3,182,305	-£3,216,467	-£3,446,796	-£3,586,030
60% LAR : 40% CIR	30%	-£2,882,654	-£3,267,319	-£3,271,031	-£3,277,832	-£3,311,956	-£3,542,066	-£3,681,178
60% LAR : 40% CIR	35%	-£2,992,092	-£3,363,527	-£3,367,232	-£3,374,020	-£3,408,112	-£3,638,029	-£3,777,034
60% LAR : 40% CIR	40%	-£3,102,187	-£3,460,388	-£3,464,086	-£3,470,864	-£3,504,928	-£3,734,679	-£3,873,590
60% LAR : 40% CIR	45%	-£3,212,933	-£3,557,895	-£3,561,588	-£3,568,357	-£3,602,398	-£3,832,007	-£3,970,842
60% LAR : 40% CIR	50%	-£3,324,323	-£3,656,041	-£3,659,732	-£3,666,492	-£3,700,513	-£3,930,009	-£4,068,779

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,000,083	-£1,459,545	-£1,463,324	-£1,470,241	-£1,504,653	-£1,736,490	-£1,876,561
60% LAR : 40% CIR	5%	-£1,103,856	-£1,551,700	-£1,555,465	-£1,562,359	-£1,596,711	-£1,828,190	-£1,968,063
60% LAR : 40% CIR	10%	-£1,208,314	-£1,644,547	-£1,648,299	-£1,655,170	-£1,689,468	-£1,920,618	-£2,060,309
60% LAR : 40% CIR	**12%**	**-£1,250,289**	**-£1,681,878**	**-£1,685,626**	**-£1,692,488**	**-£1,726,765**	**-£1,957,792**	**-£2,097,414**
60% LAR : 40% CIR	15%	-£1,313,754	-£1,738,080	-£1,741,820	-£1,748,671	-£1,782,918	-£2,013,768	-£2,153,290
60% LAR : 40% CIR	20%	-£1,421,181	-£1,832,291	-£1,836,021	-£1,842,853	-£1,877,055	-£2,107,631	-£2,247,002
60% LAR : 40% CIR	25%	-£1,529,285	-£1,927,174	-£1,930,895	-£1,937,710	-£1,971,871	-£2,202,201	-£2,341,434
60% LAR : 40% CIR	30%	-£1,638,058	-£2,022,724	-£2,026,435	-£2,033,237	-£2,067,361	-£2,297,471	-£2,436,582
60% LAR : 40% CIR	35%	-£1,747,497	-£2,118,931	-£2,122,636	-£2,129,425	-£2,163,517	-£2,393,434	-£2,532,438
60% LAR : 40% CIR	40%	-£1,857,592	-£2,215,792	-£2,219,491	-£2,226,269	-£2,260,332	-£2,490,084	-£2,628,995
60% LAR : 40% CIR	45%	-£1,968,338	-£2,313,299	-£2,316,993	-£2,323,762	-£2,357,802	-£2,587,412	-£2,726,246
60% LAR : 40% CIR	50%	-£2,079,728	-£2,411,446	-£2,415,136	-£2,421,897	-£2,455,918	-£2,685,413	-£2,824,184

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR in Perp		Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£463,890	£4,198	£475	-£6,435	-£40,846	-£272,683	-£412,754
60% LAR : 40% CIR	5%	£351,604	-£96,399	-£100,164	-£107,056	-£141,409	-£372,889	-£512,761
60% LAR : 40% CIR	10%	£238,632	-£197,751	-£201,503	-£208,374	-£242,671	-£473,822	-£613,512
60% LAR : 40% CIR	**12%**	**£193,252**	**-£238,484**	**-£242,231**	**-£249,094**	**-£283,371**	**-£514,398**	**-£654,019**
60% LAR : 40% CIR	15%	£124,979	-£299,788	-£303,529	-£310,379	-£344,627	-£575,476	-£715,000
60% LAR : 40% CIR	20%	£10,654	-£402,505	-£406,235	-£413,067	-£447,269	-£677,845	-£817,216
60% LAR : 40% CIR	25%	-£105,930	-£505,893	-£509,613	-£516,430	-£550,590	-£780,920	-£920,153
60% LAR : 40% CIR	30%	-£223,348	-£609,947	-£613,660	-£620,460	-£654,585	-£884,694	-£1,023,807
60% LAR : 40% CIR	35%	-£341,429	-£714,660	-£718,365	-£725,154	-£759,246	-£989,163	-£1,128,167
60% LAR : 40% CIR	40%	-£460,168	-£820,027	-£823,726	-£830,503	-£864,567	-£1,094,318	-£1,233,230
60% LAR : 40% CIR	45%	-£579,557	-£926,039	-£929,732	-£936,501	-£970,542	-£1,200,151	-£1,338,986
60% LAR : 40% CIR	50%	-£699,590	-£1,032,690	-£1,036,380	-£1,043,141	-£1,077,163	-£1,306,658	-£1,445,429

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,668,281	-£6,127,973	-£6,131,696	-£6,138,605	-£6,173,017	-£6,404,854	-£6,544,925
60% LAR : 40% CIR	5%	-£5,780,567	-£6,228,570	-£6,232,335	-£6,239,227	-£6,273,580	-£6,505,060	-£6,644,932
60% LAR : 40% CIR	10%	-£5,893,539	-£6,329,922	-£6,333,674	-£6,340,545	-£6,374,842	-£6,605,993	-£6,745,683
60% LAR : 40% CIR	**12%**	**-£5,938,919**	**-£6,370,655**	**-£6,374,402**	**-£6,381,265**	**-£6,415,542**	**-£6,646,569**	**-£6,786,190**
60% LAR : 40% CIR	15%	-£6,007,192	-£6,431,959	-£6,435,699	-£6,442,550	-£6,476,798	-£6,707,647	-£6,847,171
60% LAR : 40% CIR	20%	-£6,121,517	-£6,534,676	-£6,538,406	-£6,545,238	-£6,579,440	-£6,810,016	-£6,949,387
60% LAR : 40% CIR	25%	-£6,238,101	-£6,638,064	-£6,641,784	-£6,648,601	-£6,682,761	-£6,913,091	-£7,052,324
60% LAR : 40% CIR	30%	-£6,355,519	-£6,742,118	-£6,745,831	-£6,752,631	-£6,786,756	-£7,016,865	-£7,155,978
60% LAR : 40% CIR	35%	-£6,473,600	-£6,846,831	-£6,850,536	-£6,857,325	-£6,891,417	-£7,121,334	-£7,260,338
60% LAR : 40% CIR	40%	-£6,592,339	-£6,952,198	-£6,955,897	-£6,962,673	-£6,996,738	-£7,226,488	-£7,365,401
60% LAR : 40% CIR	45%	-£6,711,728	-£7,058,210	-£7,061,903	-£7,068,672	-£7,102,713	-£7,332,322	-£7,471,157
60% LAR : 40% CIR	50%	-£6,831,761	-£7,164,861	-£7,168,551	-£7,175,312	-£7,209,334	-£7,438,829	-£7,577,600

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,127,281	-£3,586,974	-£3,590,697	-£3,597,606	-£3,632,018	-£3,863,855	-£4,003,925
60% LAR : 40% CIR	5%	-£3,239,568	-£3,687,571	-£3,691,336	-£3,698,228	-£3,732,581	-£3,964,061	-£4,103,933
60% LAR : 40% CIR	10%	-£3,352,540	-£3,788,923	-£3,792,675	-£3,799,546	-£3,833,843	-£4,064,994	-£4,204,684
60% LAR : 40% CIR	**12%**	**-£3,397,920**	**-£3,829,656**	**-£3,833,403**	**-£3,840,266**	**-£3,874,543**	**-£4,105,570**	**-£4,245,191**
60% LAR : 40% CIR	15%	-£3,466,193	-£3,890,960	-£3,894,700	-£3,901,551	-£3,935,799	-£4,166,648	-£4,306,172
60% LAR : 40% CIR	20%	-£3,580,518	-£3,993,677	-£3,997,406	-£4,004,238	-£4,038,441	-£4,269,017	-£4,408,387
60% LAR : 40% CIR	25%	-£3,697,102	-£4,097,065	-£4,100,785	-£4,107,601	-£4,141,762	-£4,372,091	-£4,511,325
60% LAR : 40% CIR	30%	-£3,814,519	-£4,201,119	-£4,204,831	-£4,211,632	-£4,245,757	-£4,475,866	-£4,614,979
60% LAR : 40% CIR	35%	-£3,932,601	-£4,305,832	-£4,309,537	-£4,316,326	-£4,350,417	-£4,580,334	-£4,719,339
60% LAR : 40% CIR	40%	-£4,051,340	-£4,411,199	-£4,414,897	-£4,421,674	-£4,455,739	-£4,685,489	-£4,824,402
60% LAR : 40% CIR	45%	-£4,170,729	-£4,517,211	-£4,520,904	-£4,527,673	-£4,561,714	-£4,791,323	-£4,930,158
60% LAR : 40% CIR	50%	-£4,290,762	-£4,623,862	-£4,627,552	-£4,634,313	-£4,668,335	-£4,897,830	-£5,036,601

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,074,409	-£2,534,101	-£2,537,824	-£2,544,733	-£2,579,145	-£2,810,982	-£2,951,053
60% LAR : 40% CIR	5%	-£2,186,695	-£2,634,698	-£2,638,463	-£2,645,355	-£2,679,708	-£2,911,188	-£3,051,060
60% LAR : 40% CIR	10%	-£2,299,667	-£2,736,050	-£2,739,802	-£2,746,673	-£2,780,970	-£3,012,121	-£3,151,811
60% LAR : 40% CIR	**12%**	**-£2,345,047**	**-£2,776,783**	**-£2,780,530**	**-£2,787,393**	**-£2,821,670**	**-£3,052,697**	**-£3,192,318**
60% LAR : 40% CIR	15%	-£2,413,320	-£2,838,087	-£2,841,827	-£2,848,678	-£2,882,926	-£3,113,775	-£3,253,299
60% LAR : 40% CIR	20%	-£2,527,645	-£2,940,804	-£2,944,534	-£2,951,366	-£2,985,568	-£3,216,144	-£3,355,515
60% LAR : 40% CIR	25%	-£2,644,229	-£3,044,192	-£3,047,912	-£3,054,729	-£3,088,889	-£3,319,219	-£3,458,452
60% LAR : 40% CIR	30%	-£2,761,647	-£3,148,246	-£3,151,959	-£3,158,759	-£3,192,884	-£3,422,993	-£3,562,106
60% LAR : 40% CIR	35%	-£2,879,728	-£3,252,959	-£3,256,664	-£3,263,453	-£3,297,545	-£3,527,462	-£3,666,466
60% LAR : 40% CIR	40%	-£2,998,467	-£3,358,326	-£3,362,025	-£3,368,801	-£3,402,866	-£3,632,616	-£3,771,529
60% LAR : 40% CIR	45%	-£3,117,856	-£3,464,338	-£3,468,031	-£3,474,800	-£3,508,841	-£3,738,450	-£3,877,285
60% LAR : 40% CIR	50%	-£3,237,889	-£3,570,989	-£3,574,679	-£3,581,440	-£3,615,462	-£3,844,957	-£3,983,728

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£829,813	-£1,289,505	-£1,293,229	-£1,300,138	-£1,334,550	-£1,566,386	-£1,706,457
60% LAR : 40% CIR	5%	-£942,100	-£1,390,102	-£1,393,867	-£1,400,760	-£1,435,113	-£1,666,593	-£1,806,465
60% LAR : 40% CIR	10%	-£1,055,072	-£1,491,454	-£1,495,206	-£1,502,077	-£1,536,375	-£1,767,526	-£1,907,216
60% LAR : 40% CIR	**12%**	**-£1,100,452**	**-£1,532,188**	**-£1,535,934**	**-£1,542,797**	**-£1,577,075**	**-£1,808,102**	**-£1,947,723**
60% LAR : 40% CIR	15%	-£1,168,724	-£1,593,492	-£1,597,232	-£1,604,083	-£1,638,331	-£1,869,180	-£2,008,703
60% LAR : 40% CIR	20%	-£1,283,049	-£1,696,208	-£1,699,938	-£1,706,770	-£1,740,973	-£1,971,549	-£2,110,919
60% LAR : 40% CIR	25%	-£1,399,634	-£1,799,596	-£1,803,317	-£1,810,133	-£1,844,294	-£2,074,623	-£2,213,857
60% LAR : 40% CIR	30%	-£1,517,051	-£1,903,651	-£1,907,363	-£1,914,164	-£1,948,289	-£2,178,398	-£2,317,510
60% LAR : 40% CIR	35%	-£1,635,133	-£2,008,364	-£2,012,069	-£2,018,858	-£2,052,949	-£2,282,866	-£2,421,871
60% LAR : 40% CIR	40%	-£1,753,872	-£2,113,731	-£2,117,429	-£2,124,206	-£2,158,271	-£2,388,021	-£2,526,933
60% LAR : 40% CIR	45%	-£1,873,261	-£2,219,743	-£2,223,436	-£2,230,205	-£2,264,245	-£2,493,855	-£2,632,689
60% LAR : 40% CIR	50%	-£1,993,294	-£2,326,394	-£2,330,084	-£2,336,845	-£2,370,867	-£2,600,361	-£2,739,133

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR in Perp	
Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£634,160	£171,744	£168,022	£161,209	£127,315	-£102,580	-£242,650
60% LAR : 40% CIR	5%	£513,361	£64,219	£60,511	£53,722	£19,886	-£211,291	-£351,164
60% LAR : 40% CIR	10%	£391,874	-£44,658	-£48,410	-£55,281	-£89,578	-£320,729	-£460,419
60% LAR : 40% CIR	**12%**	**£343,089**	**-£88,793**	**-£92,540**	**-£99,402**	**-£133,680**	**-£364,707**	**-£504,329**
60% LAR : 40% CIR	15%	£269,709	-£155,200	-£158,940	-£165,792	-£200,039	-£430,889	-£570,412
60% LAR : 40% CIR	20%	£146,869	-£266,422	-£270,151	-£276,984	-£311,186	-£541,762	-£681,133
60% LAR : 40% CIR	25%	£23,363	-£378,316	-£382,036	-£388,852	-£423,012	-£653,342	-£792,577
60% LAR : 40% CIR	30%	-£102,341	-£490,875	-£494,587	-£501,388	-£535,512	-£765,622	-£904,734
60% LAR : 40% CIR	35%	-£229,065	-£604,093	-£607,798	-£614,587	-£648,678	-£878,595	-£1,017,600
60% LAR : 40% CIR	40%	-£356,447	-£717,965	-£721,663	-£728,441	-£762,506	-£992,256	-£1,131,167
60% LAR : 40% CIR	45%	-£484,480	-£832,482	-£836,176	-£842,944	-£876,985	-£1,106,594	-£1,245,429
60% LAR : 40% CIR	50%	-£613,156	-£947,639	-£951,329	-£958,089	-£992,111	-£1,221,607	-£1,360,377

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,498,011	-£5,960,426	-£5,964,149	-£5,970,961	-£6,004,856	-£6,234,751	-£6,374,821
60% LAR : 40% CIR	5%	-£5,618,810	-£6,067,952	-£6,071,660	-£6,078,449	-£6,112,285	-£6,343,461	-£6,483,335
60% LAR : 40% CIR	10%	-£5,740,297	-£6,176,829	-£6,180,581	-£6,187,452	-£6,221,749	-£6,452,900	-£6,592,590
60% LAR : 40% CIR	**12%**	**-£5,789,082**	**-£6,220,964**	**-£6,224,711**	**-£6,231,573**	**-£6,265,851**	**-£6,496,877**	**-£6,636,500**
60% LAR : 40% CIR	15%	-£5,862,462	-£6,287,371	-£6,291,111	-£6,297,963	-£6,332,210	-£6,563,060	-£6,702,583
60% LAR : 40% CIR	20%	-£5,985,302	-£6,398,592	-£6,402,322	-£6,409,155	-£6,443,357	-£6,673,933	-£6,813,304
60% LAR : 40% CIR	25%	-£6,108,808	-£6,510,487	-£6,514,207	-£6,521,023	-£6,555,183	-£6,785,513	-£6,924,747
60% LAR : 40% CIR	30%	-£6,234,511	-£6,623,046	-£6,626,758	-£6,633,559	-£6,667,683	-£6,897,793	-£7,036,905
60% LAR : 40% CIR	35%	-£6,361,236	-£6,736,264	-£6,739,969	-£6,746,758	-£6,780,849	-£7,010,766	-£7,149,771
60% LAR : 40% CIR	40%	-£6,488,618	-£6,850,135	-£6,853,834	-£6,860,612	-£6,894,677	-£7,124,427	-£7,263,338
60% LAR : 40% CIR	45%	-£6,616,651	-£6,964,653	-£6,968,346	-£6,975,115	-£7,009,156	-£7,238,765	-£7,377,600
60% LAR : 40% CIR	50%	-£6,745,327	-£7,079,810	-£7,083,500	-£7,090,260	-£7,124,282	-£7,353,778	-£7,492,548

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,957,012	-£3,419,427	-£3,423,150	-£3,429,962	-£3,463,857	-£3,693,751	-£3,833,822
60% LAR : 40% CIR	5%	-£3,077,811	-£3,526,952	-£3,530,661	-£3,537,450	-£3,571,286	-£3,802,462	-£3,942,335
60% LAR : 40% CIR	10%	-£3,199,298	-£3,635,830	-£3,639,582	-£3,646,453	-£3,680,750	-£3,911,901	-£4,051,591
60% LAR : 40% CIR	**12%**	**-£3,248,082**	**-£3,679,965**	**-£3,683,712**	**-£3,690,574**	**-£3,724,852**	**-£3,955,878**	**-£4,095,501**
60% LAR : 40% CIR	15%	-£3,321,463	-£3,746,372	-£3,750,112	-£3,756,964	-£3,791,211	-£4,022,061	-£4,161,583
60% LAR : 40% CIR	20%	-£3,444,302	-£3,857,593	-£3,861,323	-£3,868,156	-£3,902,357	-£4,132,933	-£4,272,305
60% LAR : 40% CIR	25%	-£3,567,808	-£3,969,488	-£3,973,207	-£3,980,024	-£4,014,184	-£4,244,514	-£4,383,748
60% LAR : 40% CIR	30%	-£3,693,512	-£4,082,047	-£4,085,758	-£4,092,560	-£4,126,684	-£4,356,794	-£4,495,906
60% LAR : 40% CIR	35%	-£3,820,237	-£4,195,265	-£4,198,970	-£4,205,759	-£4,239,850	-£4,469,767	-£4,608,772
60% LAR : 40% CIR	40%	-£3,947,619	-£4,309,136	-£4,312,835	-£4,319,613	-£4,353,677	-£4,583,428	-£4,722,339
60% LAR : 40% CIR	45%	-£4,075,652	-£4,423,654	-£4,427,347	-£4,434,116	-£4,468,157	-£4,697,766	-£4,836,601
60% LAR : 40% CIR	50%	-£4,204,328	-£4,538,811	-£4,542,501	-£4,549,261	-£4,583,283	-£4,812,778	-£4,951,549

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,904,139	-£2,366,554	-£2,370,277	-£2,377,089	-£2,410,984	-£2,640,878	-£2,780,949
60% LAR : 40% CIR	5%	-£2,024,938	-£2,474,080	-£2,477,788	-£2,484,577	-£2,518,413	-£2,749,589	-£2,889,463
60% LAR : 40% CIR	10%	-£2,146,425	-£2,582,957	-£2,586,709	-£2,593,580	-£2,627,877	-£2,859,028	-£2,998,718
60% LAR : 40% CIR	**12%**	**-£2,195,210**	**-£2,627,092**	**-£2,630,839**	**-£2,637,701**	**-£2,671,979**	**-£2,903,005**	**-£3,042,628**
60% LAR : 40% CIR	15%	-£2,268,590	-£2,693,499	-£2,697,239	-£2,704,091	-£2,738,338	-£2,969,188	-£3,108,711
60% LAR : 40% CIR	20%	-£2,391,430	-£2,804,720	-£2,808,450	-£2,815,283	-£2,849,484	-£3,080,061	-£3,219,432
60% LAR : 40% CIR	25%	-£2,514,936	-£2,916,615	-£2,920,335	-£2,927,151	-£2,961,311	-£3,191,641	-£3,330,875
60% LAR : 40% CIR	30%	-£2,640,639	-£3,029,174	-£3,032,886	-£3,039,687	-£3,073,811	-£3,303,921	-£3,443,033
60% LAR : 40% CIR	35%	-£2,767,364	-£3,142,392	-£3,146,097	-£3,152,886	-£3,186,977	-£3,416,894	-£3,555,899
60% LAR : 40% CIR	40%	-£2,894,746	-£3,256,263	-£3,259,962	-£3,266,740	-£3,300,805	-£3,530,555	-£3,669,466
60% LAR : 40% CIR	45%	-£3,022,779	-£3,370,781	-£3,374,474	-£3,381,243	-£3,415,284	-£3,644,893	-£3,783,728
60% LAR : 40% CIR	50%	-£3,151,455	-£3,485,938	-£3,489,628	-£3,496,388	-£3,530,410	-£3,759,906	-£3,898,676

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£659,544	-£1,121,959	-£1,125,681	-£1,132,494	-£1,166,389	-£1,396,283	-£1,536,354
60% LAR : 40% CIR	5%	-£780,343	-£1,229,484	-£1,233,192	-£1,239,982	-£1,273,818	-£1,504,994	-£1,644,867
60% LAR : 40% CIR	10%	-£901,830	-£1,338,362	-£1,342,114	-£1,348,985	-£1,383,282	-£1,614,433	-£1,754,123
60% LAR : 40% CIR	**12%**	**-£950,614**	**-£1,382,497**	**-£1,386,244**	**-£1,393,106**	**-£1,427,384**	**-£1,658,410**	**-£1,798,032**
60% LAR : 40% CIR	15%	-£1,023,995	-£1,448,904	-£1,452,644	-£1,459,495	-£1,493,743	-£1,724,593	-£1,864,115
60% LAR : 40% CIR	20%	-£1,146,834	-£1,560,125	-£1,563,855	-£1,570,688	-£1,604,889	-£1,835,465	-£1,974,837
60% LAR : 40% CIR	25%	-£1,270,340	-£1,672,020	-£1,675,739	-£1,682,556	-£1,716,716	-£1,947,045	-£2,086,280
60% LAR : 40% CIR	30%	-£1,396,044	-£1,784,579	-£1,788,290	-£1,795,092	-£1,829,216	-£2,059,326	-£2,198,437
60% LAR : 40% CIR	35%	-£1,522,769	-£1,897,797	-£1,901,502	-£1,908,290	-£1,942,382	-£2,172,299	-£2,311,304
60% LAR : 40% CIR	40%	-£1,650,151	-£2,011,668	-£2,015,367	-£2,022,144	-£2,056,209	-£2,285,959	-£2,424,871
60% LAR : 40% CIR	45%	-£1,778,184	-£2,126,186	-£2,129,879	-£2,136,648	-£2,170,688	-£2,400,298	-£2,539,133
60% LAR : 40% CIR	50%	-£1,906,860	-£2,241,343	-£2,245,033	-£2,251,792	-£2,285,815	-£2,515,310	-£2,654,080

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR in Perp		**Value Area**	**Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft**

No Units	**7**	**Sales value inflation**		**Base**
Site Area	**0.06 Ha**	**Build cost inflation**		**Base**
		Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£974,699	£506,838	£503,116	£496,303	£462,408	£234,056	£96,090
60% LAR : 40% CIR	5%	£836,872	£382,559	£378,851	£372,061	£338,225	£110,224	-£27,967
60% LAR : 40% CIR	10%	£698,360	£257,597	£253,902	£247,135	£213,353	-£14,543	-£154,234
60% LAR : 40% CIR	**12%**	**£642,763**	**£207,424**	**£203,733**	**£196,974**	**£163,212**	**-£65,325**	**-£204,947**
60% LAR : 40% CIR	15%	£559,166	£131,962	£128,278	£121,530	£87,797	-£141,713	-£281,236
60% LAR : 40% CIR	20%	£419,300	£5,657	£1,983	-£4,818	-£39,021	-£269,597	-£408,967
60% LAR : 40% CIR	25%	£278,768	-£123,161	-£126,881	-£133,697	-£167,858	-£398,188	-£537,421
60% LAR : 40% CIR	30%	£137,574	-£252,730	-£256,443	-£263,243	-£297,368	-£527,477	-£666,590
60% LAR : 40% CIR	35%	-£4,338	-£382,960	-£386,664	-£393,452	-£427,545	-£657,462	-£796,466
60% LAR : 40% CIR	40%	-£149,006	-£513,840	-£517,540	-£524,317	-£558,382	-£788,132	-£927,044
60% LAR : 40% CIR	45%	-£294,326	-£645,368	-£649,063	-£655,831	-£689,871	-£919,481	-£1,058,315
60% LAR : 40% CIR	50%	-£440,289	-£777,536	-£781,226	-£787,986	-£822,008	-£1,051,503	-£1,190,274

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,157,472	-£5,625,333	-£5,629,055	-£5,635,868	-£5,669,763	-£5,898,115	-£6,036,081
60% LAR : 40% CIR	5%	-£5,295,298	-£5,749,612	-£5,753,320	-£5,760,110	-£5,793,946	-£6,021,947	-£6,160,137
60% LAR : 40% CIR	10%	-£5,433,811	-£5,874,574	-£5,878,269	-£5,885,036	-£5,918,818	-£6,146,714	-£6,286,404
60% LAR : 40% CIR	**12%**	**-£5,489,408**	**-£5,924,747**	**-£5,928,438**	**-£5,935,197**	**-£5,968,959**	**-£6,197,496**	**-£6,337,118**
60% LAR : 40% CIR	15%	-£5,573,005	-£6,000,209	-£6,003,893	-£6,010,641	-£6,044,374	-£6,273,884	-£6,413,407
60% LAR : 40% CIR	20%	-£5,712,871	-£6,126,514	-£6,130,188	-£6,136,989	-£6,171,192	-£6,401,768	-£6,541,138
60% LAR : 40% CIR	25%	-£5,853,403	-£6,255,332	-£6,259,052	-£6,265,868	-£6,300,029	-£6,530,358	-£6,669,592
60% LAR : 40% CIR	30%	-£5,994,597	-£6,384,901	-£6,388,614	-£6,395,414	-£6,429,539	-£6,659,648	-£6,798,761
60% LAR : 40% CIR	35%	-£6,136,509	-£6,515,130	-£6,518,834	-£6,525,623	-£6,559,716	-£6,789,633	-£6,928,637
60% LAR : 40% CIR	40%	-£6,281,177	-£6,646,011	-£6,649,711	-£6,656,488	-£6,690,552	-£6,920,303	-£7,059,215
60% LAR : 40% CIR	45%	-£6,426,497	-£6,777,539	-£6,781,234	-£6,788,002	-£6,822,042	-£7,051,652	-£7,190,486
60% LAR : 40% CIR	50%	-£6,572,460	-£6,909,707	-£6,913,397	-£6,920,157	-£6,954,179	-£7,183,674	-£7,322,445

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,616,473	-£3,084,334	-£3,088,056	-£3,094,869	-£3,128,763	-£3,357,116	-£3,495,082
60% LAR : 40% CIR	5%	-£2,754,299	-£3,208,613	-£3,212,321	-£3,219,111	-£3,252,947	-£3,480,948	-£3,619,138
60% LAR : 40% CIR	10%	-£2,892,812	-£3,333,574	-£3,337,270	-£3,344,037	-£3,377,819	-£3,605,715	-£3,745,405
60% LAR : 40% CIR	**12%**	**-£2,948,408**	**-£3,383,748**	**-£3,387,439**	**-£3,394,198**	**-£3,427,960**	**-£3,656,497**	**-£3,796,118**
60% LAR : 40% CIR	15%	-£3,032,006	-£3,459,210	-£3,462,894	-£3,469,642	-£3,503,375	-£3,732,884	-£3,872,408
60% LAR : 40% CIR	20%	-£3,171,871	-£3,585,515	-£3,589,189	-£3,595,990	-£3,630,192	-£3,860,769	-£4,000,139
60% LAR : 40% CIR	25%	-£3,312,404	-£3,714,332	-£3,718,053	-£3,724,868	-£3,759,030	-£3,989,359	-£4,128,593
60% LAR : 40% CIR	30%	-£3,453,597	-£3,843,902	-£3,847,614	-£3,854,415	-£3,888,540	-£4,118,649	-£4,257,762
60% LAR : 40% CIR	35%	-£3,595,510	-£3,974,131	-£3,977,835	-£3,984,624	-£4,018,717	-£4,248,634	-£4,387,638
60% LAR : 40% CIR	40%	-£3,740,178	-£4,105,012	-£4,108,712	-£4,115,489	-£4,149,553	-£4,379,303	-£4,518,216
60% LAR : 40% CIR	45%	-£3,885,498	-£4,236,540	-£4,240,234	-£4,247,002	-£4,281,043	-£4,510,652	-£4,649,487
60% LAR : 40% CIR	50%	-£4,031,461	-£4,368,707	-£4,372,398	-£4,379,157	-£4,413,179	-£4,642,675	-£4,781,445

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,563,600	-£2,031,461	-£2,035,183	-£2,041,996	-£2,075,891	-£2,304,243	-£2,442,209
60% LAR : 40% CIR	5%	-£1,701,426	-£2,155,740	-£2,159,448	-£2,166,238	-£2,200,074	-£2,428,075	-£2,566,265
60% LAR : 40% CIR	10%	-£1,839,939	-£2,280,702	-£2,284,397	-£2,291,164	-£2,324,946	-£2,552,842	-£2,692,532
60% LAR : 40% CIR	**12%**	**-£1,895,536**	**-£2,330,875**	**-£2,334,566**	**-£2,341,325**	**-£2,375,087**	**-£2,603,624**	**-£2,743,246**
60% LAR : 40% CIR	15%	-£1,979,133	-£2,406,337	-£2,410,021	-£2,416,769	-£2,450,502	-£2,680,012	-£2,819,535
60% LAR : 40% CIR	20%	-£2,118,998	-£2,532,642	-£2,536,316	-£2,543,117	-£2,577,320	-£2,807,896	-£2,947,266
60% LAR : 40% CIR	25%	-£2,259,531	-£2,661,460	-£2,665,180	-£2,671,995	-£2,706,157	-£2,936,486	-£3,075,720
60% LAR : 40% CIR	30%	-£2,400,725	-£2,791,029	-£2,794,742	-£2,801,542	-£2,835,667	-£3,065,776	-£3,204,889
60% LAR : 40% CIR	35%	-£2,542,637	-£2,921,258	-£2,924,962	-£2,931,751	-£2,965,844	-£3,195,761	-£3,334,765
60% LAR : 40% CIR	40%	-£2,687,305	-£3,052,139	-£3,055,839	-£3,062,616	-£3,096,680	-£3,326,431	-£3,465,343
60% LAR : 40% CIR	45%	-£2,832,625	-£3,183,667	-£3,187,362	-£3,194,129	-£3,228,170	-£3,457,780	-£3,596,614
60% LAR : 40% CIR	50%	-£2,978,588	-£3,315,835	-£3,319,525	-£3,326,285	-£3,360,307	-£3,589,802	-£3,728,573

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£319,004	-£786,865	-£790,588	-£797,400	-£831,295	-£1,059,647	-£1,197,613
60% LAR : 40% CIR	5%	-£456,831	-£911,145	-£914,853	-£921,642	-£955,478	-£1,183,479	-£1,321,670
60% LAR : 40% CIR	10%	-£595,344	-£1,036,106	-£1,039,802	-£1,046,569	-£1,080,351	-£1,308,247	-£1,447,937
60% LAR : 40% CIR	**12%**	**-£650,940**	**-£1,086,280**	**-£1,089,971**	**-£1,096,729**	**-£1,130,492**	**-£1,359,029**	**-£1,498,650**
60% LAR : 40% CIR	15%	-£734,537	-£1,161,742	-£1,165,426	-£1,172,174	-£1,205,907	-£1,435,416	-£1,574,940
60% LAR : 40% CIR	20%	-£874,403	-£1,288,047	-£1,291,720	-£1,298,522	-£1,332,724	-£1,563,300	-£1,702,671
60% LAR : 40% CIR	25%	-£1,014,935	-£1,416,864	-£1,420,585	-£1,427,400	-£1,461,561	-£1,691,891	-£1,831,125
60% LAR : 40% CIR	30%	-£1,156,129	-£1,546,434	-£1,550,146	-£1,556,947	-£1,591,072	-£1,821,181	-£1,960,293
60% LAR : 40% CIR	35%	-£1,298,041	-£1,676,663	-£1,680,367	-£1,687,156	-£1,721,248	-£1,951,165	-£2,090,170
60% LAR : 40% CIR	40%	-£1,442,709	-£1,807,544	-£1,811,243	-£1,818,020	-£1,852,085	-£2,081,835	-£2,220,748
60% LAR : 40% CIR	45%	-£1,588,029	-£1,939,072	-£1,942,766	-£1,949,534	-£1,983,575	-£2,213,184	-£2,352,019
60% LAR : 40% CIR	50%	-£1,733,993	-£2,071,239	-£2,074,930	-£2,081,689	-£2,115,711	-£2,345,207	-£2,483,977

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR in Perp		Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,315,237	£841,932	£838,209	£831,397	£797,502	£569,150	£431,184
60% LAR : 40% CIR	5%	£1,160,384	£700,898	£697,189	£690,400	£656,564	£428,563	£290,792
60% LAR : 40% CIR	10%	£1,004,844	£559,182	£555,486	£548,719	£514,937	£287,259	£149,669
60% LAR : 40% CIR	**12%**	**£942,437**	**£502,306**	**£498,615**	**£491,857**	**£458,094**	**£230,540**	**£93,016**
60% LAR : 40% CIR	15%	£848,625	£416,791	£413,107	£406,359	£372,627	£145,247	£7,820
60% LAR : 40% CIR	20%	£691,732	£273,732	£270,058	£263,328	£229,641	£2,530	-£136,802
60% LAR : 40% CIR	25%	£534,172	£130,010	£126,347	£119,632	£85,985	-£143,032	-£282,266
60% LAR : 40% CIR	30%	£375,952	-£14,586	-£18,298	-£25,099	-£59,223	-£289,333	-£428,445
60% LAR : 40% CIR	35%	£217,078	-£161,825	-£165,530	-£172,318	-£206,410	-£436,327	-£575,332
60% LAR : 40% CIR	40%	£57,557	-£309,717	-£313,416	-£320,193	-£354,257	-£584,008	-£722,920
60% LAR : 40% CIR	45%	-£104,172	-£458,255	-£461,949	-£468,717	-£502,757	-£732,367	-£871,202
60% LAR : 40% CIR	50%	-£267,422	-£607,432	-£611,123	-£617,882	-£651,904	-£881,400	-£1,020,170

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,816,934	-£5,290,239	-£5,293,962	-£5,300,774	-£5,334,669	-£5,563,021	-£5,700,987
60% LAR : 40% CIR	5%	-£4,971,787	-£5,431,273	-£5,434,982	-£5,441,771	-£5,475,607	-£5,703,608	-£5,841,379
60% LAR : 40% CIR	10%	-£5,127,327	-£5,572,989	-£5,576,685	-£5,583,452	-£5,617,234	-£5,844,911	-£5,982,502
60% LAR : 40% CIR	**12%**	**-£5,189,734**	**-£5,629,865**	**-£5,633,556**	**-£5,640,314**	**-£5,674,077**	**-£5,901,631**	**-£6,039,155**
60% LAR : 40% CIR	15%	-£5,283,546	-£5,715,380	-£5,719,064	-£5,725,812	-£5,759,544	-£5,986,924	-£6,124,351
60% LAR : 40% CIR	20%	-£5,440,439	-£5,858,439	-£5,862,113	-£5,868,842	-£5,902,530	-£6,129,641	-£6,268,973
60% LAR : 40% CIR	25%	-£5,597,999	-£6,002,161	-£6,005,824	-£6,012,539	-£6,046,186	-£6,275,203	-£6,414,437
60% LAR : 40% CIR	30%	-£5,756,219	-£6,146,757	-£6,150,469	-£6,157,270	-£6,191,394	-£6,421,504	-£6,560,616
60% LAR : 40% CIR	35%	-£5,915,093	-£6,293,996	-£6,297,701	-£6,304,489	-£6,338,581	-£6,568,498	-£6,707,503
60% LAR : 40% CIR	40%	-£6,074,614	-£6,441,888	-£6,445,587	-£6,452,364	-£6,486,428	-£6,716,179	-£6,855,091
60% LAR : 40% CIR	45%	-£6,236,343	-£6,590,426	-£6,594,120	-£6,600,888	-£6,634,928	-£6,864,538	-£7,003,373
60% LAR : 40% CIR	50%	-£6,399,593	-£6,739,603	-£6,743,294	-£6,750,053	-£6,784,075	-£7,013,571	-£7,152,341

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,275,934	-£2,749,240	-£2,752,962	-£2,759,775	-£2,793,670	-£3,022,022	-£3,159,988
60% LAR : 40% CIR	5%	-£2,430,787	-£2,890,273	-£2,893,983	-£2,900,772	-£2,934,608	-£3,162,609	-£3,300,380
60% LAR : 40% CIR	10%	-£2,586,328	-£3,031,990	-£3,035,685	-£3,042,453	-£3,076,235	-£3,303,912	-£3,441,503
60% LAR : 40% CIR	**12%**	**-£2,648,734**	**-£3,088,865**	**-£3,092,557**	**-£3,099,315**	**-£3,133,077**	**-£3,360,632**	**-£3,498,156**
60% LAR : 40% CIR	15%	-£2,742,547	-£3,174,381	-£3,178,065	-£3,184,813	-£3,218,545	-£3,445,925	-£3,583,352
60% LAR : 40% CIR	20%	-£2,899,440	-£3,317,440	-£3,321,114	-£3,327,843	-£3,361,531	-£3,588,642	-£3,727,974
60% LAR : 40% CIR	25%	-£3,057,000	-£3,461,161	-£3,464,825	-£3,471,539	-£3,505,187	-£3,734,204	-£3,873,437
60% LAR : 40% CIR	30%	-£3,215,220	-£3,605,758	-£3,609,469	-£3,616,271	-£3,650,395	-£3,880,505	-£4,019,617
60% LAR : 40% CIR	35%	-£3,374,093	-£3,752,997	-£3,756,702	-£3,763,489	-£3,797,582	-£4,027,499	-£4,166,504
60% LAR : 40% CIR	40%	-£3,533,615	-£3,900,889	-£3,904,587	-£3,911,364	-£3,945,429	-£4,175,179	-£4,314,092
60% LAR : 40% CIR	45%	-£3,695,343	-£4,049,426	-£4,053,121	-£4,059,889	-£4,093,929	-£4,323,539	-£4,462,373
60% LAR : 40% CIR	50%	-£3,858,594	-£4,198,604	-£4,202,294	-£4,209,054	-£4,243,076	-£4,472,572	-£4,611,342

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,223,062	-£1,696,367	-£1,700,090	-£1,706,902	-£1,740,797	-£1,969,149	-£2,107,115
60% LAR : 40% CIR	5%	-£1,377,915	-£1,837,401	-£1,841,110	-£1,847,899	-£1,881,735	-£2,109,736	-£2,247,507
60% LAR : 40% CIR	10%	-£1,533,455	-£1,979,117	-£1,982,813	-£1,989,580	-£2,023,362	-£2,251,039	-£2,388,630
60% LAR : 40% CIR	**12%**	**-£1,595,862**	**-£2,035,993**	**-£2,039,684**	**-£2,046,442**	**-£2,080,205**	**-£2,307,759**	**-£2,445,283**
60% LAR : 40% CIR	15%	-£1,689,674	-£2,121,508	-£2,125,192	-£2,131,940	-£2,165,672	-£2,393,052	-£2,530,479
60% LAR : 40% CIR	20%	-£1,846,567	-£2,264,567	-£2,268,241	-£2,274,970	-£2,308,658	-£2,535,769	-£2,675,101
60% LAR : 40% CIR	25%	-£2,004,127	-£2,408,289	-£2,411,952	-£2,418,667	-£2,452,314	-£2,681,331	-£2,820,565
60% LAR : 40% CIR	30%	-£2,162,347	-£2,552,885	-£2,556,597	-£2,563,398	-£2,597,522	-£2,827,632	-£2,966,744
60% LAR : 40% CIR	35%	-£2,321,221	-£2,700,124	-£2,703,829	-£2,710,617	-£2,744,709	-£2,974,626	-£3,113,631
60% LAR : 40% CIR	40%	-£2,480,742	-£2,848,016	-£2,851,715	-£2,858,492	-£2,892,556	-£3,122,307	-£3,261,219
60% LAR : 40% CIR	45%	-£2,642,471	-£2,996,554	-£3,000,248	-£3,007,016	-£3,041,056	-£3,270,666	-£3,409,501
60% LAR : 40% CIR	50%	-£2,805,721	-£3,145,731	-£3,149,422	-£3,156,181	-£3,190,203	-£3,419,699	-£3,558,469

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,534	-£451,772	-£455,494	-£462,307	-£496,202	-£724,554	-£862,520
60% LAR : 40% CIR	5%	-£133,319	-£592,805	-£596,515	-£603,304	-£637,140	-£865,141	-£1,002,912
60% LAR : 40% CIR	10%	-£288,859	-£734,522	-£738,217	-£744,984	-£778,767	-£1,006,444	-£1,144,035
60% LAR : 40% CIR	**12%**	**-£351,266**	**-£791,397**	**-£795,088**	**-£801,847**	**-£835,609**	**-£1,063,164**	**-£1,200,688**
60% LAR : 40% CIR	15%	-£445,079	-£876,913	-£880,596	-£887,344	-£921,077	-£1,148,457	-£1,285,884
60% LAR : 40% CIR	20%	-£601,972	-£1,019,972	-£1,023,645	-£1,030,375	-£1,064,063	-£1,291,174	-£1,430,506
60% LAR : 40% CIR	25%	-£759,531	-£1,163,693	-£1,167,357	-£1,174,071	-£1,207,719	-£1,436,736	-£1,575,969
60% LAR : 40% CIR	30%	-£917,752	-£1,308,289	-£1,312,001	-£1,318,803	-£1,352,927	-£1,583,037	-£1,722,148
60% LAR : 40% CIR	35%	-£1,076,625	-£1,455,528	-£1,459,233	-£1,466,021	-£1,500,114	-£1,730,031	-£1,869,035
60% LAR : 40% CIR	40%	-£1,236,146	-£1,603,421	-£1,607,119	-£1,613,896	-£1,647,961	-£1,877,711	-£2,016,623
60% LAR : 40% CIR	45%	-£1,397,875	-£1,751,958	-£1,755,653	-£1,762,420	-£1,796,461	-£2,026,071	-£2,164,905
60% LAR : 40% CIR	50%	-£1,561,125	-£1,901,136	-£1,904,826	-£1,911,586	-£1,945,608	-£2,175,104	-£2,313,874

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR in Perp

Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,996,316	£1,512,120	£1,508,397	£1,501,584	£1,467,689	£1,239,337	£1,101,371
60% LAR : 40% CIR	5%	£1,807,408	£1,337,576	£1,333,867	£1,327,079	£1,293,242	£1,065,242	£927,470
60% LAR : 40% CIR	10%	£1,617,815	£1,162,350	£1,158,655	£1,151,888	£1,118,106	£890,428	£752,838
60% LAR : 40% CIR	**12%**	**£1,541,786**	**£1,092,071**	**£1,088,380**	**£1,081,621**	**£1,047,859**	**£820,304**	**£682,781**
60% LAR : 40% CIR	15%	£1,427,541	£986,450	£982,766	£976,018	£942,286	£714,906	£577,479
60% LAR : 40% CIR	20%	£1,236,594	£809,882	£806,208	£799,479	£765,791	£538,680	£401,404
60% LAR : 40% CIR	25%	£1,044,981	£632,651	£628,987	£622,273	£588,626	£361,758	£224,617
60% LAR : 40% CIR	30%	£852,706	£454,765	£451,109	£444,409	£410,798	£184,146	£47,126
60% LAR : 40% CIR	35%	£659,779	£276,229	£272,580	£265,893	£232,314	£5,852	-£133,064
60% LAR : 40% CIR	40%	£466,203	£97,050	£93,407	£86,732	£53,179	-£175,759	-£314,672
60% LAR : 40% CIR	45%	£271,987	-£84,027	-£87,722	-£94,489	-£128,530	-£358,141	-£496,974
60% LAR : 40% CIR	50%	£77,137	-£267,226	-£270,916	-£277,676	-£311,698	-£541,193	-£679,964

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,135,855	-£4,620,051	-£4,623,774	-£4,630,587	-£4,664,482	-£4,892,834	-£5,030,800
60% LAR : 40% CIR	5%	-£4,324,763	-£4,794,595	-£4,798,304	-£4,805,092	-£4,838,929	-£5,066,929	-£5,204,701
60% LAR : 40% CIR	10%	-£4,514,356	-£4,969,820	-£4,973,516	-£4,980,283	-£5,014,065	-£5,241,743	-£5,379,333
60% LAR : 40% CIR	**12%**	**-£4,590,385**	**-£5,040,100**	**-£5,043,791**	**-£5,050,550**	**-£5,084,312**	**-£5,311,867**	**-£5,449,390**
60% LAR : 40% CIR	15%	-£4,704,629	-£5,145,720	-£5,149,404	-£5,156,152	-£5,189,885	-£5,417,265	-£5,554,692
60% LAR : 40% CIR	20%	-£4,895,577	-£5,322,289	-£5,325,963	-£5,332,692	-£5,366,380	-£5,593,491	-£5,730,767
60% LAR : 40% CIR	25%	-£5,087,190	-£5,499,520	-£5,503,184	-£5,509,898	-£5,543,545	-£5,770,413	-£5,907,554
60% LAR : 40% CIR	30%	-£5,279,465	-£5,677,406	-£5,681,062	-£5,687,762	-£5,721,373	-£5,948,025	-£6,085,045
60% LAR : 40% CIR	35%	-£5,472,392	-£5,855,942	-£5,859,591	-£5,866,278	-£5,899,857	-£6,126,319	-£6,265,235
60% LAR : 40% CIR	40%	-£5,665,968	-£6,035,121	-£6,038,764	-£6,045,439	-£6,078,992	-£6,307,930	-£6,446,843
60% LAR : 40% CIR	45%	-£5,860,184	-£6,216,198	-£6,219,892	-£6,226,660	-£6,260,701	-£6,490,311	-£6,629,145
60% LAR : 40% CIR	50%	-£6,055,034	-£6,399,397	-£6,403,087	-£6,409,847	-£6,443,869	-£6,673,364	-£6,812,135

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,594,856	-£2,079,052	-£2,082,775	-£2,089,588	-£2,123,483	-£2,351,835	-£2,489,801
60% LAR : 40% CIR	5%	-£1,783,763	-£2,253,595	-£2,257,305	-£2,264,093	-£2,297,930	-£2,525,930	-£2,663,702
60% LAR : 40% CIR	10%	-£1,973,357	-£2,428,821	-£2,432,517	-£2,439,284	-£2,473,066	-£2,700,744	-£2,838,334
60% LAR : 40% CIR	**12%**	**-£2,049,385**	**-£2,499,100**	**-£2,502,792**	**-£2,509,551**	**-£2,543,312**	**-£2,770,868**	**-£2,908,391**
60% LAR : 40% CIR	15%	-£2,163,630	-£2,604,721	-£2,608,405	-£2,615,153	-£2,648,885	-£2,876,266	-£3,013,692
60% LAR : 40% CIR	20%	-£2,354,578	-£2,781,290	-£2,784,963	-£2,791,693	-£2,825,381	-£3,052,492	-£3,189,768
60% LAR : 40% CIR	25%	-£2,546,191	-£2,958,520	-£2,962,185	-£2,968,898	-£3,002,546	-£3,229,413	-£3,366,555
60% LAR : 40% CIR	30%	-£2,738,465	-£3,136,407	-£3,140,063	-£3,146,763	-£3,180,373	-£3,407,026	-£3,544,046
60% LAR : 40% CIR	35%	-£2,931,393	-£3,314,943	-£3,318,592	-£3,325,278	-£3,358,858	-£3,585,320	-£3,724,235
60% LAR : 40% CIR	40%	-£3,124,968	-£3,494,121	-£3,497,764	-£3,504,440	-£3,537,992	-£3,766,931	-£3,905,843
60% LAR : 40% CIR	45%	-£3,319,185	-£3,675,199	-£3,678,893	-£3,685,661	-£3,719,702	-£3,949,312	-£4,088,146
60% LAR : 40% CIR	50%	-£3,514,035	-£3,858,398	-£3,862,088	-£3,868,847	-£3,902,870	-£4,132,365	-£4,271,135

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£541,983	-£1,026,179	-£1,029,902	-£1,036,715	-£1,070,610	-£1,298,962	-£1,436,928
60% LAR : 40% CIR	5%	-£730,891	-£1,200,723	-£1,204,432	-£1,211,220	-£1,245,057	-£1,473,057	-£1,610,829
60% LAR : 40% CIR	10%	-£920,484	-£1,375,948	-£1,379,644	-£1,386,411	-£1,420,193	-£1,647,871	-£1,785,461
60% LAR : 40% CIR	**12%**	**-£996,513**	**-£1,446,228**	**-£1,449,919**	**-£1,456,678**	**-£1,490,440**	**-£1,717,995**	**-£1,855,518**
60% LAR : 40% CIR	15%	-£1,110,757	-£1,551,848	-£1,555,532	-£1,562,280	-£1,596,012	-£1,823,393	-£1,960,819
60% LAR : 40% CIR	20%	-£1,301,705	-£1,728,417	-£1,732,091	-£1,738,820	-£1,772,508	-£1,999,619	-£2,136,895
60% LAR : 40% CIR	25%	-£1,493,318	-£1,905,648	-£1,909,312	-£1,916,026	-£1,949,673	-£2,176,541	-£2,313,682
60% LAR : 40% CIR	30%	-£1,685,593	-£2,083,534	-£2,087,190	-£2,093,890	-£2,127,500	-£2,354,153	-£2,491,173
60% LAR : 40% CIR	35%	-£1,878,520	-£2,262,070	-£2,265,719	-£2,272,406	-£2,305,985	-£2,532,447	-£2,671,363
60% LAR : 40% CIR	40%	-£2,072,096	-£2,441,249	-£2,444,892	-£2,451,567	-£2,485,120	-£2,714,058	-£2,852,971
60% LAR : 40% CIR	45%	-£2,266,312	-£2,622,326	-£2,626,020	-£2,632,788	-£2,666,829	-£2,896,439	-£3,035,273
60% LAR : 40% CIR	50%	-£2,461,162	-£2,805,525	-£2,809,215	-£2,815,975	-£2,849,997	-£3,079,492	-£3,218,263

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£702,612	£218,416	£214,693	£207,880	£173,986	-£54,366	-£192,333
60% LAR : 40% CIR	5%	£513,705	£43,873	£40,163	£33,375	-£462	-£228,462	-£366,234
60% LAR : 40% CIR	10%	£324,111	-£131,353	-£135,049	-£141,816	-£175,598	-£403,275	-£540,866
60% LAR : 40% CIR	**12%**	**£248,083**	**-£201,632**	**-£205,323**	**-£212,083**	**-£245,844**	**-£473,400**	**-£610,923**
60% LAR : 40% CIR	15%	£133,838	-£307,253	-£310,937	-£317,685	-£351,417	-£578,797	-£716,224
60% LAR : 40% CIR	20%	-£57,110	-£483,821	-£487,495	-£494,225	-£527,913	-£755,024	-£892,300
60% LAR : 40% CIR	25%	-£248,723	-£661,052	-£664,717	-£671,430	-£705,078	-£931,945	-£1,069,087
60% LAR : 40% CIR	30%	-£440,997	-£838,939	-£842,594	-£849,294	-£882,905	-£1,109,557	-£1,246,578
60% LAR : 40% CIR	35%	-£633,924	-£1,017,475	-£1,021,124	-£1,027,810	-£1,061,390	-£1,287,851	-£1,426,767
60% LAR : 40% CIR	40%	-£827,500	-£1,196,653	-£1,200,296	-£1,206,972	-£1,240,524	-£1,469,463	-£1,608,375
60% LAR : 40% CIR	45%	-£1,021,717	-£1,377,731	-£1,381,425	-£1,388,193	-£1,422,234	-£1,651,844	-£1,790,678
60% LAR : 40% CIR	50%	-£1,216,567	-£1,560,929	-£1,564,620	-£1,571,379	-£1,605,401	-£1,834,897	-£1,973,667

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR in Perp	Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,847,664	£2,349,853	£2,346,131	£2,339,319	£2,305,424	£2,077,072	£1,939,105
60% LAR : 40% CIR	5%	£2,616,188	£2,133,423	£2,129,715	£2,122,925	£2,089,089	£1,861,088	£1,723,318
60% LAR : 40% CIR	10%	£2,384,027	£1,916,311	£1,912,616	£1,905,849	£1,872,066	£1,644,389	£1,506,798
60% LAR : 40% CIR	**12%**	**£2,290,973**	**£1,829,277**	**£1,825,587**	**£1,818,827**	**£1,785,065**	**£1,557,510**	**£1,419,987**
60% LAR : 40% CIR	15%	£2,151,186	£1,698,524	£1,694,841	£1,688,093	£1,654,360	£1,426,980	£1,289,553
60% LAR : 40% CIR	20%	£1,917,672	£1,480,069	£1,476,396	£1,469,666	£1,435,978	£1,208,867	£1,071,591
60% LAR : 40% CIR	25%	£1,683,491	£1,260,952	£1,257,288	£1,250,574	£1,216,926	£990,059	£852,917
60% LAR : 40% CIR	30%	£1,448,650	£1,041,178	£1,037,523	£1,030,824	£997,212	£770,561	£633,539
60% LAR : 40% CIR	35%	£1,213,155	£820,757	£817,107	£810,421	£776,841	£550,380	£413,464
60% LAR : 40% CIR	40%	£977,012	£599,691	£596,048	£589,373	£555,820	£329,523	£192,698
60% LAR : 40% CIR	45%	£740,228	£377,989	£374,351	£367,684	£334,156	£107,996	-£29,190
60% LAR : 40% CIR	50%	£502,810	£155,658	£152,023	£145,364	£111,854	-£115,935	-£254,705

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,284,507	-£3,782,317	-£3,786,040	-£3,792,852	-£3,826,747	-£4,055,099	-£4,193,065
60% LAR : 40% CIR	5%	-£3,515,983	-£3,998,748	-£4,002,456	-£4,009,246	-£4,043,082	-£4,271,083	-£4,408,853
60% LAR : 40% CIR	10%	-£3,748,144	-£4,215,860	-£4,219,555	-£4,226,322	-£4,260,105	-£4,487,782	-£4,625,372
60% LAR : 40% CIR	**12%**	**-£3,841,198**	**-£4,302,894**	**-£4,306,584**	**-£4,313,344**	**-£4,347,106**	**-£4,574,661**	**-£4,712,183**
60% LAR : 40% CIR	15%	-£3,980,985	-£4,433,646	-£4,437,330	-£4,444,078	-£4,477,810	-£4,705,191	-£4,842,617
60% LAR : 40% CIR	20%	-£4,214,499	-£4,652,102	-£4,655,775	-£4,662,505	-£4,696,193	-£4,923,304	-£5,060,580
60% LAR : 40% CIR	25%	-£4,448,680	-£4,871,219	-£4,874,883	-£4,881,597	-£4,915,245	-£5,142,112	-£5,279,254
60% LAR : 40% CIR	30%	-£4,683,521	-£5,090,992	-£5,094,648	-£5,101,347	-£5,134,959	-£5,361,610	-£5,498,632
60% LAR : 40% CIR	35%	-£4,919,016	-£5,311,414	-£5,315,063	-£5,321,750	-£5,355,330	-£5,581,791	-£5,718,707
60% LAR : 40% CIR	40%	-£5,155,159	-£5,532,480	-£5,536,123	-£5,542,798	-£5,576,351	-£5,802,648	-£5,939,473
60% LAR : 40% CIR	45%	-£5,391,942	-£5,754,182	-£5,757,820	-£5,764,487	-£5,798,015	-£6,024,175	-£6,161,361
60% LAR : 40% CIR	50%	-£5,629,361	-£5,976,513	-£5,980,148	-£5,986,807	-£6,020,317	-£6,248,106	-£6,386,876

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£743,508	-£1,241,318	-£1,245,041	-£1,251,853	-£1,285,748	-£1,514,100	-£1,652,066
60% LAR : 40% CIR	5%	-£974,984	-£1,457,749	-£1,461,457	-£1,468,246	-£1,502,082	-£1,730,083	-£1,867,854
60% LAR : 40% CIR	10%	-£1,207,145	-£1,674,860	-£1,678,556	-£1,685,323	-£1,719,106	-£1,946,783	-£2,084,373
60% LAR : 40% CIR	**12%**	**-£1,300,199**	**-£1,761,895**	**-£1,765,585**	**-£1,772,344**	**-£1,806,107**	**-£2,033,661**	**-£2,171,184**
60% LAR : 40% CIR	15%	-£1,439,986	-£1,892,647	-£1,896,331	-£1,903,079	-£1,936,811	-£2,164,191	-£2,301,618
60% LAR : 40% CIR	20%	-£1,673,499	-£2,111,102	-£2,114,776	-£2,121,506	-£2,155,194	-£2,382,305	-£2,519,581
60% LAR : 40% CIR	25%	-£1,907,681	-£2,330,220	-£2,333,884	-£2,340,598	-£2,374,245	-£2,601,113	-£2,738,254
60% LAR : 40% CIR	30%	-£2,142,521	-£2,549,993	-£2,553,649	-£2,560,348	-£2,593,960	-£2,820,611	-£2,957,633
60% LAR : 40% CIR	35%	-£2,378,017	-£2,770,415	-£2,774,064	-£2,780,751	-£2,814,330	-£3,040,792	-£3,177,708
60% LAR : 40% CIR	40%	-£2,614,160	-£2,991,481	-£2,995,123	-£3,001,799	-£3,035,351	-£3,261,649	-£3,398,474
60% LAR : 40% CIR	45%	-£2,850,943	-£3,213,183	-£3,216,821	-£3,223,487	-£3,257,016	-£3,483,176	-£3,620,362
60% LAR : 40% CIR	50%	-£3,088,362	-£3,435,514	-£3,439,149	-£3,445,808	-£3,479,318	-£3,707,106	-£3,845,877

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£309,365	-£188,445	-£192,168	-£198,980	-£232,875	-£461,227	-£599,193
60% LAR : 40% CIR	5%	£77,889	-£404,876	-£408,584	-£415,374	-£449,210	-£677,211	-£814,981
60% LAR : 40% CIR	10%	-£154,272	-£621,988	-£625,683	-£632,450	-£666,233	-£893,910	-£1,031,500
60% LAR : 40% CIR	**12%**	**-£247,326**	**-£709,022**	**-£712,712**	**-£719,472**	**-£753,234**	**-£980,789**	**-£1,118,311**
60% LAR : 40% CIR	15%	-£387,113	-£839,774	-£843,458	-£850,206	-£883,938	-£1,111,319	-£1,248,745
60% LAR : 40% CIR	20%	-£620,627	-£1,058,230	-£1,061,903	-£1,068,633	-£1,102,321	-£1,329,432	-£1,466,708
60% LAR : 40% CIR	25%	-£854,808	-£1,277,347	-£1,281,011	-£1,287,725	-£1,321,373	-£1,548,240	-£1,685,381
60% LAR : 40% CIR	30%	-£1,089,649	-£1,497,120	-£1,500,776	-£1,507,475	-£1,541,087	-£1,767,738	-£1,904,760
60% LAR : 40% CIR	35%	-£1,325,144	-£1,717,542	-£1,721,191	-£1,727,878	-£1,761,458	-£1,987,919	-£2,124,835
60% LAR : 40% CIR	40%	-£1,561,287	-£1,938,608	-£1,942,251	-£1,948,926	-£1,982,479	-£2,208,776	-£2,345,601
60% LAR : 40% CIR	45%	-£1,798,070	-£2,160,310	-£2,163,948	-£2,170,615	-£2,204,143	-£2,430,303	-£2,567,489
60% LAR : 40% CIR	50%	-£2,035,489	-£2,382,641	-£2,386,276	-£2,392,935	-£2,426,445	-£2,654,234	-£2,793,004

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,553,960	£1,056,150	£1,052,428	£1,045,615	£1,011,720	£783,368	£645,402
60% LAR : 40% CIR	5%	£1,322,485	£839,719	£836,011	£829,222	£795,386	£567,385	£429,614
60% LAR : 40% CIR	10%	£1,090,324	£622,608	£618,912	£612,145	£578,362	£350,686	£213,095
60% LAR : 40% CIR	**12%**	**£997,269**	**£535,574**	**£531,883**	**£525,124**	**£491,362**	**£263,807**	**£126,284**
60% LAR : 40% CIR	15%	£857,482	£404,821	£401,137	£394,389	£360,657	£133,277	-£4,150
60% LAR : 40% CIR	20%	£623,969	£186,366	£182,692	£175,962	£142,275	-£84,836	-£222,113
60% LAR : 40% CIR	25%	£389,788	-£32,752	-£36,415	-£43,130	-£76,777	-£303,645	-£440,786
60% LAR : 40% CIR	30%	£154,947	-£252,525	-£256,181	-£262,880	-£296,492	-£523,143	-£660,164
60% LAR : 40% CIR	35%	-£80,548	-£472,947	-£476,596	-£483,282	-£516,862	-£743,324	-£880,240
60% LAR : 40% CIR	40%	-£316,691	-£694,012	-£697,655	-£704,331	-£737,883	-£964,181	-£1,101,006
60% LAR : 40% CIR	45%	-£553,475	-£915,715	-£919,352	-£926,019	-£959,548	-£1,185,708	-£1,322,893
60% LAR : 40% CIR	50%	-£790,893	-£1,138,046	-£1,141,681	-£1,148,339	-£1,181,850	-£1,409,638	-£1,548,408

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR in Perp	

Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,358,471	£2,852,494	£2,848,772	£2,841,959	£2,808,065	£2,579,713	£2,441,746
60% LAR : 40% CIR	5%	£3,101,456	£2,610,932	£2,607,223	£2,600,435	£2,566,598	£2,338,597	£2,200,827
60% LAR : 40% CIR	10%	£2,843,755	£2,368,688	£2,364,992	£2,358,225	£2,324,442	£2,096,766	£1,959,175
60% LAR : 40% CIR	**12%**	**£2,740,484**	**£2,271,601**	**£2,267,910**	**£2,261,151**	**£2,227,389**	**£1,999,834**	**£1,862,311**
60% LAR : 40% CIR	15%	£2,585,374	£2,125,769	£2,122,085	£2,115,337	£2,081,604	£1,854,224	£1,716,798
60% LAR : 40% CIR	20%	£2,326,319	£1,882,181	£1,878,508	£1,871,778	£1,838,090	£1,610,980	£1,473,704
60% LAR : 40% CIR	25%	£2,066,597	£1,637,932	£1,634,268	£1,627,554	£1,593,907	£1,367,039	£1,229,898
60% LAR : 40% CIR	30%	£1,806,216	£1,393,027	£1,389,371	£1,382,671	£1,349,061	£1,122,409	£985,388
60% LAR : 40% CIR	35%	£1,545,181	£1,147,473	£1,143,823	£1,137,137	£1,103,557	£877,096	£740,180
60% LAR : 40% CIR	40%	£1,283,497	£901,276	£897,633	£890,957	£857,405	£631,107	£494,282
60% LAR : 40% CIR	45%	£1,021,173	£654,441	£650,804	£644,137	£610,607	£384,448	£247,701
60% LAR : 40% CIR	50%	£758,215	£406,978	£403,344	£396,684	£363,174	£137,128	£443

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,773,700	-£3,279,676	-£3,283,399	-£3,290,211	-£3,324,106	-£3,552,458	-£3,690,425
60% LAR : 40% CIR	5%	-£3,030,715	-£3,521,239	-£3,524,948	-£3,531,736	-£3,565,573	-£3,793,573	-£3,931,344
60% LAR : 40% CIR	10%	-£3,288,416	-£3,763,483	-£3,767,178	-£3,773,946	-£3,807,729	-£4,035,405	-£4,172,996
60% LAR : 40% CIR	**12%**	**-£3,391,687**	**-£3,860,570**	**-£3,864,261**	**-£3,871,020**	**-£3,904,782**	**-£4,132,337**	**-£4,269,860**
60% LAR : 40% CIR	15%	-£3,546,797	-£4,006,402	-£4,010,086	-£4,016,834	-£4,050,567	-£4,277,947	-£4,415,373
60% LAR : 40% CIR	20%	-£3,805,851	-£4,249,989	-£4,253,663	-£4,260,393	-£4,294,081	-£4,521,191	-£4,658,467
60% LAR : 40% CIR	25%	-£4,065,574	-£4,494,239	-£4,497,902	-£4,504,617	-£4,538,264	-£4,765,132	-£4,902,273
60% LAR : 40% CIR	30%	-£4,325,955	-£4,739,144	-£4,742,800	-£4,749,499	-£4,783,110	-£5,009,762	-£5,146,783
60% LAR : 40% CIR	35%	-£4,586,990	-£4,984,698	-£4,988,347	-£4,995,034	-£5,028,614	-£5,255,075	-£5,391,991
60% LAR : 40% CIR	40%	-£4,848,674	-£5,230,895	-£5,234,538	-£5,241,214	-£5,274,766	-£5,501,064	-£5,637,889
60% LAR : 40% CIR	45%	-£5,110,998	-£5,477,729	-£5,481,367	-£5,488,034	-£5,521,564	-£5,747,723	-£5,884,470
60% LAR : 40% CIR	50%	-£5,373,956	-£5,725,193	-£5,728,827	-£5,735,487	-£5,768,997	-£5,995,043	-£6,131,728

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£232,700	-£738,677	-£742,400	-£749,212	-£783,107	-£1,011,459	-£1,149,425
60% LAR : 40% CIR	5%	-£489,716	-£980,239	-£983,949	-£990,737	-£1,024,574	-£1,252,574	-£1,390,345
60% LAR : 40% CIR	10%	-£747,417	-£1,222,484	-£1,226,179	-£1,232,947	-£1,266,730	-£1,494,406	-£1,631,997
60% LAR : 40% CIR	**12%**	**-£850,688**	**-£1,319,570**	**-£1,323,262**	**-£1,330,021**	**-£1,363,782**	**-£1,591,338**	**-£1,728,861**
60% LAR : 40% CIR	15%	-£1,005,798	-£1,465,402	-£1,469,086	-£1,475,834	-£1,509,567	-£1,736,948	-£1,874,373
60% LAR : 40% CIR	20%	-£1,264,852	-£1,708,990	-£1,712,664	-£1,719,394	-£1,753,082	-£1,980,192	-£2,117,468
60% LAR : 40% CIR	25%	-£1,524,574	-£1,953,240	-£1,956,903	-£1,963,618	-£1,997,265	-£2,224,133	-£2,361,274
60% LAR : 40% CIR	30%	-£1,784,956	-£2,198,144	-£2,201,800	-£2,208,500	-£2,242,111	-£2,468,762	-£2,605,784
60% LAR : 40% CIR	35%	-£2,045,991	-£2,443,699	-£2,447,348	-£2,454,035	-£2,487,614	-£2,714,076	-£2,850,992
60% LAR : 40% CIR	40%	-£2,307,675	-£2,689,896	-£2,693,539	-£2,700,215	-£2,733,767	-£2,960,065	-£3,096,890
60% LAR : 40% CIR	45%	-£2,569,998	-£2,936,730	-£2,940,368	-£2,947,035	-£2,980,564	-£3,206,723	-£3,343,471
60% LAR : 40% CIR	50%	-£2,832,957	-£3,184,194	-£3,187,828	-£3,194,488	-£3,227,998	-£3,454,044	-£3,590,728

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£820,172	£314,196	£310,473	£303,661	£269,766	£41,414	-£96,552
60% LAR : 40% CIR	5%	£563,157	£72,633	£68,924	£62,136	£28,299	-£199,701	-£337,472
60% LAR : 40% CIR	10%	£305,456	-£169,611	-£173,306	-£180,074	-£213,857	-£441,533	-£579,124
60% LAR : 40% CIR	**12%**	**£202,185**	**-£266,697**	**-£270,389**	**-£277,148**	**-£310,910**	**-£538,465**	**-£675,988**
60% LAR : 40% CIR	15%	£47,075	-£412,530	-£416,213	-£422,962	-£456,695	-£684,075	-£821,501
60% LAR : 40% CIR	20%	-£211,979	-£656,117	-£659,791	-£666,521	-£700,209	-£927,319	-£1,064,595
60% LAR : 40% CIR	25%	-£471,702	-£900,367	-£904,030	-£910,745	-£944,392	-£1,171,260	-£1,308,401
60% LAR : 40% CIR	30%	-£732,083	-£1,145,272	-£1,148,927	-£1,155,627	-£1,189,238	-£1,415,890	-£1,552,911
60% LAR : 40% CIR	35%	-£993,118	-£1,390,826	-£1,394,475	-£1,401,162	-£1,434,741	-£1,661,203	-£1,798,119
60% LAR : 40% CIR	40%	-£1,254,802	-£1,637,023	-£1,640,666	-£1,647,342	-£1,680,894	-£1,907,192	-£2,044,017
60% LAR : 40% CIR	45%	-£1,517,126	-£1,883,857	-£1,887,495	-£1,894,162	-£1,927,692	-£2,153,851	-£2,290,598
60% LAR : 40% CIR	50%	-£1,780,084	-£2,131,321	-£2,134,955	-£2,141,615	-£2,175,125	-£2,401,171	-£2,537,856

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,064,768	£1,558,791	£1,555,069	£1,548,256	£1,514,361	£1,286,009	£1,148,043
60% LAR : 40% CIR	5%	£1,807,752	£1,317,229	£1,313,519	£1,306,731	£1,272,894	£1,044,894	£907,123
60% LAR : 40% CIR	10%	£1,550,052	£1,074,984	£1,071,289	£1,064,522	£1,030,739	£803,062	£665,472
60% LAR : 40% CIR	**12%**	**£1,446,781**	**£977,898**	**£974,207**	**£967,447**	**£933,686**	**£706,130**	**£568,607**
60% LAR : 40% CIR	15%	£1,291,671	£832,066	£828,382	£821,634	£787,901	£560,521	£423,095
60% LAR : 40% CIR	20%	£1,032,616	£588,478	£584,804	£578,075	£544,387	£317,277	£180,001
60% LAR : 40% CIR	25%	£772,894	£344,229	£340,565	£333,851	£300,203	£73,336	-£63,806
60% LAR : 40% CIR	30%	£512,512	£99,324	£95,668	£88,968	£55,357	-£171,294	-£308,316
60% LAR : 40% CIR	35%	£251,477	-£146,231	-£149,880	-£156,566	-£190,146	-£416,608	-£553,524
60% LAR : 40% CIR	40%	-£10,207	-£392,428	-£396,071	-£402,746	-£436,299	-£662,596	-£799,422
60% LAR : 40% CIR	45%	-£272,530	-£639,262	-£642,900	-£649,566	-£683,096	-£909,255	-£1,046,003
60% LAR : 40% CIR	50%	-£535,489	-£886,726	-£890,360	-£897,019	-£930,530	-£1,156,576	-£1,293,260

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR for 15 Years	
Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£182,444	-£276,910	-£280,689	-£287,607	-£322,018	-£553,855	-£693,926
60% LAR : 40% CIR	5%	£95,698	-£352,056	-£355,821	-£362,713	-£397,066	-£628,545	-£768,418
60% LAR : 40% CIR	10%	£8,266	-£427,892	-£431,645	-£438,515	-£472,813	-£703,964	-£843,654
60% LAR : 40% CIR	**12%**	**-£27,309**	**-£458,419**	**-£462,167**	**-£469,029**	**-£503,306**	**-£734,333**	**-£873,954**
60% LAR : 40% CIR	15%	-£81,064	-£504,414	-£508,154	-£515,006	-£549,253	-£780,103	-£919,625
60% LAR : 40% CIR	20%	-£171,205	-£581,615	-£585,344	-£592,177	-£626,379	-£856,955	-£996,326
60% LAR : 40% CIR	25%	-£262,022	-£659,488	-£663,208	-£670,024	-£704,185	-£934,515	-£1,073,748
60% LAR : 40% CIR	30%	-£353,509	-£738,027	-£741,739	-£748,540	-£782,664	-£1,012,774	-£1,151,886
60% LAR : 40% CIR	35%	-£445,659	-£817,224	-£820,929	-£827,718	-£861,810	-£1,091,727	-£1,230,731
60% LAR : 40% CIR	40%	-£538,468	-£897,075	-£900,773	-£907,551	-£941,615	-£1,171,366	-£1,310,278
60% LAR : 40% CIR	45%	-£631,927	-£977,572	-£981,266	-£988,034	-£1,022,074	-£1,251,684	-£1,390,519
60% LAR : 40% CIR	50%	-£726,030	-£1,058,708	-£1,062,398	-£1,069,159	-£1,103,180	-£1,332,675	-£1,471,446

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,949,727	-£6,409,081	-£6,412,860	-£6,419,777	-£6,454,189	-£6,686,026	-£6,826,097
60% LAR : 40% CIR	5%	-£6,036,473	-£6,484,227	-£6,487,992	-£6,494,884	-£6,529,237	-£6,760,716	-£6,900,589
60% LAR : 40% CIR	10%	-£6,123,905	-£6,560,063	-£6,563,815	-£6,570,686	-£6,604,984	-£6,836,135	-£6,975,825
60% LAR : 40% CIR	**12%**	**-£6,159,480**	**-£6,590,590**	**-£6,594,337**	**-£6,601,200**	**-£6,635,477**	**-£6,866,504**	**-£7,006,125**
60% LAR : 40% CIR	15%	-£6,213,235	-£6,636,585	-£6,640,325	-£6,647,176	-£6,681,424	-£6,912,274	-£7,051,796
60% LAR : 40% CIR	20%	-£6,303,376	-£6,713,786	-£6,717,515	-£6,724,348	-£6,758,550	-£6,989,125	-£7,128,497
60% LAR : 40% CIR	25%	-£6,394,193	-£6,791,659	-£6,795,379	-£6,802,195	-£6,836,356	-£7,066,686	-£7,205,919
60% LAR : 40% CIR	30%	-£6,485,680	-£6,870,198	-£6,873,910	-£6,880,711	-£6,914,835	-£7,144,945	-£7,284,057
60% LAR : 40% CIR	35%	-£6,577,830	-£6,949,395	-£6,953,100	-£6,959,889	-£6,993,981	-£7,223,898	-£7,362,902
60% LAR : 40% CIR	40%	-£6,670,639	-£7,029,246	-£7,032,944	-£7,039,722	-£7,073,786	-£7,303,537	-£7,442,449
60% LAR : 40% CIR	45%	-£6,764,098	-£7,109,743	-£7,113,437	-£7,120,205	-£7,154,245	-£7,383,855	-£7,522,689
60% LAR : 40% CIR	50%	-£6,858,201	-£7,190,879	-£7,194,569	-£7,201,329	-£7,235,351	-£7,464,846	-£7,603,616

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,408,728	-£3,868,082	-£3,871,861	-£3,878,778	-£3,913,190	-£4,145,027	-£4,285,097
60% LAR : 40% CIR	5%	-£3,495,474	-£3,943,227	-£3,946,992	-£3,953,885	-£3,988,238	-£4,219,717	-£4,359,590
60% LAR : 40% CIR	10%	-£3,582,906	-£4,019,063	-£4,022,816	-£4,029,686	-£4,063,984	-£4,295,135	-£4,434,826
60% LAR : 40% CIR	**12%**	**-£3,618,480**	**-£4,049,591**	**-£4,053,338**	**-£4,060,200**	**-£4,094,477**	**-£4,325,505**	**-£4,465,126**
60% LAR : 40% CIR	15%	-£3,672,236	-£4,095,586	-£4,099,326	-£4,106,177	-£4,140,425	-£4,371,274	-£4,510,797
60% LAR : 40% CIR	20%	-£3,762,376	-£4,172,787	-£4,176,516	-£4,183,349	-£4,217,551	-£4,448,126	-£4,587,498
60% LAR : 40% CIR	25%	-£3,853,193	-£4,250,660	-£4,254,379	-£4,261,196	-£4,295,357	-£4,525,687	-£4,664,920
60% LAR : 40% CIR	30%	-£3,944,681	-£4,329,199	-£4,332,910	-£4,339,712	-£4,373,836	-£4,603,946	-£4,743,058
60% LAR : 40% CIR	35%	-£4,036,831	-£4,408,396	-£4,412,101	-£4,418,890	-£4,452,981	-£4,682,898	-£4,821,903
60% LAR : 40% CIR	40%	-£4,129,640	-£4,488,247	-£4,491,945	-£4,498,723	-£4,532,787	-£4,762,538	-£4,901,449
60% LAR : 40% CIR	45%	-£4,223,099	-£4,568,743	-£4,572,438	-£4,579,206	-£4,613,246	-£4,842,856	-£4,981,690
60% LAR : 40% CIR	50%	-£4,317,202	-£4,649,879	-£4,653,570	-£4,660,330	-£4,694,351	-£4,923,847	-£5,062,617

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,355,855	-£2,815,209	-£2,818,988	-£2,825,905	-£2,860,317	-£3,092,154	-£3,232,225
60% LAR : 40% CIR	5%	-£2,442,601	-£2,890,355	-£2,894,120	-£2,901,012	-£2,935,365	-£3,166,844	-£3,306,717
60% LAR : 40% CIR	10%	-£2,530,033	-£2,966,190	-£2,969,943	-£2,976,814	-£3,011,112	-£3,242,263	-£3,381,953
60% LAR : 40% CIR	**12%**	**-£2,565,608**	**-£2,996,718**	**-£3,000,465**	**-£3,007,328**	**-£3,041,605**	**-£3,272,632**	**-£3,412,253**
60% LAR : 40% CIR	15%	-£2,619,363	-£3,042,713	-£3,046,453	-£3,053,304	-£3,087,552	-£3,318,402	-£3,457,924
60% LAR : 40% CIR	20%	-£2,709,504	-£3,119,914	-£3,123,643	-£3,130,476	-£3,164,678	-£3,395,253	-£3,534,625
60% LAR : 40% CIR	25%	-£2,800,320	-£3,197,787	-£3,201,507	-£3,208,323	-£3,242,484	-£3,472,814	-£3,612,047
60% LAR : 40% CIR	30%	-£2,891,808	-£3,276,326	-£3,280,038	-£3,286,839	-£3,320,963	-£3,551,073	-£3,690,185
60% LAR : 40% CIR	35%	-£2,983,958	-£3,355,523	-£3,359,228	-£3,366,017	-£3,400,109	-£3,630,026	-£3,769,030
60% LAR : 40% CIR	40%	-£3,076,767	-£3,435,374	-£3,439,072	-£3,445,850	-£3,479,914	-£3,709,665	-£3,848,577
60% LAR : 40% CIR	45%	-£3,170,226	-£3,515,871	-£3,519,565	-£3,526,333	-£3,560,373	-£3,789,983	-£3,928,817
60% LAR : 40% CIR	50%	-£3,264,329	-£3,597,007	-£3,600,697	-£3,607,457	-£3,641,479	-£3,870,974	-£4,009,744

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,111,260	-£1,570,614	-£1,574,393	-£1,581,310	-£1,615,722	-£1,847,558	-£1,987,629
60% LAR : 40% CIR	5%	-£1,198,006	-£1,645,759	-£1,649,524	-£1,656,417	-£1,690,770	-£1,922,248	-£2,062,122
60% LAR : 40% CIR	10%	-£1,285,438	-£1,721,595	-£1,725,348	-£1,732,218	-£1,766,516	-£1,997,667	-£2,137,357
60% LAR : 40% CIR	**12%**	**-£1,321,012**	**-£1,752,122**	**-£1,755,870**	**-£1,762,732**	**-£1,797,009**	**-£2,028,036**	**-£2,167,658**
60% LAR : 40% CIR	15%	-£1,374,768	-£1,798,117	-£1,801,858	-£1,808,709	-£1,842,956	-£2,073,806	-£2,213,329
60% LAR : 40% CIR	20%	-£1,464,908	-£1,875,319	-£1,879,048	-£1,885,881	-£1,920,083	-£2,150,658	-£2,290,030
60% LAR : 40% CIR	25%	-£1,555,725	-£1,953,192	-£1,956,911	-£1,963,727	-£1,997,889	-£2,228,218	-£2,367,452
60% LAR : 40% CIR	30%	-£1,647,212	-£2,031,731	-£2,035,442	-£2,042,244	-£2,076,368	-£2,306,478	-£2,445,590
60% LAR : 40% CIR	35%	-£1,739,363	-£2,110,928	-£2,114,633	-£2,121,422	-£2,155,513	-£2,385,430	-£2,524,435
60% LAR : 40% CIR	40%	-£1,832,172	-£2,190,778	-£2,194,477	-£2,201,255	-£2,235,319	-£2,465,070	-£2,603,981
60% LAR : 40% CIR	45%	-£1,925,631	-£2,271,275	-£2,274,969	-£2,281,737	-£2,315,778	-£2,545,387	-£2,684,222
60% LAR : 40% CIR	50%	-£2,019,734	-£2,352,411	-£2,356,101	-£2,362,862	-£2,396,883	-£2,626,379	-£2,765,149

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR for 15 Years		**Value Area**	**Zone B - Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£522,982	£62,345	£58,622	£51,810	£17,915	-£213,648	-£353,719
60% LAR : 40% CIR	5%	£419,210	-£28,859	-£32,625	-£39,517	-£73,869	-£305,349	-£445,222
60% LAR : 40% CIR	10%	£314,750	-£121,706	-£125,458	-£132,329	-£166,627	-£397,778	-£537,468
60% LAR : 40% CIR	**12%**	**£272,777**	**-£159,037**	**-£162,784**	**-£169,647**	**-£203,924**	**-£434,951**	**-£574,572**
60% LAR : 40% CIR	15%	£209,612	-£215,239	-£218,979	-£225,829	-£260,077	-£490,926	-£630,450
60% LAR : 40% CIR	20%	£103,800	-£309,449	-£313,179	-£320,012	-£354,214	-£584,790	-£724,160
60% LAR : 40% CIR	25%	-£2,720	-£404,333	-£408,053	-£414,870	-£449,030	-£679,359	-£818,593
60% LAR : 40% CIR	30%	-£111,494	-£499,882	-£503,594	-£510,395	-£544,519	-£774,629	-£913,741
60% LAR : 40% CIR	35%	-£220,932	-£596,090	-£599,795	-£606,584	-£640,675	-£870,592	-£1,009,597
60% LAR : 40% CIR	40%	-£331,027	-£692,951	-£696,649	-£703,427	-£737,492	-£967,242	-£1,106,153
60% LAR : 40% CIR	45%	-£441,773	-£790,458	-£794,152	-£800,920	-£834,961	-£1,064,570	-£1,203,405
60% LAR : 40% CIR	50%	-£553,162	-£888,604	-£892,295	-£899,055	-£933,076	-£1,162,572	-£1,301,342

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,609,189	-£6,069,826	-£6,073,548	-£6,080,361	-£6,114,256	-£6,345,819	-£6,485,890
60% LAR : 40% CIR	5%	-£5,712,961	-£6,161,029	-£6,164,795	-£6,171,688	-£6,206,040	-£6,437,520	-£6,577,393
60% LAR : 40% CIR	10%	-£5,817,421	-£6,253,877	-£6,257,629	-£6,264,500	-£6,298,798	-£6,529,949	-£6,669,639
60% LAR : 40% CIR	**12%**	**-£5,859,394**	**-£6,291,208**	**-£6,294,955**	**-£6,301,818**	**-£6,336,095**	**-£6,567,122**	**-£6,706,743**
60% LAR : 40% CIR	15%	-£5,922,559	-£6,347,409	-£6,351,150	-£6,358,000	-£6,392,247	-£6,623,097	-£6,762,621
60% LAR : 40% CIR	20%	-£6,028,371	-£6,441,620	-£6,445,350	-£6,452,183	-£6,486,384	-£6,716,961	-£6,856,331
60% LAR : 40% CIR	25%	-£6,134,891	-£6,536,504	-£6,540,224	-£6,547,040	-£6,581,201	-£6,811,530	-£6,950,764
60% LAR : 40% CIR	30%	-£6,243,665	-£6,632,053	-£6,635,765	-£6,642,566	-£6,676,690	-£6,906,800	-£7,045,912
60% LAR : 40% CIR	35%	-£6,353,103	-£6,728,261	-£6,731,966	-£6,738,754	-£6,772,846	-£7,002,763	-£7,141,768
60% LAR : 40% CIR	40%	-£6,463,198	-£6,825,122	-£6,828,820	-£6,835,598	-£6,869,663	-£7,099,413	-£7,238,324
60% LAR : 40% CIR	45%	-£6,573,944	-£6,922,629	-£6,926,323	-£6,933,091	-£6,967,132	-£7,196,741	-£7,335,576
60% LAR : 40% CIR	50%	-£6,685,333	-£7,020,775	-£7,024,466	-£7,031,226	-£7,065,247	-£7,294,743	-£7,433,513

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,068,190	-£3,528,827	-£3,532,549	-£3,539,362	-£3,573,257	-£3,804,820	-£3,944,891
60% LAR : 40% CIR	5%	-£3,171,962	-£3,620,030	-£3,623,796	-£3,630,689	-£3,665,041	-£3,896,520	-£4,036,394
60% LAR : 40% CIR	10%	-£3,276,421	-£3,712,878	-£3,716,630	-£3,723,501	-£3,757,799	-£3,988,950	-£4,128,640
60% LAR : 40% CIR	**12%**	**-£3,318,395**	**-£3,750,208**	**-£3,753,956**	**-£3,760,818**	**-£3,795,095**	**-£4,026,122**	**-£4,165,744**
60% LAR : 40% CIR	15%	-£3,381,560	-£3,806,410	-£3,810,150	-£3,817,001	-£3,851,248	-£4,082,098	-£4,221,622
60% LAR : 40% CIR	20%	-£3,487,371	-£3,900,621	-£3,904,351	-£3,911,184	-£3,945,385	-£4,175,961	-£4,315,332
60% LAR : 40% CIR	25%	-£3,593,892	-£3,995,504	-£3,999,225	-£4,006,041	-£4,040,202	-£4,270,531	-£4,409,765
60% LAR : 40% CIR	30%	-£3,702,665	-£4,091,054	-£4,094,765	-£4,101,567	-£4,135,691	-£4,365,801	-£4,504,913
60% LAR : 40% CIR	35%	-£3,812,104	-£4,187,261	-£4,190,966	-£4,197,755	-£4,231,847	-£4,461,764	-£4,600,768
60% LAR : 40% CIR	40%	-£3,922,199	-£4,284,122	-£4,287,821	-£4,294,599	-£4,328,664	-£4,558,414	-£4,697,325
60% LAR : 40% CIR	45%	-£4,032,945	-£4,381,630	-£4,385,324	-£4,392,092	-£4,426,132	-£4,655,742	-£4,794,577
60% LAR : 40% CIR	50%	-£4,144,334	-£4,479,776	-£4,483,466	-£4,490,227	-£4,524,248	-£4,753,744	-£4,892,514

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,015,317	-£2,475,954	-£2,479,676	-£2,486,489	-£2,520,384	-£2,751,947	-£2,892,018
60% LAR : 40% CIR	5%	-£2,119,089	-£2,567,157	-£2,570,923	-£2,577,816	-£2,612,168	-£2,843,648	-£2,983,521
60% LAR : 40% CIR	10%	-£2,223,549	-£2,660,005	-£2,663,757	-£2,670,628	-£2,704,926	-£2,936,077	-£3,075,767
60% LAR : 40% CIR	**12%**	**-£2,265,522**	**-£2,697,336**	**-£2,701,083**	**-£2,707,945**	**-£2,742,223**	**-£2,973,250**	**-£3,112,871**
60% LAR : 40% CIR	15%	-£2,328,687	-£2,753,537	-£2,757,278	-£2,764,128	-£2,798,375	-£3,029,225	-£3,168,749
60% LAR : 40% CIR	20%	-£2,434,499	-£2,847,748	-£2,851,478	-£2,858,311	-£2,892,512	-£3,123,089	-£3,262,459
60% LAR : 40% CIR	25%	-£2,541,019	-£2,942,632	-£2,946,352	-£2,953,168	-£2,987,329	-£3,217,658	-£3,356,892
60% LAR : 40% CIR	30%	-£2,649,793	-£3,038,181	-£3,041,893	-£3,048,694	-£3,082,818	-£3,312,928	-£3,452,040
60% LAR : 40% CIR	35%	-£2,759,231	-£3,134,389	-£3,138,094	-£3,144,882	-£3,178,974	-£3,408,891	-£3,547,896
60% LAR : 40% CIR	40%	-£2,869,326	-£3,231,250	-£3,234,948	-£3,241,726	-£3,275,791	-£3,505,541	-£3,644,452
60% LAR : 40% CIR	45%	-£2,980,072	-£3,328,757	-£3,332,451	-£3,339,219	-£3,373,260	-£3,602,869	-£3,741,704
60% LAR : 40% CIR	50%	-£3,091,461	-£3,426,903	-£3,430,594	-£3,437,354	-£3,471,375	-£3,700,871	-£3,839,641

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£770,722	-£1,231,359	-£1,235,081	-£1,241,894	-£1,275,788	-£1,507,352	-£1,647,423
60% LAR : 40% CIR	5%	-£874,494	-£1,322,562	-£1,326,328	-£1,333,221	-£1,367,573	-£1,599,052	-£1,738,925
60% LAR : 40% CIR	10%	-£978,953	-£1,415,409	-£1,419,161	-£1,426,032	-£1,460,331	-£1,691,481	-£1,831,172
60% LAR : 40% CIR	**12%**	**-£1,020,927**	**-£1,452,740**	**-£1,456,488**	**-£1,463,350**	**-£1,497,627**	**-£1,728,654**	**-£1,868,276**
60% LAR : 40% CIR	15%	-£1,084,092	-£1,508,942	-£1,512,682	-£1,519,533	-£1,553,780	-£1,784,630	-£1,924,153
60% LAR : 40% CIR	20%	-£1,189,903	-£1,603,153	-£1,606,883	-£1,613,716	-£1,647,917	-£1,878,493	-£2,017,864
60% LAR : 40% CIR	25%	-£1,296,424	-£1,698,036	-£1,701,757	-£1,708,573	-£1,742,733	-£1,973,063	-£2,112,296
60% LAR : 40% CIR	30%	-£1,405,197	-£1,793,586	-£1,797,297	-£1,804,099	-£1,838,223	-£2,068,333	-£2,207,445
60% LAR : 40% CIR	35%	-£1,514,636	-£1,889,793	-£1,893,498	-£1,900,287	-£1,934,379	-£2,164,296	-£2,303,300
60% LAR : 40% CIR	40%	-£1,624,731	-£1,986,654	-£1,990,353	-£1,997,131	-£2,031,195	-£2,260,946	-£2,399,857
60% LAR : 40% CIR	45%	-£1,735,477	-£2,084,161	-£2,087,856	-£2,094,624	-£2,128,664	-£2,358,274	-£2,497,108
60% LAR : 40% CIR	50%	-£1,846,866	-£2,182,308	-£2,185,998	-£2,192,759	-£2,226,780	-£2,456,275	-£2,595,046

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR for 15 Years	
Value Area	**Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£693,251	£229,892	£226,169	£219,356	£185,461	-£43,545	-£183,616
60% LAR : 40% CIR	5%	£580,966	£130,745	£127,035	£120,247	£86,410	-£143,751	-£283,623
60% LAR : 40% CIR	10%	£467,994	£30,915	£27,219	£20,452	-£13,534	-£244,684	-£384,374
60% LAR : 40% CIR	**12%**	**£422,614**	**-£9,346**	**-£13,094**	**-£19,956**	**-£54,233**	**-£285,260**	**-£424,882**
60% LAR : 40% CIR	15%	£354,341	-£70,650	-£74,391	-£81,242	-£115,489	-£346,339	-£485,862
60% LAR : 40% CIR	20%	£240,015	-£173,367	-£177,097	-£183,929	-£218,131	-£448,707	-£588,078
60% LAR : 40% CIR	25%	£125,023	-£276,756	-£280,476	-£287,292	-£321,452	-£551,782	-£691,016
60% LAR : 40% CIR	30%	£9,370	-£380,810	-£384,522	-£391,323	-£425,447	-£655,557	-£794,669
60% LAR : 40% CIR	35%	-£108,568	-£485,523	-£489,227	-£496,016	-£530,109	-£760,026	-£899,030
60% LAR : 40% CIR	40%	-£227,306	-£590,889	-£594,588	-£601,366	-£635,429	-£865,180	-£1,004,092
60% LAR : 40% CIR	45%	-£346,696	-£696,901	-£700,595	-£707,363	-£741,404	-£971,013	-£1,109,848
60% LAR : 40% CIR	50%	-£466,729	-£803,553	-£807,243	-£814,003	-£848,025	-£1,077,521	-£1,216,291

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,438,920	-£5,902,279	-£5,906,002	-£5,912,815	-£5,946,710	-£6,175,716	-£6,315,787
60% LAR : 40% CIR	5%	-£5,551,205	-£6,001,426	-£6,005,136	-£6,011,924	-£6,045,761	-£6,275,922	-£6,415,794
60% LAR : 40% CIR	10%	-£5,664,177	-£6,101,256	-£6,104,952	-£6,111,719	-£6,145,705	-£6,376,855	-£6,516,545
60% LAR : 40% CIR	**12%**	**-£5,709,557**	**-£6,141,517**	**-£6,145,265**	**-£6,152,127**	**-£6,186,404**	**-£6,417,431**	**-£6,557,052**
60% LAR : 40% CIR	15%	-£5,777,830	-£6,202,821	-£6,206,562	-£6,213,413	-£6,247,660	-£6,478,510	-£6,618,033
60% LAR : 40% CIR	20%	-£5,892,156	-£6,305,538	-£6,309,268	-£6,316,100	-£6,350,302	-£6,580,878	-£6,720,249
60% LAR : 40% CIR	25%	-£6,007,148	-£6,408,927	-£6,412,646	-£6,419,463	-£6,453,623	-£6,683,953	-£6,823,187
60% LAR : 40% CIR	30%	-£6,122,801	-£6,512,981	-£6,516,693	-£6,523,494	-£6,557,618	-£6,787,728	-£6,926,840
60% LAR : 40% CIR	35%	-£6,240,739	-£6,617,694	-£6,621,398	-£6,628,187	-£6,662,280	-£6,892,197	-£7,031,201
60% LAR : 40% CIR	40%	-£6,359,477	-£6,723,060	-£6,726,759	-£6,733,536	-£6,767,600	-£6,997,350	-£7,136,263
60% LAR : 40% CIR	45%	-£6,478,867	-£6,829,072	-£6,832,766	-£6,839,534	-£6,873,575	-£7,103,184	-£7,242,019
60% LAR : 40% CIR	50%	-£6,598,900	-£6,935,724	-£6,939,413	-£6,946,174	-£6,980,196	-£7,209,692	-£7,348,462

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,897,920	-£3,361,280	-£3,365,003	-£3,371,815	-£3,405,710	-£3,634,717	-£3,774,787
60% LAR : 40% CIR	5%	-£3,010,206	-£3,460,427	-£3,464,136	-£3,470,925	-£3,504,762	-£3,734,923	-£3,874,795
60% LAR : 40% CIR	10%	-£3,123,178	-£3,560,257	-£3,563,952	-£3,570,720	-£3,604,706	-£3,835,856	-£3,975,546
60% LAR : 40% CIR	**12%**	**-£3,168,558**	**-£3,600,518**	**-£3,604,266**	**-£3,611,128**	**-£3,645,405**	**-£3,876,432**	**-£4,016,053**
60% LAR : 40% CIR	15%	-£3,236,830	-£3,661,822	-£3,665,562	-£3,672,414	-£3,706,661	-£3,937,511	-£4,077,034
60% LAR : 40% CIR	20%	-£3,351,156	-£3,764,539	-£3,768,268	-£3,775,100	-£3,809,303	-£4,039,879	-£4,179,249
60% LAR : 40% CIR	25%	-£3,466,149	-£3,867,928	-£3,871,647	-£3,878,463	-£3,912,624	-£4,142,953	-£4,282,188
60% LAR : 40% CIR	30%	-£3,581,802	-£3,971,982	-£3,975,693	-£3,982,495	-£4,016,619	-£4,246,729	-£4,385,841
60% LAR : 40% CIR	35%	-£3,699,740	-£4,076,695	-£4,080,399	-£4,087,188	-£4,121,280	-£4,351,197	-£4,490,202
60% LAR : 40% CIR	40%	-£3,818,478	-£4,182,061	-£4,185,759	-£4,192,537	-£4,226,601	-£4,456,351	-£4,595,264
60% LAR : 40% CIR	45%	-£3,937,868	-£4,288,073	-£4,291,767	-£4,298,535	-£4,332,576	-£4,562,185	-£4,701,020
60% LAR : 40% CIR	50%	-£4,057,901	-£4,394,725	-£4,398,414	-£4,405,175	-£4,439,197	-£4,668,693	-£4,807,463

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,845,048	-£2,308,407	-£2,312,130	-£2,318,943	-£2,352,838	-£2,581,844	-£2,721,915
60% LAR : 40% CIR	5%	-£1,957,333	-£2,407,554	-£2,411,264	-£2,418,052	-£2,451,889	-£2,682,050	-£2,821,922
60% LAR : 40% CIR	10%	-£2,070,305	-£2,507,384	-£2,511,079	-£2,517,847	-£2,551,833	-£2,782,983	-£2,922,673
60% LAR : 40% CIR	**12%**	**-£2,115,685**	**-£2,547,645**	**-£2,551,393**	**-£2,558,255**	**-£2,592,532**	**-£2,823,559**	**-£2,963,180**
60% LAR : 40% CIR	15%	-£2,183,958	-£2,608,949	-£2,612,689	-£2,619,541	-£2,653,788	-£2,884,638	-£3,024,161
60% LAR : 40% CIR	20%	-£2,298,284	-£2,711,666	-£2,715,396	-£2,722,228	-£2,756,430	-£2,987,006	-£3,126,377
60% LAR : 40% CIR	25%	-£2,413,276	-£2,815,055	-£2,818,774	-£2,825,591	-£2,859,751	-£3,090,081	-£3,229,315
60% LAR : 40% CIR	30%	-£2,528,929	-£2,919,109	-£2,922,821	-£2,929,622	-£2,963,746	-£3,193,856	-£3,332,968
60% LAR : 40% CIR	35%	-£2,646,867	-£3,023,822	-£3,027,526	-£3,034,315	-£3,068,408	-£3,298,325	-£3,437,329
60% LAR : 40% CIR	40%	-£2,765,605	-£3,129,188	-£3,132,887	-£3,139,664	-£3,173,728	-£3,403,478	-£3,542,391
60% LAR : 40% CIR	45%	-£2,884,995	-£3,235,200	-£3,238,894	-£3,245,662	-£3,279,703	-£3,509,312	-£3,648,147
60% LAR : 40% CIR	50%	-£3,005,028	-£3,341,852	-£3,345,541	-£3,352,302	-£3,386,324	-£3,615,820	-£3,754,590

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£600,452	-£1,063,811	-£1,067,535	-£1,074,347	-£1,108,242	-£1,337,248	-£1,477,319
60% LAR : 40% CIR	5%	-£712,738	-£1,162,959	-£1,166,668	-£1,173,457	-£1,207,294	-£1,437,455	-£1,577,327
60% LAR : 40% CIR	10%	-£825,710	-£1,262,789	-£1,266,484	-£1,273,251	-£1,307,238	-£1,538,388	-£1,678,078
60% LAR : 40% CIR	**12%**	**-£871,089**	**-£1,303,050**	**-£1,306,797**	**-£1,313,660**	**-£1,347,937**	**-£1,578,964**	**-£1,718,585**
60% LAR : 40% CIR	15%	-£939,362	-£1,364,354	-£1,368,094	-£1,374,946	-£1,409,193	-£1,640,043	-£1,779,565
60% LAR : 40% CIR	20%	-£1,053,688	-£1,467,070	-£1,470,800	-£1,477,632	-£1,511,835	-£1,742,411	-£1,881,781
60% LAR : 40% CIR	25%	-£1,168,681	-£1,570,459	-£1,574,179	-£1,580,995	-£1,615,156	-£1,845,485	-£1,984,720
60% LAR : 40% CIR	30%	-£1,284,333	-£1,674,514	-£1,678,225	-£1,685,027	-£1,719,151	-£1,949,261	-£2,088,373
60% LAR : 40% CIR	35%	-£1,402,272	-£1,779,227	-£1,782,931	-£1,789,720	-£1,823,812	-£2,053,729	-£2,192,734
60% LAR : 40% CIR	40%	-£1,521,010	-£1,884,593	-£1,888,291	-£1,895,069	-£1,929,133	-£2,158,883	-£2,297,795
60% LAR : 40% CIR	45%	-£1,640,400	-£1,990,605	-£1,994,299	-£2,001,067	-£2,035,107	-£2,264,717	-£2,403,551
60% LAR : 40% CIR	50%	-£1,760,433	-£2,097,257	-£2,100,946	-£2,107,707	-£2,141,729	-£2,371,224	-£2,509,995

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR for 15 Years	
Value Area	**Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£863,521	£397,438	£393,716	£386,904	£353,009	£124,657	-£13,512
60% LAR : 40% CIR	5%	£742,722	£289,913	£286,205	£279,416	£245,580	£17,579	-£122,026
60% LAR : 40% CIR	10%	£621,236	£181,707	£178,012	£171,244	£137,462	-£91,591	-£231,281
60% LAR : 40% CIR	**12%**	**£572,450**	**£138,235**	**£134,544**	**£127,786**	**£94,023**	**-£135,570**	**-£275,191**
60% LAR : 40% CIR	15%	£499,070	£72,827	£69,142	£62,395	£28,662	-£201,751	-£341,274
60% LAR : 40% CIR	20%	£376,231	-£37,285	-£41,014	-£47,846	-£82,049	-£312,625	-£451,995
60% LAR : 40% CIR	25%	£252,725	-£149,178	-£152,898	-£159,714	-£193,875	-£424,204	-£563,439
60% LAR : 40% CIR	30%	£128,559	-£261,737	-£265,449	-£272,250	-£306,374	-£536,484	-£675,597
60% LAR : 40% CIR	35%	£3,739	-£374,956	-£378,660	-£385,449	-£419,541	-£649,458	-£788,463
60% LAR : 40% CIR	40%	-£123,586	-£488,828	-£492,526	-£499,303	-£533,368	-£763,118	-£902,030
60% LAR : 40% CIR	45%	-£251,619	-£603,344	-£607,039	-£613,806	-£647,847	-£877,458	-£1,016,291
60% LAR : 40% CIR	50%	-£380,295	-£718,501	-£722,191	-£728,952	-£762,973	-£992,469	-£1,131,239

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,268,650	-£5,734,732	-£5,738,455	-£5,745,267	-£5,779,162	-£6,007,514	-£6,145,683
60% LAR : 40% CIR	5%	-£5,389,449	-£5,842,258	-£5,845,966	-£5,852,755	-£5,886,591	-£6,114,592	-£6,254,197
60% LAR : 40% CIR	10%	-£5,510,935	-£5,950,464	-£5,954,159	-£5,960,927	-£5,994,709	-£6,223,762	-£6,363,452
60% LAR : 40% CIR	**12%**	**-£5,559,720**	**-£5,993,936**	**-£5,997,627**	**-£6,004,385**	**-£6,038,148**	**-£6,267,740**	**-£6,407,362**
60% LAR : 40% CIR	15%	-£5,633,101	-£6,059,344	-£6,063,029	-£6,069,776	-£6,103,509	-£6,333,922	-£6,473,445
60% LAR : 40% CIR	20%	-£5,755,940	-£6,169,455	-£6,173,185	-£6,180,017	-£6,214,220	-£6,444,796	-£6,584,166
60% LAR : 40% CIR	25%	-£5,879,446	-£6,281,349	-£6,285,069	-£6,291,885	-£6,326,046	-£6,556,375	-£6,695,609
60% LAR : 40% CIR	30%	-£6,003,612	-£6,393,908	-£6,397,620	-£6,404,421	-£6,438,545	-£6,668,655	-£6,807,768
60% LAR : 40% CIR	35%	-£6,128,432	-£6,507,127	-£6,510,831	-£6,517,620	-£6,551,712	-£6,781,629	-£6,920,634
60% LAR : 40% CIR	40%	-£6,255,757	-£6,620,998	-£6,624,697	-£6,631,474	-£6,665,539	-£6,895,289	-£7,034,201
60% LAR : 40% CIR	45%	-£6,383,790	-£6,735,515	-£6,739,209	-£6,745,977	-£6,780,018	-£7,009,628	-£7,148,462
60% LAR : 40% CIR	50%	-£6,512,466	-£6,850,672	-£6,854,362	-£6,861,123	-£6,895,144	-£7,124,640	-£7,263,410

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,727,651	-£3,193,733	-£3,197,456	-£3,204,268	-£3,238,163	-£3,466,515	-£3,604,684
60% LAR : 40% CIR	5%	-£2,848,450	-£3,301,258	-£3,304,967	-£3,311,756	-£3,345,592	-£3,573,593	-£3,713,197
60% LAR : 40% CIR	10%	-£2,969,936	-£3,409,465	-£3,413,160	-£3,419,927	-£3,453,709	-£3,682,763	-£3,822,453
60% LAR : 40% CIR	**12%**	**-£3,018,721**	**-£3,452,936**	**-£3,456,628**	**-£3,463,386**	**-£3,497,148**	**-£3,726,741**	**-£3,866,363**
60% LAR : 40% CIR	15%	-£3,092,102	-£3,518,345	-£3,522,030	-£3,528,777	-£3,562,510	-£3,792,923	-£3,932,445
60% LAR : 40% CIR	20%	-£3,214,940	-£3,628,456	-£3,632,186	-£3,639,018	-£3,673,220	-£3,903,796	-£4,043,167
60% LAR : 40% CIR	25%	-£3,338,446	-£3,740,350	-£3,744,069	-£3,750,886	-£3,785,047	-£4,015,376	-£4,154,610
60% LAR : 40% CIR	30%	-£3,462,613	-£3,852,909	-£3,856,620	-£3,863,422	-£3,897,546	-£4,127,656	-£4,266,769
60% LAR : 40% CIR	35%	-£3,587,433	-£3,966,128	-£3,969,832	-£3,976,621	-£4,010,713	-£4,240,630	-£4,379,635
60% LAR : 40% CIR	40%	-£3,714,758	-£4,079,999	-£4,083,698	-£4,090,475	-£4,124,539	-£4,354,290	-£4,493,202
60% LAR : 40% CIR	45%	-£3,842,791	-£4,194,516	-£4,198,210	-£4,204,978	-£4,239,019	-£4,468,629	-£4,607,463
60% LAR : 40% CIR	50%	-£3,971,467	-£4,309,673	-£4,313,363	-£4,320,124	-£4,354,145	-£4,583,640	-£4,722,411

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,674,778	-£2,140,860	-£2,144,583	-£2,151,395	-£2,185,290	-£2,413,642	-£2,551,811
60% LAR : 40% CIR	5%	-£1,795,577	-£2,248,386	-£2,252,094	-£2,258,883	-£2,292,719	-£2,520,720	-£2,660,325
60% LAR : 40% CIR	10%	-£1,917,063	-£2,356,592	-£2,360,287	-£2,367,055	-£2,400,837	-£2,629,890	-£2,769,580
60% LAR : 40% CIR	**12%**	**-£1,965,848**	**-£2,400,064**	**-£2,403,755**	**-£2,410,513**	**-£2,444,276**	**-£2,673,868**	**-£2,813,490**
60% LAR : 40% CIR	15%	-£2,039,229	-£2,465,472	-£2,469,157	-£2,475,904	-£2,509,637	-£2,740,050	-£2,879,573
60% LAR : 40% CIR	20%	-£2,162,067	-£2,575,583	-£2,579,313	-£2,586,145	-£2,620,348	-£2,850,924	-£2,990,294
60% LAR : 40% CIR	25%	-£2,285,573	-£2,687,477	-£2,691,197	-£2,698,013	-£2,732,174	-£2,962,503	-£3,101,737
60% LAR : 40% CIR	30%	-£2,409,740	-£2,800,036	-£2,803,748	-£2,810,549	-£2,844,673	-£3,074,783	-£3,213,896
60% LAR : 40% CIR	35%	-£2,534,560	-£2,913,255	-£2,916,959	-£2,923,748	-£2,957,840	-£3,187,757	-£3,326,762
60% LAR : 40% CIR	40%	-£2,661,885	-£3,027,126	-£3,030,825	-£3,037,602	-£3,071,667	-£3,301,417	-£3,440,329
60% LAR : 40% CIR	45%	-£2,789,918	-£3,141,643	-£3,145,337	-£3,152,105	-£3,186,146	-£3,415,756	-£3,554,590
60% LAR : 40% CIR	50%	-£2,918,594	-£3,256,800	-£3,260,490	-£3,267,251	-£3,301,272	-£3,530,768	-£3,669,538

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£430,183	-£896,265	-£899,987	-£906,800	-£940,695	-£1,169,047	-£1,307,216
60% LAR : 40% CIR	5%	-£550,982	-£1,003,790	-£1,007,498	-£1,014,288	-£1,048,124	-£1,276,125	-£1,415,729
60% LAR : 40% CIR	10%	-£672,468	-£1,111,996	-£1,115,692	-£1,122,459	-£1,156,241	-£1,385,295	-£1,524,985
60% LAR : 40% CIR	**12%**	**-£721,253**	**-£1,155,468**	**-£1,159,159**	**-£1,165,918**	**-£1,199,680**	**-£1,429,273**	**-£1,568,894**
60% LAR : 40% CIR	15%	-£794,634	-£1,220,877	-£1,224,562	-£1,231,309	-£1,265,042	-£1,495,455	-£1,634,977
60% LAR : 40% CIR	20%	-£917,472	-£1,330,988	-£1,334,718	-£1,341,550	-£1,375,752	-£1,606,328	-£1,745,699
60% LAR : 40% CIR	25%	-£1,040,978	-£1,442,882	-£1,446,601	-£1,453,418	-£1,487,579	-£1,717,907	-£1,857,142
60% LAR : 40% CIR	30%	-£1,165,145	-£1,555,441	-£1,559,152	-£1,565,954	-£1,600,078	-£1,830,188	-£1,969,300
60% LAR : 40% CIR	35%	-£1,289,965	-£1,668,660	-£1,672,364	-£1,679,152	-£1,713,245	-£1,943,162	-£2,082,167
60% LAR : 40% CIR	40%	-£1,417,289	-£1,782,531	-£1,786,230	-£1,793,007	-£1,827,071	-£2,056,821	-£2,195,734
60% LAR : 40% CIR	45%	-£1,545,322	-£1,897,048	-£1,900,742	-£1,907,510	-£1,941,550	-£2,171,161	-£2,309,995
60% LAR : 40% CIR	50%	-£1,673,999	-£2,012,205	-£2,015,895	-£2,022,655	-£2,056,677	-£2,286,172	-£2,424,942

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR for 15 Years	
Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,204,060	£732,532	£728,810	£721,997	£688,102	£459,750	£321,784
60% LAR : 40% CIR	5%	£1,066,234	£608,253	£604,545	£597,755	£563,919	£335,918	£198,147
60% LAR : 40% CIR	10%	£927,721	£483,291	£479,596	£472,829	£439,047	£211,369	£73,779
60% LAR : 40% CIR	**12%**	**£872,125**	**£433,118**	**£429,427**	**£422,668**	**£388,906**	**£161,351**	**£23,828**
60% LAR : 40% CIR	15%	£788,528	£357,656	£353,972	£347,224	£313,491	£86,110	-£52,098
60% LAR : 40% CIR	20%	£648,663	£231,351	£227,677	£220,947	£187,260	-£40,459	-£179,829
60% LAR : 40% CIR	25%	£508,129	£104,384	£100,720	£94,006	£60,359	-£169,050	-£308,283
60% LAR : 40% CIR	30%	£366,936	-£23,593	-£27,305	-£34,106	-£68,230	-£298,340	-£437,452
60% LAR : 40% CIR	35%	£225,089	-£153,822	-£157,527	-£164,314	-£198,407	-£428,324	-£567,328
60% LAR : 40% CIR	40%	£82,595	-£284,703	-£288,402	-£295,179	-£329,244	-£558,994	-£697,906
60% LAR : 40% CIR	45%	-£61,464	-£416,230	-£419,925	-£426,693	-£460,733	-£690,344	-£829,177
60% LAR : 40% CIR	50%	-£207,428	-£548,398	-£552,088	-£558,849	-£592,870	-£822,365	-£961,136

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,928,111	-£5,399,639	-£5,403,361	-£5,410,174	-£5,444,069	-£5,672,421	-£5,810,387
60% LAR : 40% CIR	5%	-£5,065,937	-£5,523,918	-£5,527,626	-£5,534,416	-£5,568,252	-£5,796,253	-£5,934,023
60% LAR : 40% CIR	10%	-£5,204,450	-£5,648,879	-£5,652,575	-£5,659,342	-£5,693,124	-£5,920,802	-£6,058,392
60% LAR : 40% CIR	**12%**	**-£5,260,045**	**-£5,699,053**	**-£5,702,744**	**-£5,709,503**	**-£5,743,265**	**-£5,970,820**	**-£6,108,343**
60% LAR : 40% CIR	15%	-£5,343,643	-£5,774,515	-£5,778,199	-£5,784,947	-£5,818,680	-£6,046,060	-£6,184,269
60% LAR : 40% CIR	20%	-£5,483,508	-£5,900,820	-£5,904,494	-£5,911,224	-£5,944,911	-£6,172,630	-£6,312,000
60% LAR : 40% CIR	25%	-£5,624,042	-£6,027,787	-£6,031,451	-£6,038,165	-£6,071,812	-£6,301,220	-£6,440,454
60% LAR : 40% CIR	30%	-£5,765,234	-£6,155,764	-£6,159,476	-£6,166,277	-£6,200,401	-£6,430,511	-£6,569,623
60% LAR : 40% CIR	35%	-£5,907,082	-£6,285,993	-£6,289,698	-£6,296,485	-£6,330,578	-£6,560,495	-£6,699,499
60% LAR : 40% CIR	40%	-£6,049,576	-£6,416,874	-£6,420,573	-£6,427,350	-£6,461,414	-£6,691,165	-£6,830,077
60% LAR : 40% CIR	45%	-£6,193,635	-£6,548,401	-£6,552,096	-£6,558,864	-£6,592,904	-£6,822,515	-£6,961,348
60% LAR : 40% CIR	50%	-£6,339,599	-£6,680,569	-£6,684,259	-£6,691,020	-£6,725,041	-£6,954,536	-£7,093,307

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,387,112	-£2,858,640	-£2,862,362	-£2,869,175	-£2,903,069	-£3,131,422	-£3,269,388
60% LAR : 40% CIR	5%	-£2,524,938	-£2,982,919	-£2,986,627	-£2,993,417	-£3,027,253	-£3,255,254	-£3,393,024
60% LAR : 40% CIR	10%	-£2,663,451	-£3,107,880	-£3,111,576	-£3,118,343	-£3,152,125	-£3,379,803	-£3,517,393
60% LAR : 40% CIR	**12%**	**-£2,719,046**	**-£3,158,054**	**-£3,161,745**	**-£3,168,504**	**-£3,202,266**	**-£3,429,821**	**-£3,567,344**
60% LAR : 40% CIR	15%	-£2,802,643	-£3,233,516	-£3,237,200	-£3,243,948	-£3,277,681	-£3,505,061	-£3,643,270
60% LAR : 40% CIR	20%	-£2,942,509	-£3,359,821	-£3,363,495	-£3,370,224	-£3,403,912	-£3,631,631	-£3,771,001
60% LAR : 40% CIR	25%	-£3,083,042	-£3,486,787	-£3,490,452	-£3,497,165	-£3,530,813	-£3,760,221	-£3,899,455
60% LAR : 40% CIR	30%	-£3,224,235	-£3,614,765	-£3,618,476	-£3,625,278	-£3,659,402	-£3,889,512	-£4,028,624
60% LAR : 40% CIR	35%	-£3,366,083	-£3,744,993	-£3,748,698	-£3,755,486	-£3,789,579	-£4,019,496	-£4,158,500
60% LAR : 40% CIR	40%	-£3,508,577	-£3,875,875	-£3,879,574	-£3,886,351	-£3,920,415	-£4,150,166	-£4,289,078
60% LAR : 40% CIR	45%	-£3,652,635	-£4,007,402	-£4,011,097	-£4,017,864	-£4,051,905	-£4,281,515	-£4,420,349
60% LAR : 40% CIR	50%	-£3,798,600	-£4,139,569	-£4,143,260	-£4,150,020	-£4,184,041	-£4,413,537	-£4,552,307

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,334,239	-£1,805,767	-£1,809,489	-£1,816,302	-£1,850,197	-£2,078,549	-£2,216,515
60% LAR : 40% CIR	5%	-£1,472,065	-£1,930,046	-£1,933,754	-£1,940,544	-£1,974,380	-£2,202,381	-£2,340,151
60% LAR : 40% CIR	10%	-£1,610,578	-£2,055,007	-£2,058,703	-£2,065,470	-£2,099,252	-£2,326,930	-£2,464,520
60% LAR : 40% CIR	**12%**	**-£1,666,173**	**-£2,105,181**	**-£2,108,872**	**-£2,115,631**	**-£2,149,393**	**-£2,376,948**	**-£2,514,471**
60% LAR : 40% CIR	15%	-£1,749,771	-£2,180,643	-£2,184,327	-£2,191,075	-£2,224,808	-£2,452,188	-£2,590,397
60% LAR : 40% CIR	20%	-£1,889,636	-£2,306,948	-£2,310,622	-£2,317,352	-£2,351,039	-£2,578,758	-£2,718,128
60% LAR : 40% CIR	25%	-£2,030,170	-£2,433,915	-£2,437,579	-£2,444,293	-£2,477,940	-£2,707,348	-£2,846,582
60% LAR : 40% CIR	30%	-£2,171,362	-£2,561,892	-£2,565,604	-£2,572,405	-£2,606,529	-£2,836,639	-£2,975,751
60% LAR : 40% CIR	35%	-£2,313,210	-£2,692,120	-£2,695,826	-£2,702,613	-£2,736,706	-£2,966,623	-£3,105,627
60% LAR : 40% CIR	40%	-£2,455,704	-£2,823,002	-£2,826,701	-£2,833,478	-£2,867,542	-£3,097,293	-£3,236,205
60% LAR : 40% CIR	45%	-£2,599,763	-£2,954,529	-£2,958,224	-£2,964,992	-£2,999,032	-£3,228,643	-£3,367,476
60% LAR : 40% CIR	50%	-£2,745,727	-£3,086,697	-£3,090,387	-£3,097,148	-£3,131,169	-£3,360,664	-£3,499,435

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£89,643	-£561,171	-£564,894	-£571,706	-£605,601	-£833,953	-£971,919
60% LAR : 40% CIR	5%	-£227,470	-£685,451	-£689,159	-£695,948	-£729,784	-£957,785	-£1,095,556
60% LAR : 40% CIR	10%	-£365,983	-£810,412	-£814,108	-£820,875	-£854,657	-£1,082,334	-£1,219,925
60% LAR : 40% CIR	**12%**	**-£421,578**	**-£860,586**	**-£864,277**	**-£871,035**	**-£904,798**	**-£1,132,352**	**-£1,269,875**
60% LAR : 40% CIR	15%	-£505,175	-£936,048	-£939,732	-£946,480	-£980,213	-£1,207,593	-£1,345,802
60% LAR : 40% CIR	20%	-£645,041	-£1,062,353	-£1,066,026	-£1,072,756	-£1,106,444	-£1,334,162	-£1,473,533
60% LAR : 40% CIR	25%	-£785,574	-£1,189,319	-£1,192,984	-£1,199,697	-£1,233,345	-£1,462,753	-£1,601,987
60% LAR : 40% CIR	30%	-£926,767	-£1,317,297	-£1,321,008	-£1,327,810	-£1,361,934	-£1,592,044	-£1,731,155
60% LAR : 40% CIR	35%	-£1,068,614	-£1,447,525	-£1,451,230	-£1,458,018	-£1,492,110	-£1,722,027	-£1,861,032
60% LAR : 40% CIR	40%	-£1,211,108	-£1,578,407	-£1,582,105	-£1,588,882	-£1,622,947	-£1,852,697	-£1,991,610
60% LAR : 40% CIR	45%	-£1,355,167	-£1,709,934	-£1,713,628	-£1,720,396	-£1,754,437	-£1,984,047	-£2,122,881
60% LAR : 40% CIR	50%	-£1,501,131	-£1,842,101	-£1,845,792	-£1,852,552	-£1,886,573	-£2,116,069	-£2,254,839

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR for 15 Years

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,544,599	£1,067,627	£1,063,903	£1,057,091	£1,023,196	£794,844	£656,878
60% LAR : 40% CIR	5%	£1,389,746	£926,592	£922,883	£916,095	£882,258	£654,258	£516,486
60% LAR : 40% CIR	10%	£1,234,206	£784,876	£781,180	£774,413	£740,631	£512,953	£375,363
60% LAR : 40% CIR	**12%**	**£1,171,799**	**£728,000**	**£724,309**	**£717,551**	**£683,788**	**£456,234**	**£318,710**
60% LAR : 40% CIR	15%	£1,077,987	£642,485	£638,801	£632,054	£598,321	£370,941	£233,514
60% LAR : 40% CIR	20%	£921,094	£499,426	£495,752	£489,022	£455,335	£228,224	£90,948
60% LAR : 40% CIR	25%	£763,534	£355,704	£352,041	£345,326	£311,679	£84,811	-£53,129
60% LAR : 40% CIR	30%	£605,313	£211,327	£207,671	£200,973	£167,361	-£60,195	-£199,307
60% LAR : 40% CIR	35%	£446,439	£66,302	£62,652	£55,966	£22,386	-£207,189	-£346,194
60% LAR : 40% CIR	40%	£286,918	-£80,579	-£84,278	-£91,055	-£125,119	-£354,870	-£493,782
60% LAR : 40% CIR	45%	£126,756	-£229,117	-£232,811	-£239,579	-£273,619	-£503,230	-£642,064
60% LAR : 40% CIR	50%	-£34,560	-£378,294	-£381,985	-£388,745	-£422,766	-£652,262	-£791,032

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,587,572	-£5,064,544	-£5,068,268	-£5,075,080	-£5,108,975	-£5,337,327	-£5,475,293
60% LAR : 40% CIR	5%	-£4,742,425	-£5,205,579	-£5,209,288	-£5,216,076	-£5,249,913	-£5,477,913	-£5,615,685
60% LAR : 40% CIR	10%	-£4,897,965	-£5,347,295	-£5,350,991	-£5,357,758	-£5,391,540	-£5,619,217	-£5,756,808
60% LAR : 40% CIR	**12%**	**-£4,960,371**	**-£5,404,171**	**-£5,407,862**	**-£5,414,620**	**-£5,448,383**	**-£5,675,937**	**-£5,813,461**
60% LAR : 40% CIR	15%	-£5,054,184	-£5,489,686	-£5,493,370	-£5,500,117	-£5,533,850	-£5,761,230	-£5,898,657
60% LAR : 40% CIR	20%	-£5,211,077	-£5,632,745	-£5,636,419	-£5,643,148	-£5,676,836	-£5,903,947	-£6,041,223
60% LAR : 40% CIR	25%	-£5,368,637	-£5,776,467	-£5,780,130	-£5,786,845	-£5,820,492	-£6,047,359	-£6,185,300
60% LAR : 40% CIR	30%	-£5,526,858	-£5,920,844	-£5,924,499	-£5,931,198	-£5,964,810	-£6,192,366	-£6,331,478
60% LAR : 40% CIR	35%	-£5,685,731	-£6,065,869	-£6,069,519	-£6,076,205	-£6,109,785	-£6,339,360	-£6,478,365
60% LAR : 40% CIR	40%	-£5,845,253	-£6,212,750	-£6,216,449	-£6,223,226	-£6,257,290	-£6,487,041	-£6,625,953
60% LAR : 40% CIR	45%	-£6,005,415	-£6,361,288	-£6,364,982	-£6,371,750	-£6,405,790	-£6,635,401	-£6,774,235
60% LAR : 40% CIR	50%	-£6,166,731	-£6,510,465	-£6,514,156	-£6,520,916	-£6,554,937	-£6,784,433	-£6,923,203

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,046,572	-£2,523,545	-£2,527,268	-£2,534,081	-£2,567,976	-£2,796,328	-£2,934,294
60% LAR : 40% CIR	5%	-£2,201,426	-£2,664,579	-£2,668,289	-£2,675,077	-£2,708,914	-£2,936,914	-£3,074,686
60% LAR : 40% CIR	10%	-£2,356,965	-£2,806,296	-£2,809,991	-£2,816,759	-£2,850,541	-£3,078,218	-£3,215,809
60% LAR : 40% CIR	**12%**	**-£2,419,372**	**-£2,863,171**	**-£2,866,863**	**-£2,873,621**	**-£2,907,383**	**-£3,134,938**	**-£3,272,462**
60% LAR : 40% CIR	15%	-£2,513,185	-£2,948,687	-£2,952,371	-£2,959,118	-£2,992,851	-£3,220,231	-£3,357,658
60% LAR : 40% CIR	20%	-£2,670,078	-£3,091,746	-£3,095,419	-£3,102,149	-£3,135,837	-£3,362,948	-£3,500,224
60% LAR : 40% CIR	25%	-£2,827,638	-£3,235,467	-£3,239,131	-£3,245,845	-£3,279,493	-£3,506,360	-£3,644,300
60% LAR : 40% CIR	30%	-£2,985,859	-£3,379,844	-£3,383,500	-£3,390,199	-£3,423,811	-£3,651,367	-£3,790,479
60% LAR : 40% CIR	35%	-£3,144,732	-£3,524,870	-£3,528,519	-£3,535,206	-£3,568,786	-£3,798,361	-£3,937,366
60% LAR : 40% CIR	40%	-£3,304,254	-£3,671,751	-£3,675,450	-£3,682,226	-£3,716,291	-£3,946,041	-£4,084,954
60% LAR : 40% CIR	45%	-£3,464,415	-£3,820,288	-£3,823,983	-£3,830,751	-£3,864,791	-£4,094,402	-£4,233,235
60% LAR : 40% CIR	50%	-£3,625,731	-£3,969,466	-£3,973,156	-£3,979,917	-£4,013,938	-£4,243,434	-£4,382,204

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£993,700	-£1,470,672	-£1,474,396	-£1,481,208	-£1,515,103	-£1,743,455	-£1,881,421
60% LAR : 40% CIR	5%	-£1,148,553	-£1,611,707	-£1,615,416	-£1,622,204	-£1,656,041	-£1,884,041	-£2,021,813
60% LAR : 40% CIR	10%	-£1,304,093	-£1,753,423	-£1,757,119	-£1,763,886	-£1,797,668	-£2,025,345	-£2,162,936
60% LAR : 40% CIR	**12%**	**-£1,366,499**	**-£1,810,299**	**-£1,813,990**	**-£1,820,748**	**-£1,854,511**	**-£2,082,065**	**-£2,219,589**
60% LAR : 40% CIR	15%	-£1,460,312	-£1,895,814	-£1,899,498	-£1,906,245	-£1,939,978	-£2,167,358	-£2,304,785
60% LAR : 40% CIR	20%	-£1,617,205	-£2,038,873	-£2,042,547	-£2,049,276	-£2,082,964	-£2,310,075	-£2,447,351
60% LAR : 40% CIR	25%	-£1,774,765	-£2,182,595	-£2,186,258	-£2,192,973	-£2,226,620	-£2,453,487	-£2,591,428
60% LAR : 40% CIR	30%	-£1,932,986	-£2,326,972	-£2,330,627	-£2,337,326	-£2,370,938	-£2,598,494	-£2,737,606
60% LAR : 40% CIR	35%	-£2,091,859	-£2,471,997	-£2,475,647	-£2,482,333	-£2,515,913	-£2,745,488	-£2,884,493
60% LAR : 40% CIR	40%	-£2,251,381	-£2,618,878	-£2,622,577	-£2,629,354	-£2,663,418	-£2,893,169	-£3,032,081
60% LAR : 40% CIR	45%	-£2,411,543	-£2,767,416	-£2,771,110	-£2,777,878	-£2,811,918	-£3,041,529	-£3,180,363
60% LAR : 40% CIR	50%	-£2,572,859	-£2,916,593	-£2,920,284	-£2,927,044	-£2,961,065	-£3,190,561	-£3,329,331

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£250,896	-£226,077	-£229,800	-£236,613	-£270,508	-£498,860	-£636,826
60% LAR : 40% CIR	5%	£96,042	-£367,111	-£370,820	-£377,609	-£411,446	-£639,446	-£777,218
60% LAR : 40% CIR	10%	-£59,497	-£508,828	-£512,523	-£519,290	-£553,073	-£780,750	-£918,341
60% LAR : 40% CIR	**12%**	**-£121,904**	**-£565,703**	**-£569,394**	**-£576,153**	**-£609,915**	**-£837,470**	**-£974,994**
60% LAR : 40% CIR	15%	-£215,717	-£651,219	-£654,902	-£661,649	-£695,383	-£922,763	-£1,060,190
60% LAR : 40% CIR	20%	-£372,610	-£794,278	-£797,951	-£804,681	-£838,369	-£1,065,480	-£1,202,756
60% LAR : 40% CIR	25%	-£530,169	-£937,999	-£941,663	-£948,377	-£982,025	-£1,208,892	-£1,346,832
60% LAR : 40% CIR	30%	-£688,390	-£1,082,376	-£1,086,032	-£1,092,731	-£1,126,343	-£1,353,899	-£1,493,010
60% LAR : 40% CIR	35%	-£847,264	-£1,227,402	-£1,231,051	-£1,237,738	-£1,271,317	-£1,500,893	-£1,639,897
60% LAR : 40% CIR	40%	-£1,006,785	-£1,374,283	-£1,377,981	-£1,384,758	-£1,418,823	-£1,648,573	-£1,787,485
60% LAR : 40% CIR	45%	-£1,166,947	-£1,522,820	-£1,526,515	-£1,533,282	-£1,567,323	-£1,796,934	-£1,935,767
60% LAR : 40% CIR	50%	-£1,328,263	-£1,671,998	-£1,675,688	-£1,682,449	-£1,716,470	-£1,945,966	-£2,084,736

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR for 15 Years		Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft

No Units	7	Sales value inflation		Base
Site Area	0.06 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,225,678	£1,737,814	£1,734,091	£1,727,278	£1,693,383	£1,465,031	£1,327,065
60% LAR : 40% CIR	5%	£2,036,769	£1,563,270	£1,559,561	£1,552,773	£1,518,936	£1,290,936	£1,153,165
60% LAR : 40% CIR	10%	£1,847,176	£1,388,044	£1,384,349	£1,377,582	£1,343,800	£1,116,122	£978,532
60% LAR : 40% CIR	**12%**	**£1,771,148**	**£1,317,765**	**£1,314,074**	**£1,307,315**	**£1,273,553**	**£1,045,999**	**£908,475**
60% LAR : 40% CIR	15%	£1,656,903	£1,212,144	£1,208,461	£1,201,712	£1,167,980	£940,600	£803,173
60% LAR : 40% CIR	20%	£1,465,956	£1,035,576	£1,031,902	£1,025,173	£991,485	£764,374	£627,098
60% LAR : 40% CIR	25%	£1,274,342	£858,345	£854,681	£847,967	£814,320	£587,452	£450,311
60% LAR : 40% CIR	30%	£1,082,068	£680,459	£676,803	£670,103	£636,492	£409,840	£272,820
60% LAR : 40% CIR	35%	£889,140	£501,923	£498,274	£491,587	£458,008	£231,546	£94,631
60% LAR : 40% CIR	40%	£695,565	£322,744	£319,101	£312,426	£278,873	£52,576	-£85,534
60% LAR : 40% CIR	45%	£501,349	£142,930	£139,291	£132,625	£99,096	-£129,003	-£267,836
60% LAR : 40% CIR	50%	£306,498	-£38,088	-£41,778	-£48,539	-£82,560	-£312,055	-£450,826

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,906,493	-£4,394,357	-£4,398,080	-£4,404,893	-£4,438,788	-£4,667,140	-£4,805,106
60% LAR : 40% CIR	5%	-£4,095,402	-£4,568,901	-£4,572,610	-£4,579,398	-£4,613,235	-£4,841,235	-£4,979,006
60% LAR : 40% CIR	10%	-£4,284,995	-£4,744,126	-£4,747,822	-£4,754,589	-£4,788,371	-£5,016,049	-£5,153,639
60% LAR : 40% CIR	**12%**	**-£4,361,023**	**-£4,814,406**	**-£4,818,097**	**-£4,824,856**	**-£4,858,618**	**-£5,086,172**	**-£5,223,696**
60% LAR : 40% CIR	15%	-£4,475,268	-£4,920,026	-£4,923,710	-£4,930,458	-£4,964,190	-£5,191,571	-£5,328,997
60% LAR : 40% CIR	20%	-£4,666,215	-£5,096,595	-£5,100,268	-£5,106,998	-£5,140,686	-£5,367,797	-£5,505,073
60% LAR : 40% CIR	25%	-£4,857,829	-£5,273,826	-£5,277,490	-£5,284,204	-£5,317,851	-£5,544,719	-£5,681,860
60% LAR : 40% CIR	30%	-£5,050,103	-£5,451,712	-£5,455,368	-£5,462,068	-£5,495,678	-£5,722,331	-£5,859,351
60% LAR : 40% CIR	35%	-£5,243,031	-£5,630,248	-£5,633,897	-£5,640,584	-£5,674,163	-£5,900,625	-£6,037,540
60% LAR : 40% CIR	40%	-£5,436,605	-£5,809,427	-£5,813,070	-£5,819,745	-£5,853,298	-£6,079,595	-£6,217,705
60% LAR : 40% CIR	45%	-£5,630,822	-£5,989,241	-£5,992,880	-£5,999,546	-£6,033,075	-£6,261,173	-£6,400,007
60% LAR : 40% CIR	50%	-£5,825,673	-£6,170,259	-£6,173,949	-£6,180,710	-£6,214,731	-£6,444,226	-£6,582,997

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,365,494	-£1,853,358	-£1,857,081	-£1,863,894	-£1,897,789	-£2,126,141	-£2,264,107
60% LAR : 40% CIR	5%	-£1,554,402	-£2,027,901	-£2,031,611	-£2,038,399	-£2,072,236	-£2,300,236	-£2,438,007
60% LAR : 40% CIR	10%	-£1,743,996	-£2,203,127	-£2,206,823	-£2,213,590	-£2,247,372	-£2,475,050	-£2,612,640
60% LAR : 40% CIR	**12%**	**-£1,820,023**	**-£2,273,406**	**-£2,277,098**	**-£2,283,857**	**-£2,317,618**	**-£2,545,173**	**-£2,682,697**
60% LAR : 40% CIR	15%	-£1,934,269	-£2,379,027	-£2,382,711	-£2,389,459	-£2,423,191	-£2,650,572	-£2,787,998
60% LAR : 40% CIR	20%	-£2,125,216	-£2,555,596	-£2,559,269	-£2,565,999	-£2,599,687	-£2,826,798	-£2,964,074
60% LAR : 40% CIR	25%	-£2,316,830	-£2,732,826	-£2,736,491	-£2,743,204	-£2,776,852	-£3,003,719	-£3,140,861
60% LAR : 40% CIR	30%	-£2,509,103	-£2,910,713	-£2,914,369	-£2,921,069	-£2,954,679	-£3,181,332	-£3,318,352
60% LAR : 40% CIR	35%	-£2,702,031	-£3,089,249	-£3,092,898	-£3,099,584	-£3,133,164	-£3,359,626	-£3,496,541
60% LAR : 40% CIR	40%	-£2,895,606	-£3,268,427	-£3,272,070	-£3,278,746	-£3,312,298	-£3,538,596	-£3,676,705
60% LAR : 40% CIR	45%	-£3,089,823	-£3,448,242	-£3,451,881	-£3,458,546	-£3,492,076	-£3,720,174	-£3,859,008
60% LAR : 40% CIR	50%	-£3,284,674	-£3,629,260	-£3,632,950	-£3,639,710	-£3,673,732	-£3,903,227	-£4,041,997

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£312,621	-£800,485	-£804,208	-£811,021	-£844,916	-£1,073,268	-£1,211,234
60% LAR : 40% CIR	5%	-£501,530	-£975,029	-£978,738	-£985,526	-£1,019,363	-£1,247,363	-£1,385,134
60% LAR : 40% CIR	10%	-£691,123	-£1,150,254	-£1,153,950	-£1,160,717	-£1,194,499	-£1,422,177	-£1,559,767
60% LAR : 40% CIR	**12%**	**-£767,151**	**-£1,220,533**	**-£1,224,225**	**-£1,230,984**	**-£1,264,746**	**-£1,492,300**	**-£1,629,824**
60% LAR : 40% CIR	15%	-£881,396	-£1,326,154	-£1,329,838	-£1,336,586	-£1,370,318	-£1,597,699	-£1,735,125
60% LAR : 40% CIR	20%	-£1,072,343	-£1,502,723	-£1,506,396	-£1,513,126	-£1,546,814	-£1,773,925	-£1,911,201
60% LAR : 40% CIR	25%	-£1,263,957	-£1,679,954	-£1,683,618	-£1,690,332	-£1,723,979	-£1,950,847	-£2,087,988
60% LAR : 40% CIR	30%	-£1,456,231	-£1,857,840	-£1,861,496	-£1,868,196	-£1,901,806	-£2,128,459	-£2,265,479
60% LAR : 40% CIR	35%	-£1,649,159	-£2,036,376	-£2,040,025	-£2,046,712	-£2,080,291	-£2,306,753	-£2,443,668
60% LAR : 40% CIR	40%	-£1,842,733	-£2,215,555	-£2,219,198	-£2,225,873	-£2,259,426	-£2,485,723	-£2,623,833
60% LAR : 40% CIR	45%	-£2,036,950	-£2,395,369	-£2,399,008	-£2,405,674	-£2,439,203	-£2,667,301	-£2,806,135
60% LAR : 40% CIR	50%	-£2,231,801	-£2,576,387	-£2,580,077	-£2,586,838	-£2,620,859	-£2,850,354	-£2,989,125

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£931,974	£444,110	£440,387	£433,575	£399,680	£171,328	£33,361
60% LAR : 40% CIR	5%	£743,066	£269,567	£265,858	£259,069	£225,232	-£2,768	-£140,539
60% LAR : 40% CIR	10%	£553,472	£94,341	£90,646	£83,878	£50,096	-£177,581	-£315,172
60% LAR : 40% CIR	**12%**	**£477,445**	**£24,062**	**£20,371**	**£13,611**	**-£20,150**	**-£247,705**	**-£385,229**
60% LAR : 40% CIR	15%	£363,199	-£81,559	-£85,243	-£91,991	-£125,723	-£353,103	-£490,530
60% LAR : 40% CIR	20%	£172,253	-£258,127	-£261,801	-£268,531	-£302,219	-£529,330	-£666,606
60% LAR : 40% CIR	25%	-£19,362	-£435,358	-£439,023	-£445,736	-£479,384	-£706,251	-£843,392
60% LAR : 40% CIR	30%	-£211,635	-£613,245	-£616,900	-£623,600	-£657,211	-£883,863	-£1,020,884
60% LAR : 40% CIR	35%	-£404,563	-£791,781	-£795,430	-£802,116	-£835,696	-£1,062,157	-£1,199,072
60% LAR : 40% CIR	40%	-£598,138	-£970,959	-£974,602	-£981,278	-£1,014,830	-£1,241,128	-£1,379,237
60% LAR : 40% CIR	45%	-£792,355	-£1,150,774	-£1,154,413	-£1,161,078	-£1,194,608	-£1,422,706	-£1,561,540
60% LAR : 40% CIR	50%	-£987,206	-£1,331,791	-£1,335,482	-£1,342,242	-£1,376,263	-£1,605,759	-£1,744,529

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR for 15 Years		Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,077,025	£2,575,548	£2,571,825	£2,565,013	£2,531,118	£2,302,766	£2,164,799
60% LAR : 40% CIR	5%	£2,845,550	£2,359,118	£2,355,409	£2,348,619	£2,314,783	£2,086,782	£1,949,012
60% LAR : 40% CIR	10%	£2,613,389	£2,142,005	£2,138,310	£2,131,543	£2,097,761	£1,870,083	£1,732,493
60% LAR : 40% CIR	**12%**	**£2,520,334**	**£2,054,971**	**£2,051,281**	**£2,044,521**	**£2,010,759**	**£1,783,204**	**£1,645,681**
60% LAR : 40% CIR	15%	£2,380,548	£1,924,219	£1,920,535	£1,913,787	£1,880,055	£1,652,674	£1,515,247
60% LAR : 40% CIR	20%	£2,147,033	£1,705,763	£1,702,090	£1,695,360	£1,661,672	£1,434,561	£1,297,285
60% LAR : 40% CIR	25%	£1,912,853	£1,486,646	£1,482,982	£1,476,268	£1,442,620	£1,215,753	£1,078,611
60% LAR : 40% CIR	30%	£1,678,011	£1,266,872	£1,263,217	£1,256,518	£1,222,906	£996,255	£859,233
60% LAR : 40% CIR	35%	£1,442,516	£1,046,451	£1,042,801	£1,036,115	£1,002,535	£776,074	£639,158
60% LAR : 40% CIR	40%	£1,206,373	£825,385	£821,742	£815,067	£781,514	£555,217	£418,393
60% LAR : 40% CIR	45%	£969,590	£603,683	£600,045	£593,378	£559,850	£333,691	£196,943
60% LAR : 40% CIR	50%	£732,172	£381,352	£377,717	£371,058	£337,548	£111,502	-£25,568

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,055,146	-£3,556,623	-£3,560,346	-£3,567,158	-£3,601,053	-£3,829,405	-£3,967,371
60% LAR : 40% CIR	5%	-£3,286,621	-£3,773,053	-£3,776,762	-£3,783,552	-£3,817,388	-£4,045,389	-£4,183,159
60% LAR : 40% CIR	10%	-£3,518,782	-£3,990,166	-£3,993,861	-£4,000,628	-£4,034,410	-£4,262,088	-£4,399,678
60% LAR : 40% CIR	**12%**	**-£3,611,837**	**-£4,077,200**	**-£4,080,890**	**-£4,087,650**	**-£4,121,412**	**-£4,348,967**	**-£4,486,489**
60% LAR : 40% CIR	15%	-£3,751,623	-£4,207,952	-£4,211,636	-£4,218,384	-£4,252,116	-£4,479,497	-£4,616,923
60% LAR : 40% CIR	20%	-£3,985,138	-£4,426,408	-£4,430,081	-£4,436,811	-£4,470,499	-£4,697,610	-£4,834,886
60% LAR : 40% CIR	25%	-£4,219,318	-£4,645,525	-£4,649,189	-£4,655,903	-£4,689,551	-£4,916,418	-£5,053,559
60% LAR : 40% CIR	30%	-£4,454,159	-£4,865,298	-£4,868,954	-£4,875,653	-£4,909,265	-£5,135,916	-£5,272,938
60% LAR : 40% CIR	35%	-£4,689,655	-£5,085,720	-£5,089,369	-£5,096,056	-£5,129,636	-£5,356,097	-£5,493,013
60% LAR : 40% CIR	40%	-£4,925,798	-£5,306,786	-£5,310,429	-£5,317,104	-£5,350,657	-£5,576,954	-£5,713,778
60% LAR : 40% CIR	45%	-£5,162,581	-£5,528,488	-£5,532,126	-£5,538,792	-£5,572,321	-£5,798,480	-£5,935,228
60% LAR : 40% CIR	50%	-£5,399,999	-£5,750,819	-£5,754,454	-£5,761,113	-£5,794,623	-£6,020,669	-£6,157,739

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£514,147	-£1,015,624	-£1,019,347	-£1,026,159	-£1,060,054	-£1,288,406	-£1,426,372
60% LAR : 40% CIR	5%	-£745,622	-£1,232,054	-£1,235,763	-£1,242,552	-£1,276,388	-£1,504,389	-£1,642,160
60% LAR : 40% CIR	10%	-£977,782	-£1,449,166	-£1,452,862	-£1,459,629	-£1,493,411	-£1,721,089	-£1,858,679
60% LAR : 40% CIR	**12%**	**-£1,070,838**	**-£1,536,201**	**-£1,539,891**	**-£1,546,650**	**-£1,580,413**	**-£1,807,967**	**-£1,945,490**
60% LAR : 40% CIR	15%	-£1,210,624	-£1,666,953	-£1,670,637	-£1,677,385	-£1,711,117	-£1,938,497	-£2,075,924
60% LAR : 40% CIR	20%	-£1,444,138	-£1,885,408	-£1,889,082	-£1,895,812	-£1,929,500	-£2,156,611	-£2,293,887
60% LAR : 40% CIR	25%	-£1,678,319	-£2,104,526	-£2,108,190	-£2,114,904	-£2,148,551	-£2,375,419	-£2,512,560
60% LAR : 40% CIR	30%	-£1,913,160	-£2,324,299	-£2,327,955	-£2,334,654	-£2,368,266	-£2,594,917	-£2,731,938
60% LAR : 40% CIR	35%	-£2,148,656	-£2,544,721	-£2,548,370	-£2,555,057	-£2,588,636	-£2,815,098	-£2,952,014
60% LAR : 40% CIR	40%	-£2,384,798	-£2,765,787	-£2,769,429	-£2,776,105	-£2,809,657	-£3,035,955	-£3,172,779
60% LAR : 40% CIR	45%	-£2,621,582	-£2,987,489	-£2,991,127	-£2,997,793	-£3,031,322	-£3,257,481	-£3,394,229
60% LAR : 40% CIR	50%	-£2,858,999	-£3,209,820	-£3,213,455	-£3,220,114	-£3,253,624	-£3,479,670	-£3,616,740

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£538,726	£37,249	£33,526	£26,714	-£7,181	-£235,533	-£373,499
60% LAR : 40% CIR	5%	£307,251	-£179,181	-£182,890	-£189,680	-£223,516	-£451,517	-£589,287
60% LAR : 40% CIR	10%	£75,090	-£396,293	-£399,989	-£406,756	-£440,538	-£668,216	-£805,806
60% LAR : 40% CIR	**12%**	**-£17,965**	**-£483,328**	**-£487,018**	**-£493,778**	**-£527,540**	**-£755,095**	**-£892,617**
60% LAR : 40% CIR	15%	-£157,751	-£614,080	-£617,764	-£624,512	-£658,244	-£885,625	-£1,023,051
60% LAR : 40% CIR	20%	-£391,266	-£832,536	-£836,209	-£842,939	-£876,627	-£1,103,738	-£1,241,014
60% LAR : 40% CIR	25%	-£625,446	-£1,051,653	-£1,055,317	-£1,062,031	-£1,095,679	-£1,322,546	-£1,459,687
60% LAR : 40% CIR	30%	-£860,287	-£1,271,426	-£1,275,082	-£1,281,781	-£1,315,393	-£1,542,044	-£1,679,066
60% LAR : 40% CIR	35%	-£1,095,783	-£1,491,848	-£1,495,497	-£1,502,184	-£1,535,764	-£1,762,225	-£1,899,141
60% LAR : 40% CIR	40%	-£1,331,926	-£1,712,914	-£1,716,557	-£1,723,232	-£1,756,785	-£1,983,082	-£2,119,906
60% LAR : 40% CIR	45%	-£1,568,709	-£1,934,616	-£1,938,254	-£1,944,920	-£1,978,449	-£2,204,608	-£2,341,356
60% LAR : 40% CIR	50%	-£1,806,127	-£2,156,947	-£2,160,582	-£2,167,241	-£2,200,751	-£2,426,797	-£2,563,867

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,783,321	£1,281,844	£1,278,122	£1,271,309	£1,237,414	£1,009,062	£871,096
60% LAR : 40% CIR	5%	£1,551,847	£1,065,415	£1,061,705	£1,054,916	£1,021,080	£793,079	£655,308
60% LAR : 40% CIR	10%	£1,319,686	£848,302	£844,606	£837,839	£804,057	£576,380	£438,789
60% LAR : 40% CIR	**12%**	**£1,226,630**	**£761,268**	**£757,577**	**£750,818**	**£717,056**	**£489,501**	**£351,978**
60% LAR : 40% CIR	15%	£1,086,845	£630,515	£626,831	£620,083	£586,351	£358,971	£221,544
60% LAR : 40% CIR	20%	£853,330	£412,060	£408,386	£401,656	£367,969	£140,858	£3,581
60% LAR : 40% CIR	25%	£619,150	£192,942	£189,279	£182,564	£148,917	-£77,951	-£215,092
60% LAR : 40% CIR	30%	£384,308	-£26,831	-£30,487	-£37,186	-£70,797	-£297,449	-£434,470
60% LAR : 40% CIR	35%	£148,813	-£247,253	-£250,902	-£257,588	-£291,168	-£517,630	-£654,546
60% LAR : 40% CIR	40%	-£87,330	-£468,318	-£471,961	-£478,637	-£512,189	-£738,487	-£875,311
60% LAR : 40% CIR	45%	-£324,114	-£690,021	-£693,658	-£700,325	-£733,854	-£960,013	-£1,096,761
60% LAR : 40% CIR	50%	-£561,531	-£912,352	-£915,987	-£922,645	-£956,156	-£1,182,202	-£1,319,272

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 80% MR for 15 Years

Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,587,833	£3,078,188	£3,074,466	£3,067,653	£3,033,759	£2,805,407	£2,667,440
60% LAR : 40% CIR	5%	£3,330,818	£2,836,626	£2,832,917	£2,826,129	£2,792,293	£2,564,292	£2,426,521
60% LAR : 40% CIR	10%	£3,073,116	£2,594,382	£2,590,686	£2,583,919	£2,550,137	£2,322,460	£2,184,869
60% LAR : 40% CIR	**12%**	**£2,969,845**	**£2,497,295**	**£2,493,604**	**£2,486,845**	**£2,453,083**	**£2,225,528**	**£2,088,005**
60% LAR : 40% CIR	15%	£2,814,735	£2,351,463	£2,347,779	£2,341,031	£2,307,298	£2,079,918	£1,942,492
60% LAR : 40% CIR	20%	£2,555,681	£2,107,875	£2,104,203	£2,097,473	£2,063,784	£1,836,674	£1,699,398
60% LAR : 40% CIR	25%	£2,295,960	£1,863,626	£1,859,962	£1,853,248	£1,819,601	£1,592,733	£1,455,592
60% LAR : 40% CIR	30%	£2,035,577	£1,618,721	£1,615,065	£1,608,366	£1,574,755	£1,348,103	£1,211,082
60% LAR : 40% CIR	35%	£1,774,542	£1,373,167	£1,369,517	£1,362,831	£1,329,251	£1,102,790	£965,874
60% LAR : 40% CIR	40%	£1,512,859	£1,126,970	£1,123,327	£1,116,651	£1,083,099	£856,801	£719,977
60% LAR : 40% CIR	45%	£1,250,534	£880,136	£876,498	£869,831	£836,301	£610,142	£473,395
60% LAR : 40% CIR	50%	£987,576	£632,672	£629,038	£622,378	£588,868	£362,822	£226,137

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,544,337	-£3,053,982	-£3,057,705	-£3,064,517	-£3,098,412	-£3,326,764	-£3,464,730
60% LAR : 40% CIR	5%	-£2,801,353	-£3,295,545	-£3,299,254	-£3,306,042	-£3,339,878	-£3,567,879	-£3,705,650
60% LAR : 40% CIR	10%	-£3,059,055	-£3,537,789	-£3,541,484	-£3,548,252	-£3,582,034	-£3,809,711	-£3,947,302
60% LAR : 40% CIR	**12%**	**-£3,162,326**	**-£3,634,875**	**-£3,638,567**	**-£3,645,326**	**-£3,679,088**	**-£3,906,643**	**-£4,044,166**
60% LAR : 40% CIR	15%	-£3,317,436	-£3,780,708	-£3,784,391	-£3,791,140	-£3,824,873	-£4,052,253	-£4,189,679
60% LAR : 40% CIR	20%	-£3,576,490	-£4,024,295	-£4,027,968	-£4,034,698	-£4,068,387	-£4,295,497	-£4,432,773
60% LAR : 40% CIR	25%	-£3,836,211	-£4,268,545	-£4,272,208	-£4,278,923	-£4,312,570	-£4,539,438	-£4,676,579
60% LAR : 40% CIR	30%	-£4,096,594	-£4,513,450	-£4,517,105	-£4,523,805	-£4,557,416	-£4,784,068	-£4,921,089
60% LAR : 40% CIR	35%	-£4,357,629	-£4,759,004	-£4,762,653	-£4,769,340	-£4,802,919	-£5,029,381	-£5,166,297
60% LAR : 40% CIR	40%	-£4,619,312	-£5,005,201	-£5,008,844	-£5,015,520	-£5,049,072	-£5,275,370	-£5,412,194
60% LAR : 40% CIR	45%	-£4,881,637	-£5,252,035	-£5,255,673	-£5,262,340	-£5,295,870	-£5,522,029	-£5,658,776
60% LAR : 40% CIR	50%	-£5,144,595	-£5,499,499	-£5,503,133	-£5,509,793	-£5,543,303	-£5,769,349	-£5,906,034

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,338	-£512,983	-£516,706	-£523,518	-£557,413	-£785,765	-£923,731
60% LAR : 40% CIR	5%	-£260,354	-£754,545	-£758,255	-£765,043	-£798,879	-£1,026,880	-£1,164,651
60% LAR : 40% CIR	10%	-£518,055	-£996,790	-£1,000,485	-£1,007,252	-£1,041,035	-£1,268,712	-£1,406,303
60% LAR : 40% CIR	**12%**	**-£621,326**	**-£1,093,876**	**-£1,097,568**	**-£1,104,327**	**-£1,138,088**	**-£1,365,644**	**-£1,503,167**
60% LAR : 40% CIR	15%	-£776,436	-£1,239,708	-£1,243,392	-£1,250,140	-£1,283,873	-£1,511,254	-£1,648,679
60% LAR : 40% CIR	20%	-£1,035,491	-£1,483,296	-£1,486,969	-£1,493,699	-£1,527,387	-£1,754,497	-£1,891,774
60% LAR : 40% CIR	25%	-£1,295,212	-£1,727,546	-£1,731,209	-£1,737,924	-£1,771,571	-£1,998,438	-£2,135,580
60% LAR : 40% CIR	30%	-£1,555,595	-£1,972,450	-£1,976,106	-£1,982,806	-£2,016,417	-£2,243,068	-£2,380,090
60% LAR : 40% CIR	35%	-£1,816,630	-£2,218,005	-£2,221,654	-£2,228,341	-£2,261,920	-£2,488,382	-£2,625,298
60% LAR : 40% CIR	40%	-£2,078,313	-£2,464,202	-£2,467,845	-£2,474,521	-£2,508,073	-£2,734,370	-£2,871,195
60% LAR : 40% CIR	45%	-£2,340,637	-£2,711,036	-£2,714,674	-£2,721,341	-£2,754,870	-£2,981,029	-£3,117,777
60% LAR : 40% CIR	50%	-£2,603,596	-£2,958,500	-£2,962,134	-£2,968,794	-£3,002,304	-£3,228,350	-£3,365,034

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,049,535	£539,890	£536,167	£529,355	£495,460	£267,108	£129,142
60% LAR : 40% CIR	5%	£792,519	£298,327	£294,618	£287,830	£253,994	£25,993	-£111,778
60% LAR : 40% CIR	10%	£534,817	£56,083	£52,388	£45,620	£11,838	-£215,839	-£353,430
60% LAR : 40% CIR	**12%**	**£431,546**	**-£41,003**	**-£44,695**	**-£51,454**	**-£85,216**	**-£312,771**	**-£450,294**
60% LAR : 40% CIR	15%	£276,436	-£186,836	-£190,519	-£197,267	-£231,001	-£458,381	-£595,807
60% LAR : 40% CIR	20%	£17,382	-£430,423	-£434,096	-£440,826	-£474,515	-£701,625	-£838,901
60% LAR : 40% CIR	25%	-£242,339	-£674,673	-£678,336	-£685,051	-£718,698	-£945,566	-£1,082,707
60% LAR : 40% CIR	30%	-£502,722	-£919,578	-£923,233	-£929,933	-£963,544	-£1,190,196	-£1,327,217
60% LAR : 40% CIR	35%	-£763,757	-£1,165,132	-£1,168,781	-£1,175,468	-£1,209,047	-£1,435,509	-£1,572,425
60% LAR : 40% CIR	40%	-£1,025,440	-£1,411,329	-£1,414,972	-£1,421,648	-£1,455,200	-£1,681,498	-£1,818,322
60% LAR : 40% CIR	45%	-£1,287,765	-£1,658,163	-£1,661,801	-£1,668,468	-£1,701,997	-£1,928,156	-£2,064,904
60% LAR : 40% CIR	50%	-£1,550,723	-£1,905,627	-£1,909,261	-£1,915,921	-£1,949,431	-£2,175,477	-£2,312,162

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,294,130	£1,784,485	£1,780,763	£1,773,950	£1,740,055	£1,511,703	£1,373,737
60% LAR : 40% CIR	5%	£2,037,115	£1,542,923	£1,539,213	£1,532,425	£1,498,589	£1,270,588	£1,132,817
60% LAR : 40% CIR	10%	£1,779,413	£1,300,678	£1,296,983	£1,290,216	£1,256,434	£1,028,756	£891,166
60% LAR : 40% CIR	**12%**	**£1,676,142**	**£1,203,592**	**£1,199,901**	**£1,193,141**	**£1,159,380**	**£931,824**	**£794,301**
60% LAR : 40% CIR	15%	£1,521,032	£1,057,760	£1,054,076	£1,047,328	£1,013,595	£786,215	£648,789
60% LAR : 40% CIR	20%	£1,261,977	£814,172	£810,499	£803,770	£770,081	£542,971	£405,695
60% LAR : 40% CIR	25%	£1,002,256	£569,923	£566,259	£559,545	£525,897	£299,030	£161,888
60% LAR : 40% CIR	30%	£741,873	£325,018	£321,362	£314,662	£281,051	£54,400	-£82,622
60% LAR : 40% CIR	35%	£480,838	£79,463	£75,814	£69,128	£35,548	-£190,914	-£327,830
60% LAR : 40% CIR	40%	£219,155	-£166,734	-£170,377	-£177,052	-£210,605	-£436,902	-£573,727
60% LAR : 40% CIR	45%	-£43,169	-£413,568	-£417,206	-£423,872	-£457,402	-£683,561	-£820,309
60% LAR : 40% CIR	50%	-£306,127	-£661,032	-£664,666	-£671,325	-£704,836	-£930,882	-£1,067,566

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR for 15 Years	

Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£90,982	-£368,283	-£372,062	-£378,978	-£413,390	-£645,227	-£785,298
60% LAR : 40% CIR	5%	£4,236	-£443,427	-£447,193	-£454,085	-£488,438	-£719,918	-£859,791
60% LAR : 40% CIR	10%	-£84,465	-£519,264	-£523,016	-£529,887	-£564,185	-£795,335	-£935,026
60% LAR : 40% CIR	**12%**	**-£120,166**	**-£549,791**	**-£553,538**	**-£560,401**	**-£594,678**	**-£825,705**	**-£965,326**
60% LAR : 40% CIR	15%	-£173,921	-£595,787	-£599,527	-£606,377	-£640,625	-£871,474	-£1,010,997
60% LAR : 40% CIR	20%	-£264,062	-£672,987	-£676,717	-£683,549	-£717,751	-£948,327	-£1,087,698
60% LAR : 40% CIR	25%	-£354,879	-£750,860	-£754,580	-£761,396	-£795,557	-£1,025,887	-£1,165,120
60% LAR : 40% CIR	30%	-£446,366	-£829,399	-£833,111	-£839,912	-£874,036	-£1,104,146	-£1,243,258
60% LAR : 40% CIR	35%	-£538,516	-£908,597	-£912,301	-£919,090	-£953,182	-£1,183,098	-£1,322,104
60% LAR : 40% CIR	40%	-£631,325	-£988,448	-£992,146	-£998,923	-£1,032,988	-£1,262,738	-£1,401,650
60% LAR : 40% CIR	45%	-£724,784	-£1,068,943	-£1,072,638	-£1,079,406	-£1,113,446	-£1,343,057	-£1,481,890
60% LAR : 40% CIR	50%	-£818,887	-£1,150,080	-£1,153,770	-£1,160,530	-£1,194,553	-£1,424,048	-£1,562,818

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,041,189	-£6,500,454	-£6,504,233	-£6,511,149	-£6,545,561	-£6,777,398	-£6,917,469
60% LAR : 40% CIR	5%	-£6,127,935	-£6,575,598	-£6,579,363	-£6,586,256	-£6,620,609	-£6,852,089	-£6,991,962
60% LAR : 40% CIR	10%	-£6,216,636	-£6,651,435	-£6,655,187	-£6,662,058	-£6,696,356	-£6,927,506	-£7,067,197
60% LAR : 40% CIR	**12%**	**-£6,252,337**	**-£6,681,962**	**-£6,685,709**	**-£6,692,571**	**-£6,726,849**	**-£6,957,876**	**-£7,097,497**
60% LAR : 40% CIR	15%	-£6,306,092	-£6,727,958	-£6,731,698	-£6,738,548	-£6,772,796	-£7,003,645	-£7,143,168
60% LAR : 40% CIR	20%	-£6,396,232	-£6,805,158	-£6,808,888	-£6,815,720	-£6,849,922	-£7,080,498	-£7,219,869
60% LAR : 40% CIR	25%	-£6,487,049	-£6,883,031	-£6,886,751	-£6,893,567	-£6,927,728	-£7,158,058	-£7,297,291
60% LAR : 40% CIR	30%	-£6,578,537	-£6,961,570	-£6,965,282	-£6,972,083	-£7,006,207	-£7,236,317	-£7,375,429
60% LAR : 40% CIR	35%	-£6,670,687	-£7,040,768	-£7,044,472	-£7,051,261	-£7,085,353	-£7,315,269	-£7,454,275
60% LAR : 40% CIR	40%	-£6,763,496	-£7,120,619	-£7,124,317	-£7,131,094	-£7,165,159	-£7,394,909	-£7,533,821
60% LAR : 40% CIR	45%	-£6,856,955	-£7,201,114	-£7,204,809	-£7,211,577	-£7,245,617	-£7,475,228	-£7,614,061
60% LAR : 40% CIR	50%	-£6,951,058	-£7,282,251	-£7,285,941	-£7,292,701	-£7,326,723	-£7,556,219	-£7,694,989

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,500,190	-£3,959,455	-£3,963,234	-£3,970,150	-£4,004,562	-£4,236,398	-£4,376,470
60% LAR : 40% CIR	5%	-£3,586,935	-£4,034,599	-£4,038,364	-£4,045,257	-£4,079,610	-£4,311,089	-£4,450,963
60% LAR : 40% CIR	10%	-£3,675,637	-£4,110,436	-£4,114,188	-£4,121,059	-£4,155,356	-£4,386,507	-£4,526,197
60% LAR : 40% CIR	**12%**	**-£3,711,337**	**-£4,140,962**	**-£4,144,710**	**-£4,151,572**	**-£4,185,849**	**-£4,416,876**	**-£4,556,498**
60% LAR : 40% CIR	15%	-£3,765,093	-£4,186,958	-£4,190,699	-£4,197,549	-£4,231,796	-£4,462,646	-£4,602,169
60% LAR : 40% CIR	20%	-£3,855,233	-£4,264,159	-£4,267,889	-£4,274,721	-£4,308,923	-£4,539,499	-£4,678,870
60% LAR : 40% CIR	25%	-£3,946,050	-£4,342,032	-£4,345,752	-£4,352,567	-£4,386,729	-£4,617,058	-£4,756,292
60% LAR : 40% CIR	30%	-£4,037,538	-£4,420,571	-£4,424,282	-£4,431,084	-£4,465,208	-£4,695,318	-£4,834,430
60% LAR : 40% CIR	35%	-£4,129,688	-£4,499,769	-£4,503,473	-£4,510,262	-£4,544,354	-£4,774,270	-£4,913,276
60% LAR : 40% CIR	40%	-£4,222,497	-£4,579,619	-£4,583,318	-£4,590,095	-£4,624,160	-£4,853,910	-£4,992,822
60% LAR : 40% CIR	45%	-£4,315,956	-£4,660,115	-£4,663,810	-£4,670,577	-£4,704,618	-£4,934,228	-£5,073,062
60% LAR : 40% CIR	50%	-£4,410,059	-£4,741,252	-£4,744,941	-£4,751,702	-£4,785,724	-£5,015,220	-£5,153,990

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,447,317	-£2,906,582	-£2,910,361	-£2,917,277	-£2,951,689	-£3,183,526	-£3,323,597
60% LAR : 40% CIR	5%	-£2,534,063	-£2,981,726	-£2,985,491	-£2,992,384	-£3,026,737	-£3,258,217	-£3,398,090
60% LAR : 40% CIR	10%	-£2,622,764	-£3,057,563	-£3,061,315	-£3,068,186	-£3,102,483	-£3,333,634	-£3,473,325
60% LAR : 40% CIR	**12%**	**-£2,658,465**	**-£3,088,090**	**-£3,091,837**	**-£3,098,699**	**-£3,132,976**	**-£3,364,004**	**-£3,503,625**
60% LAR : 40% CIR	15%	-£2,712,220	-£3,134,086	-£3,137,826	-£3,144,676	-£3,178,924	-£3,409,773	-£3,549,296
60% LAR : 40% CIR	20%	-£2,802,360	-£3,211,286	-£3,215,016	-£3,221,848	-£3,256,050	-£3,486,626	-£3,625,997
60% LAR : 40% CIR	25%	-£2,893,177	-£3,289,159	-£3,292,879	-£3,299,695	-£3,333,856	-£3,564,186	-£3,703,419
60% LAR : 40% CIR	30%	-£2,984,665	-£3,367,698	-£3,371,409	-£3,378,211	-£3,412,335	-£3,642,445	-£3,781,557
60% LAR : 40% CIR	35%	-£3,076,815	-£3,446,896	-£3,450,600	-£3,457,389	-£3,491,481	-£3,721,397	-£3,860,403
60% LAR : 40% CIR	40%	-£3,169,624	-£3,526,747	-£3,530,445	-£3,537,222	-£3,571,287	-£3,801,037	-£3,939,949
60% LAR : 40% CIR	45%	-£3,263,083	-£3,607,242	-£3,610,937	-£3,617,705	-£3,651,745	-£3,881,356	-£4,020,189
60% LAR : 40% CIR	50%	-£3,357,186	-£3,688,379	-£3,692,069	-£3,698,829	-£3,732,851	-£3,962,347	-£4,101,117

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,202,721	-£1,661,986	-£1,665,766	-£1,672,682	-£1,707,094	-£1,938,930	-£2,079,002
60% LAR : 40% CIR	5%	-£1,289,467	-£1,737,131	-£1,740,896	-£1,747,789	-£1,782,142	-£2,013,621	-£2,153,494
60% LAR : 40% CIR	10%	-£1,378,168	-£1,812,968	-£1,816,720	-£1,823,591	-£1,857,888	-£2,089,039	-£2,228,729
60% LAR : 40% CIR	**12%**	**-£1,413,869**	**-£1,843,494**	**-£1,847,242**	**-£1,854,104**	**-£1,888,381**	**-£2,119,408**	**-£2,259,030**
60% LAR : 40% CIR	15%	-£1,467,625	-£1,889,490	-£1,893,230	-£1,900,081	-£1,934,328	-£2,165,178	-£2,304,701
60% LAR : 40% CIR	20%	-£1,557,765	-£1,966,691	-£1,970,420	-£1,977,252	-£2,011,455	-£2,242,031	-£2,381,401
60% LAR : 40% CIR	25%	-£1,648,582	-£2,044,563	-£2,048,284	-£2,055,099	-£2,089,261	-£2,319,590	-£2,458,824
60% LAR : 40% CIR	30%	-£1,740,069	-£2,123,102	-£2,126,814	-£2,133,616	-£2,167,740	-£2,397,850	-£2,536,961
60% LAR : 40% CIR	35%	-£1,832,220	-£2,202,301	-£2,206,005	-£2,212,793	-£2,246,886	-£2,476,802	-£2,615,808
60% LAR : 40% CIR	40%	-£1,925,029	-£2,282,151	-£2,285,850	-£2,292,627	-£2,326,691	-£2,556,442	-£2,695,354
60% LAR : 40% CIR	45%	-£2,018,488	-£2,362,647	-£2,366,341	-£2,373,109	-£2,407,150	-£2,636,760	-£2,775,594
60% LAR : 40% CIR	50%	-£2,112,591	-£2,443,784	-£2,447,473	-£2,454,234	-£2,488,256	-£2,717,752	-£2,856,522

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR for 15 Years		Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft

No Units	7	Sales value inflation		Base
Site Area	0.06 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£431,521	-£28,076	-£31,856	-£38,772	-£73,183	-£305,020	-£445,092
60% LAR : 40% CIR	5%	£327,748	-£120,231	-£123,996	-£130,889	-£165,242	-£396,722	-£536,594
60% LAR : 40% CIR	10%	£223,290	-£213,079	-£216,831	-£223,701	-£257,999	-£489,150	-£628,840
60% LAR : 40% CIR	**12%**	**£181,315**	**-£250,409**	**-£254,156**	**-£261,019**	**-£295,296**	**-£526,324**	**-£665,945**
60% LAR : 40% CIR	15%	£118,151	-£306,610	-£310,351	-£317,202	-£351,449	-£582,299	-£721,822
60% LAR : 40% CIR	20%	£12,339	-£400,821	-£404,551	-£411,384	-£445,585	-£676,161	-£815,533
60% LAR : 40% CIR	25%	-£95,577	-£495,705	-£499,425	-£506,241	-£540,403	-£770,731	-£909,966
60% LAR : 40% CIR	30%	-£204,351	-£591,254	-£594,966	-£601,767	-£635,891	-£866,001	-£1,005,114
60% LAR : 40% CIR	35%	-£313,789	-£687,463	-£691,167	-£697,955	-£732,048	-£961,965	-£1,100,969
60% LAR : 40% CIR	40%	-£423,884	-£784,324	-£788,022	-£794,799	-£828,864	-£1,058,614	-£1,197,526
60% LAR : 40% CIR	45%	-£534,630	-£881,830	-£885,524	-£892,292	-£926,332	-£1,155,943	-£1,294,777
60% LAR : 40% CIR	50%	-£646,020	-£979,977	-£983,666	-£990,427	-£1,024,449	-£1,253,945	-£1,392,715

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,700,650	-£6,160,247	-£6,164,027	-£6,170,943	-£6,205,354	-£6,437,191	-£6,577,263
60% LAR : 40% CIR	5%	-£5,804,423	-£6,252,402	-£6,256,167	-£6,263,060	-£6,297,413	-£6,528,892	-£6,668,765
60% LAR : 40% CIR	10%	-£5,908,881	-£6,345,250	-£6,349,002	-£6,355,872	-£6,390,170	-£6,621,321	-£6,761,011
60% LAR : 40% CIR	**12%**	**-£5,950,856**	**-£6,382,580**	**-£6,386,327**	**-£6,393,190**	**-£6,427,467**	**-£6,658,494**	**-£6,798,116**
60% LAR : 40% CIR	15%	-£6,014,020	-£6,438,781	-£6,442,521	-£6,449,373	-£6,483,620	-£6,714,470	-£6,853,993
60% LAR : 40% CIR	20%	-£6,119,832	-£6,532,992	-£6,536,722	-£6,543,555	-£6,577,756	-£6,808,332	-£6,947,704
60% LAR : 40% CIR	25%	-£6,227,748	-£6,627,876	-£6,631,596	-£6,638,412	-£6,672,574	-£6,902,902	-£7,042,137
60% LAR : 40% CIR	30%	-£6,336,522	-£6,723,425	-£6,727,136	-£6,733,938	-£6,768,062	-£6,998,172	-£7,137,285
60% LAR : 40% CIR	35%	-£6,445,960	-£6,819,634	-£6,823,338	-£6,830,126	-£6,864,219	-£7,094,136	-£7,233,140
60% LAR : 40% CIR	40%	-£6,556,055	-£6,916,494	-£6,920,193	-£6,926,970	-£6,961,035	-£7,190,785	-£7,329,697
60% LAR : 40% CIR	45%	-£6,666,801	-£7,014,001	-£7,017,695	-£7,024,463	-£7,058,503	-£7,288,114	-£7,426,948
60% LAR : 40% CIR	50%	-£6,778,191	-£7,112,148	-£7,115,837	-£7,122,598	-£7,156,620	-£7,386,116	-£7,524,886

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,159,650	-£3,619,248	-£3,623,027	-£3,629,943	-£3,664,355	-£3,896,192	-£4,036,264
60% LAR : 40% CIR	5%	-£3,263,424	-£3,711,403	-£3,715,168	-£3,722,061	-£3,756,414	-£3,987,893	-£4,127,765
60% LAR : 40% CIR	10%	-£3,367,882	-£3,804,250	-£3,808,002	-£3,814,872	-£3,849,171	-£4,080,321	-£4,220,012
60% LAR : 40% CIR	**12%**	**-£3,409,857**	**-£3,841,581**	**-£3,845,328**	**-£3,852,191**	**-£3,886,468**	**-£4,117,495**	**-£4,257,117**
60% LAR : 40% CIR	15%	-£3,473,021	-£3,897,782	-£3,901,522	-£3,908,374	-£3,942,621	-£4,173,471	-£4,312,994
60% LAR : 40% CIR	20%	-£3,578,833	-£3,991,993	-£3,995,723	-£4,002,556	-£4,036,757	-£4,267,333	-£4,406,705
60% LAR : 40% CIR	25%	-£3,686,749	-£4,086,877	-£4,090,597	-£4,097,413	-£4,131,574	-£4,361,903	-£4,501,138
60% LAR : 40% CIR	30%	-£3,795,522	-£4,182,426	-£4,186,137	-£4,192,939	-£4,227,063	-£4,457,173	-£4,596,286
60% LAR : 40% CIR	35%	-£3,904,961	-£4,278,634	-£4,282,338	-£4,289,127	-£4,323,220	-£4,553,137	-£4,692,141
60% LAR : 40% CIR	40%	-£4,015,056	-£4,375,495	-£4,379,194	-£4,385,971	-£4,420,035	-£4,649,786	-£4,788,698
60% LAR : 40% CIR	45%	-£4,125,802	-£4,473,001	-£4,476,696	-£4,483,464	-£4,517,504	-£4,747,115	-£4,885,948
60% LAR : 40% CIR	50%	-£4,237,192	-£4,571,149	-£4,574,838	-£4,581,599	-£4,615,621	-£4,845,116	-£4,983,887

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,106,778	-£2,566,375	-£2,570,155	-£2,577,071	-£2,611,482	-£2,843,319	-£2,983,391
60% LAR : 40% CIR	5%	-£2,210,551	-£2,658,530	-£2,662,295	-£2,669,188	-£2,703,541	-£2,935,020	-£3,074,893
60% LAR : 40% CIR	10%	-£2,315,009	-£2,751,378	-£2,755,130	-£2,762,000	-£2,796,298	-£3,027,449	-£3,167,139
60% LAR : 40% CIR	**12%**	**-£2,356,984**	**-£2,788,708**	**-£2,792,455**	**-£2,799,318**	**-£2,833,595**	**-£3,064,622**	**-£3,204,244**
60% LAR : 40% CIR	15%	-£2,420,148	-£2,844,909	-£2,848,649	-£2,855,501	-£2,889,748	-£3,120,598	-£3,260,121
60% LAR : 40% CIR	20%	-£2,525,960	-£2,939,120	-£2,942,850	-£2,949,683	-£2,983,884	-£3,214,460	-£3,353,832
60% LAR : 40% CIR	25%	-£2,633,876	-£3,034,004	-£3,037,724	-£3,044,540	-£3,078,702	-£3,309,030	-£3,448,265
60% LAR : 40% CIR	30%	-£2,742,650	-£3,129,553	-£3,133,264	-£3,140,066	-£3,174,190	-£3,404,300	-£3,543,413
60% LAR : 40% CIR	35%	-£2,852,088	-£3,225,761	-£3,229,465	-£3,236,254	-£3,270,347	-£3,500,264	-£3,639,268
60% LAR : 40% CIR	40%	-£2,962,183	-£3,322,622	-£3,326,321	-£3,333,098	-£3,367,163	-£3,596,913	-£3,735,825
60% LAR : 40% CIR	45%	-£3,072,929	-£3,420,129	-£3,423,823	-£3,430,591	-£3,464,631	-£3,694,242	-£3,833,076
60% LAR : 40% CIR	50%	-£3,184,319	-£3,518,276	-£3,521,965	-£3,528,726	-£3,562,748	-£3,792,244	-£3,931,014

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£862,182	-£1,321,780	-£1,325,559	-£1,332,475	-£1,366,887	-£1,598,724	-£1,738,795
60% LAR : 40% CIR	5%	-£965,955	-£1,413,935	-£1,417,700	-£1,424,592	-£1,458,945	-£1,690,425	-£1,830,297
60% LAR : 40% CIR	10%	-£1,070,414	-£1,506,782	-£1,510,534	-£1,517,404	-£1,551,702	-£1,782,853	-£1,922,543
60% LAR : 40% CIR	**12%**	**-£1,112,389**	**-£1,544,113**	**-£1,547,860**	**-£1,554,723**	**-£1,589,000**	**-£1,820,027**	**-£1,959,648**
60% LAR : 40% CIR	15%	-£1,175,553	-£1,600,314	-£1,604,054	-£1,610,906	-£1,645,153	-£1,876,003	-£2,015,525
60% LAR : 40% CIR	20%	-£1,281,365	-£1,694,525	-£1,698,255	-£1,705,087	-£1,739,289	-£1,969,865	-£2,109,236
60% LAR : 40% CIR	25%	-£1,389,281	-£1,789,409	-£1,793,129	-£1,799,945	-£1,834,106	-£2,064,435	-£2,203,669
60% LAR : 40% CIR	30%	-£1,498,054	-£1,884,957	-£1,888,669	-£1,895,471	-£1,929,595	-£2,159,705	-£2,298,817
60% LAR : 40% CIR	35%	-£1,607,493	-£1,981,166	-£1,984,870	-£1,991,659	-£2,025,751	-£2,255,668	-£2,394,673
60% LAR : 40% CIR	40%	-£1,717,588	-£2,078,027	-£2,081,726	-£2,088,502	-£2,122,567	-£2,352,317	-£2,491,230
60% LAR : 40% CIR	45%	-£1,828,334	-£2,175,533	-£2,179,228	-£2,185,995	-£2,220,036	-£2,449,647	-£2,588,480
60% LAR : 40% CIR	50%	-£1,939,724	-£2,273,681	-£2,277,370	-£2,284,131	-£2,318,153	-£2,547,648	-£2,686,419

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR for 15 Years	
No Units	**7**
Site Area	**0.06 Ha**

Value Area	**Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft**	
Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£601,791	£139,893	£136,170	£129,358	£95,463	-£134,917	-£274,988
60% LAR : 40% CIR	5%	£489,504	£40,745	£37,037	£30,247	-£3,643	-£235,123	-£374,996
60% LAR : 40% CIR	10%	£376,532	-£59,985	-£63,738	-£70,608	-£104,906	-£336,057	-£475,747
60% LAR : 40% CIR	**12%**	**£331,152**	**-£100,718**	**-£104,466**	**-£111,328**	**-£145,605**	**-£376,632**	**-£516,253**
60% LAR : 40% CIR	15%	£262,880	-£162,023	-£165,763	-£172,614	-£206,861	-£437,711	-£577,234
60% LAR : 40% CIR	20%	£148,554	-£264,739	-£268,469	-£275,302	-£309,503	-£540,079	-£679,450
60% LAR : 40% CIR	25%	£33,561	-£368,128	-£371,847	-£378,664	-£412,825	-£643,155	-£782,388
60% LAR : 40% CIR	30%	-£83,344	-£472,182	-£475,894	-£482,695	-£516,819	-£746,929	-£886,041
60% LAR : 40% CIR	35%	-£201,425	-£576,895	-£580,600	-£587,388	-£621,481	-£851,398	-£990,402
60% LAR : 40% CIR	40%	-£320,163	-£682,261	-£685,960	-£692,737	-£726,802	-£956,552	-£1,095,464
60% LAR : 40% CIR	45%	-£439,553	-£788,273	-£791,967	-£798,735	-£832,777	-£1,062,386	-£1,201,220
60% LAR : 40% CIR	50%	-£559,586	-£894,925	-£898,615	-£905,376	-£939,397	-£1,168,893	-£1,307,663

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,530,380	-£5,992,278	-£5,996,001	-£6,002,813	-£6,036,708	-£6,267,088	-£6,407,158
60% LAR : 40% CIR	5%	-£5,642,667	-£6,091,426	-£6,095,134	-£6,101,923	-£6,135,814	-£6,367,294	-£6,507,167
60% LAR : 40% CIR	10%	-£5,755,639	-£6,192,156	-£6,195,909	-£6,202,779	-£6,237,077	-£6,468,228	-£6,607,918
60% LAR : 40% CIR	**12%**	**-£5,801,018**	**-£6,232,889**	**-£6,236,637**	**-£6,243,499**	**-£6,277,776**	**-£6,508,803**	**-£6,648,424**
60% LAR : 40% CIR	15%	-£5,869,291	-£6,294,194	-£6,297,934	-£6,304,785	-£6,339,032	-£6,569,882	-£6,709,405
60% LAR : 40% CIR	20%	-£5,983,617	-£6,396,910	-£6,400,639	-£6,407,472	-£6,441,674	-£6,672,250	-£6,811,620
60% LAR : 40% CIR	25%	-£6,098,610	-£6,500,299	-£6,504,018	-£6,510,835	-£6,544,996	-£6,775,325	-£6,914,559
60% LAR : 40% CIR	30%	-£6,215,514	-£6,604,353	-£6,608,064	-£6,614,866	-£6,648,990	-£6,879,100	-£7,018,212
60% LAR : 40% CIR	35%	-£6,333,596	-£6,709,066	-£6,712,771	-£6,719,559	-£6,753,652	-£6,983,568	-£7,122,573
60% LAR : 40% CIR	40%	-£6,452,334	-£6,814,432	-£6,818,130	-£6,824,908	-£6,858,973	-£7,088,723	-£7,227,635
60% LAR : 40% CIR	45%	-£6,571,724	-£6,920,444	-£6,924,138	-£6,930,906	-£6,964,948	-£7,194,557	-£7,333,391
60% LAR : 40% CIR	50%	-£6,691,757	-£7,027,096	-£7,030,786	-£7,037,547	-£7,071,568	-£7,301,064	-£7,439,834

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,989,381	-£3,451,279	-£3,455,001	-£3,461,814	-£3,495,709	-£3,726,088	-£3,866,159
60% LAR : 40% CIR	5%	-£3,101,668	-£3,550,427	-£3,554,135	-£3,560,924	-£3,594,815	-£3,826,295	-£3,966,168
60% LAR : 40% CIR	10%	-£3,214,640	-£3,651,157	-£3,654,909	-£3,661,780	-£3,696,078	-£3,927,229	-£4,066,919
60% LAR : 40% CIR	**12%**	**-£3,260,019**	**-£3,691,890**	**-£3,695,637**	**-£3,702,500**	**-£3,736,777**	**-£3,967,804**	**-£4,107,425**
60% LAR : 40% CIR	15%	-£3,328,292	-£3,753,195	-£3,756,935	-£3,763,786	-£3,798,033	-£4,028,883	-£4,168,405
60% LAR : 40% CIR	20%	-£3,442,618	-£3,855,911	-£3,859,640	-£3,866,473	-£3,900,675	-£4,131,251	-£4,270,621
60% LAR : 40% CIR	25%	-£3,557,610	-£3,959,299	-£3,963,019	-£3,969,835	-£4,003,997	-£4,234,326	-£4,373,560
60% LAR : 40% CIR	30%	-£3,674,515	-£4,063,354	-£4,067,065	-£4,073,867	-£4,107,991	-£4,338,101	-£4,477,213
60% LAR : 40% CIR	35%	-£3,792,597	-£4,168,067	-£4,171,772	-£4,178,560	-£4,212,652	-£4,442,569	-£4,581,574
60% LAR : 40% CIR	40%	-£3,911,335	-£4,273,433	-£4,277,131	-£4,283,909	-£4,317,974	-£4,547,724	-£4,686,635
60% LAR : 40% CIR	45%	-£4,030,725	-£4,379,445	-£4,383,139	-£4,389,907	-£4,423,948	-£4,653,558	-£4,792,391
60% LAR : 40% CIR	50%	-£4,150,758	-£4,486,097	-£4,489,787	-£4,496,548	-£4,530,569	-£4,760,064	-£4,898,835

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,936,508	-£2,398,406	-£2,402,129	-£2,408,941	-£2,442,836	-£2,673,216	-£2,813,286
60% LAR : 40% CIR	5%	-£2,048,795	-£2,497,554	-£2,501,262	-£2,508,051	-£2,541,942	-£2,773,422	-£2,913,295
60% LAR : 40% CIR	10%	-£2,161,767	-£2,598,284	-£2,602,037	-£2,608,907	-£2,643,205	-£2,874,356	-£3,014,046
60% LAR : 40% CIR	**12%**	**-£2,207,146**	**-£2,639,017**	**-£2,642,765**	**-£2,649,627**	**-£2,683,904**	**-£2,914,931**	**-£3,054,552**
60% LAR : 40% CIR	15%	-£2,275,419	-£2,700,322	-£2,704,062	-£2,710,913	-£2,745,160	-£2,976,010	-£3,115,533
60% LAR : 40% CIR	20%	-£2,389,745	-£2,803,038	-£2,806,767	-£2,813,600	-£2,847,802	-£3,078,378	-£3,217,748
60% LAR : 40% CIR	25%	-£2,504,738	-£2,906,427	-£2,910,146	-£2,916,962	-£2,951,124	-£3,181,453	-£3,320,687
60% LAR : 40% CIR	30%	-£2,621,642	-£3,010,481	-£3,014,192	-£3,020,994	-£3,055,118	-£3,285,228	-£3,424,340
60% LAR : 40% CIR	35%	-£2,739,724	-£3,115,194	-£3,118,899	-£3,125,687	-£3,159,779	-£3,389,696	-£3,528,701
60% LAR : 40% CIR	40%	-£2,858,462	-£3,220,560	-£3,224,258	-£3,231,036	-£3,265,101	-£3,494,851	-£3,633,763
60% LAR : 40% CIR	45%	-£2,977,852	-£3,326,572	-£3,330,266	-£3,337,034	-£3,371,076	-£3,600,685	-£3,739,519
60% LAR : 40% CIR	50%	-£3,097,885	-£3,433,224	-£3,436,914	-£3,443,675	-£3,477,696	-£3,707,192	-£3,845,962

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£691,913	-£1,153,811	-£1,157,533	-£1,164,346	-£1,198,241	-£1,428,620	-£1,568,691
60% LAR : 40% CIR	5%	-£804,199	-£1,252,958	-£1,256,667	-£1,263,456	-£1,297,347	-£1,528,826	-£1,668,700
60% LAR : 40% CIR	10%	-£917,171	-£1,353,688	-£1,357,441	-£1,364,311	-£1,398,609	-£1,629,760	-£1,769,451
60% LAR : 40% CIR	**12%**	**-£962,551**	**-£1,394,421**	**-£1,398,169**	**-£1,405,031**	**-£1,439,308**	**-£1,670,335**	**-£1,809,957**
60% LAR : 40% CIR	15%	-£1,030,824	-£1,455,727	-£1,459,467	-£1,466,317	-£1,500,565	-£1,731,415	-£1,870,937
60% LAR : 40% CIR	20%	-£1,145,150	-£1,558,442	-£1,562,172	-£1,569,005	-£1,603,206	-£1,833,783	-£1,973,153
60% LAR : 40% CIR	25%	-£1,260,142	-£1,661,831	-£1,665,551	-£1,672,367	-£1,706,528	-£1,936,858	-£2,076,092
60% LAR : 40% CIR	30%	-£1,377,047	-£1,765,885	-£1,769,597	-£1,776,399	-£1,810,523	-£2,040,633	-£2,179,744
60% LAR : 40% CIR	35%	-£1,495,129	-£1,870,599	-£1,874,304	-£1,881,092	-£1,915,184	-£2,145,101	-£2,284,106
60% LAR : 40% CIR	40%	-£1,613,866	-£1,975,964	-£1,979,663	-£1,986,441	-£2,020,506	-£2,250,256	-£2,389,167
60% LAR : 40% CIR	45%	-£1,733,256	-£2,081,976	-£2,085,671	-£2,092,439	-£2,126,480	-£2,356,090	-£2,494,923
60% LAR : 40% CIR	50%	-£1,853,290	-£2,188,628	-£2,192,319	-£2,199,079	-£2,233,101	-£2,462,596	-£2,601,366

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR for 15 Years	
Value Area	**Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£772,059	£307,440	£303,717	£296,904	£263,009	£34,657	-£104,884
60% LAR : 40% CIR	5%	£651,260	£199,915	£196,207	£189,417	£155,581	-£73,525	-£213,398
60% LAR : 40% CIR	10%	£529,774	£91,709	£88,012	£81,245	£47,463	-£182,964	-£322,654
60% LAR : 40% CIR	**12%**	**£480,989**	**£48,237**	**£44,546**	**£37,786**	**£4,024**	**-£226,941**	**-£366,563**
60% LAR : 40% CIR	15%	£407,608	-£17,435	-£21,175	-£28,026	-£62,273	-£293,123	-£432,646
60% LAR : 40% CIR	20%	£284,770	-£128,656	-£132,386	-£139,218	-£173,420	-£403,997	-£543,367
60% LAR : 40% CIR	25%	£161,264	-£240,550	-£244,271	-£251,086	-£285,247	-£515,577	-£654,810
60% LAR : 40% CIR	30%	£37,097	-£353,110	-£356,822	-£363,623	-£397,747	-£627,857	-£766,969
60% LAR : 40% CIR	35%	-£89,061	-£466,328	-£470,033	-£476,821	-£510,913	-£740,830	-£879,835
60% LAR : 40% CIR	40%	-£216,443	-£580,199	-£583,898	-£590,676	-£624,740	-£854,490	-£993,402
60% LAR : 40% CIR	45%	-£344,476	-£694,717	-£698,410	-£705,178	-£739,220	-£968,829	-£1,107,663
60% LAR : 40% CIR	50%	-£473,152	-£809,874	-£813,563	-£820,324	-£854,346	-£1,083,840	-£1,222,612

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,360,112	-£5,824,731	-£5,828,454	-£5,835,267	-£5,869,162	-£6,097,514	-£6,237,055
60% LAR : 40% CIR	5%	-£5,480,911	-£5,932,256	-£5,935,964	-£5,942,754	-£5,976,590	-£6,205,696	-£6,345,568
60% LAR : 40% CIR	10%	-£5,602,397	-£6,040,462	-£6,044,159	-£6,050,926	-£6,084,708	-£6,315,135	-£6,454,825
60% LAR : 40% CIR	**12%**	**-£5,651,182**	**-£6,083,934**	**-£6,087,625**	**-£6,094,385**	**-£6,128,147**	**-£6,359,112**	**-£6,498,734**
60% LAR : 40% CIR	15%	-£5,724,563	-£6,149,606	-£6,153,346	-£6,160,197	-£6,194,444	-£6,425,294	-£6,564,817
60% LAR : 40% CIR	20%	-£5,847,401	-£6,260,827	-£6,264,557	-£6,271,389	-£6,305,591	-£6,536,167	-£6,675,538
60% LAR : 40% CIR	25%	-£5,970,907	-£6,372,721	-£6,376,441	-£6,383,257	-£6,417,418	-£6,647,748	-£6,786,981
60% LAR : 40% CIR	30%	-£6,095,074	-£6,485,281	-£6,488,992	-£6,495,794	-£6,529,918	-£6,760,028	-£6,899,140
60% LAR : 40% CIR	35%	-£6,221,232	-£6,598,499	-£6,602,204	-£6,608,992	-£6,643,084	-£6,873,001	-£7,012,006
60% LAR : 40% CIR	40%	-£6,348,614	-£6,712,370	-£6,716,069	-£6,722,847	-£6,756,910	-£6,986,661	-£7,125,573
60% LAR : 40% CIR	45%	-£6,476,647	-£6,826,888	-£6,830,581	-£6,837,349	-£6,871,391	-£7,101,000	-£7,239,834
60% LAR : 40% CIR	50%	-£6,605,323	-£6,942,045	-£6,945,734	-£6,952,495	-£6,986,517	-£7,216,011	-£7,354,783

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,819,112	-£3,283,732	-£3,287,455	-£3,294,268	-£3,328,162	-£3,556,515	-£3,696,056
60% LAR : 40% CIR	5%	-£2,939,912	-£3,391,257	-£3,394,965	-£3,401,754	-£3,435,590	-£3,664,697	-£3,804,569
60% LAR : 40% CIR	10%	-£3,061,397	-£3,499,463	-£3,503,160	-£3,509,927	-£3,543,709	-£3,774,136	-£3,913,826
60% LAR : 40% CIR	**12%**	**-£3,110,183**	**-£3,542,935**	**-£3,546,626**	**-£3,553,386**	**-£3,587,148**	**-£3,818,113**	**-£3,957,734**
60% LAR : 40% CIR	15%	-£3,183,563	-£3,608,607	-£3,612,347	-£3,619,197	-£3,653,445	-£3,884,295	-£4,023,818
60% LAR : 40% CIR	20%	-£3,306,402	-£3,719,828	-£3,723,558	-£3,730,390	-£3,764,592	-£3,995,168	-£4,134,539
60% LAR : 40% CIR	25%	-£3,429,908	-£3,831,722	-£3,835,442	-£3,842,258	-£3,876,419	-£4,106,749	-£4,245,982
60% LAR : 40% CIR	30%	-£3,554,074	-£3,944,282	-£3,947,993	-£3,954,795	-£3,988,919	-£4,219,029	-£4,358,141
60% LAR : 40% CIR	35%	-£3,680,233	-£4,057,500	-£4,061,205	-£4,067,992	-£4,102,085	-£4,332,002	-£4,471,007
60% LAR : 40% CIR	40%	-£3,807,615	-£4,171,371	-£4,175,070	-£4,181,848	-£4,215,911	-£4,445,661	-£4,584,574
60% LAR : 40% CIR	45%	-£3,935,648	-£4,285,889	-£4,289,582	-£4,296,350	-£4,330,391	-£4,560,001	-£4,698,835
60% LAR : 40% CIR	50%	-£4,064,324	-£4,401,046	-£4,404,735	-£4,411,495	-£4,445,518	-£4,675,012	-£4,813,783

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,766,239	-£2,230,859	-£2,234,582	-£2,241,395	-£2,275,290	-£2,503,642	-£2,643,183
60% LAR : 40% CIR	5%	-£1,887,039	-£2,338,384	-£2,342,092	-£2,348,882	-£2,382,718	-£2,611,824	-£2,751,696
60% LAR : 40% CIR	10%	-£2,008,524	-£2,446,590	-£2,450,287	-£2,457,054	-£2,490,836	-£2,721,263	-£2,860,953
60% LAR : 40% CIR	**12%**	**-£2,057,310**	**-£2,490,062**	**-£2,493,753**	**-£2,500,513**	**-£2,534,275**	**-£2,765,240**	**-£2,904,862**
60% LAR : 40% CIR	15%	-£2,130,691	-£2,555,734	-£2,559,474	-£2,566,325	-£2,600,572	-£2,831,422	-£2,970,945
60% LAR : 40% CIR	20%	-£2,253,529	-£2,666,955	-£2,670,685	-£2,677,517	-£2,711,719	-£2,942,295	-£3,081,666
60% LAR : 40% CIR	25%	-£2,377,035	-£2,778,849	-£2,782,569	-£2,789,385	-£2,823,546	-£3,053,876	-£3,193,109
60% LAR : 40% CIR	30%	-£2,501,202	-£2,891,409	-£2,895,120	-£2,901,922	-£2,936,046	-£3,166,156	-£3,305,268
60% LAR : 40% CIR	35%	-£2,627,360	-£3,004,627	-£3,008,332	-£3,015,120	-£3,049,212	-£3,279,129	-£3,418,134
60% LAR : 40% CIR	40%	-£2,754,742	-£3,118,498	-£3,122,197	-£3,128,975	-£3,163,038	-£3,392,789	-£3,531,701
60% LAR : 40% CIR	45%	-£2,882,775	-£3,233,016	-£3,236,709	-£3,243,477	-£3,277,519	-£3,507,128	-£3,645,962
60% LAR : 40% CIR	50%	-£3,011,451	-£3,348,173	-£3,351,862	-£3,358,623	-£3,392,645	-£3,622,139	-£3,760,911

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£521,644	-£986,263	-£989,987	-£996,799	-£1,030,694	-£1,259,046	-£1,398,588
60% LAR : 40% CIR	5%	-£642,443	-£1,093,789	-£1,097,497	-£1,104,286	-£1,138,122	-£1,367,229	-£1,507,101
60% LAR : 40% CIR	10%	-£763,929	-£1,201,995	-£1,205,691	-£1,212,459	-£1,246,241	-£1,476,668	-£1,616,358
60% LAR : 40% CIR	**12%**	**-£812,715**	**-£1,245,467**	**-£1,249,158**	**-£1,255,917**	**-£1,289,680**	**-£1,520,645**	**-£1,660,266**
60% LAR : 40% CIR	15%	-£886,095	-£1,311,139	-£1,314,879	-£1,321,729	-£1,355,977	-£1,586,826	-£1,726,350
60% LAR : 40% CIR	20%	-£1,008,934	-£1,422,360	-£1,426,090	-£1,432,922	-£1,467,124	-£1,697,700	-£1,837,071
60% LAR : 40% CIR	25%	-£1,132,440	-£1,534,253	-£1,537,974	-£1,544,789	-£1,578,951	-£1,809,280	-£1,948,514
60% LAR : 40% CIR	30%	-£1,256,606	-£1,646,813	-£1,650,525	-£1,657,327	-£1,691,451	-£1,921,561	-£2,060,672
60% LAR : 40% CIR	35%	-£1,382,765	-£1,760,032	-£1,763,737	-£1,770,524	-£1,804,617	-£2,034,534	-£2,173,538
60% LAR : 40% CIR	40%	-£1,510,146	-£1,873,903	-£1,877,601	-£1,884,379	-£1,918,443	-£2,148,193	-£2,287,106
60% LAR : 40% CIR	45%	-£1,638,179	-£1,988,421	-£1,992,114	-£1,998,882	-£2,032,923	-£2,262,533	-£2,401,366
60% LAR : 40% CIR	50%	-£1,766,855	-£2,103,577	-£2,107,267	-£2,114,027	-£2,148,049	-£2,377,544	-£2,516,315

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR for 15 Years	
No Units	7
Site Area	0.06 Ha

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft	
Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,112,599	£642,534	£638,810	£631,999	£598,104	£369,751	£231,786
60% LAR : 40% CIR	5%	£974,772	£518,253	£514,545	£507,756	£473,920	£245,919	£108,148
60% LAR : 40% CIR	10%	£836,259	£393,293	£389,597	£382,829	£349,047	£121,371	-£16,467
60% LAR : 40% CIR	**12%**	**£780,664**	**£343,119**	**£339,428**	**£332,669**	**£298,906**	**£71,352**	**-£67,181**
60% LAR : 40% CIR	15%	£697,067	£267,656	£263,972	£257,225	£223,492	-£3,948	-£143,470
60% LAR : 40% CIR	20%	£557,201	£141,352	£137,679	£130,949	£97,261	-£131,831	-£271,202
60% LAR : 40% CIR	25%	£416,668	£14,385	£10,721	£4,008	-£30,092	-£260,421	-£399,656
60% LAR : 40% CIR	30%	£275,475	-£114,965	-£118,677	-£125,478	-£159,602	-£389,712	-£528,824
60% LAR : 40% CIR	35%	£133,628	-£245,193	-£248,898	-£255,687	-£289,779	-£519,696	-£658,700
60% LAR : 40% CIR	40%	-£9,002	-£376,075	-£379,774	-£386,552	-£420,615	-£650,366	-£789,278
60% LAR : 40% CIR	45%	-£154,322	-£507,603	-£511,297	-£518,064	-£552,106	-£781,716	-£920,549
60% LAR : 40% CIR	50%	-£300,285	-£639,770	-£643,460	-£650,220	-£684,243	-£913,737	-£1,052,508

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,019,572	-£5,489,637	-£5,493,361	-£5,500,172	-£5,534,067	-£5,762,420	-£5,900,385
60% LAR : 40% CIR	5%	-£5,157,399	-£5,613,917	-£5,617,626	-£5,624,415	-£5,658,251	-£5,886,252	-£6,024,023
60% LAR : 40% CIR	10%	-£5,295,912	-£5,738,878	-£5,742,574	-£5,749,342	-£5,783,124	-£6,010,800	-£6,148,638
60% LAR : 40% CIR	**12%**	**-£5,351,507**	**-£5,789,051**	**-£5,792,743**	**-£5,799,502**	**-£5,833,265**	**-£6,060,819**	**-£6,199,351**
60% LAR : 40% CIR	15%	-£5,435,104	-£5,864,515	-£5,868,198	-£5,874,945	-£5,908,679	-£6,136,118	-£6,275,641
60% LAR : 40% CIR	20%	-£5,574,970	-£5,990,819	-£5,994,492	-£6,001,222	-£6,034,910	-£6,264,002	-£6,403,373
60% LAR : 40% CIR	25%	-£5,715,503	-£6,117,786	-£6,121,450	-£6,128,163	-£6,162,263	-£6,392,592	-£6,531,827
60% LAR : 40% CIR	30%	-£5,856,696	-£6,247,136	-£6,250,847	-£6,257,649	-£6,291,773	-£6,521,883	-£6,660,995
60% LAR : 40% CIR	35%	-£5,998,543	-£6,377,364	-£6,381,069	-£6,387,858	-£6,421,950	-£6,651,867	-£6,790,871
60% LAR : 40% CIR	40%	-£6,141,173	-£6,508,246	-£6,511,945	-£6,518,723	-£6,552,786	-£6,782,537	-£6,921,449
60% LAR : 40% CIR	45%	-£6,286,493	-£6,639,774	-£6,643,468	-£6,650,235	-£6,684,277	-£6,913,886	-£7,052,720
60% LAR : 40% CIR	50%	-£6,432,456	-£6,771,940	-£6,775,631	-£6,782,391	-£6,816,414	-£7,045,908	-£7,184,679

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,478,573	-£2,948,638	-£2,952,361	-£2,959,173	-£2,993,068	-£3,221,421	-£3,359,386
60% LAR : 40% CIR	5%	-£2,616,400	-£3,072,918	-£3,076,627	-£3,083,416	-£3,117,252	-£3,345,253	-£3,483,024
60% LAR : 40% CIR	10%	-£2,754,913	-£3,197,879	-£3,201,575	-£3,208,342	-£3,242,124	-£3,469,801	-£3,607,639
60% LAR : 40% CIR	**12%**	**-£2,810,508**	**-£3,248,052**	**-£3,251,744**	**-£3,258,503**	**-£3,292,265**	**-£3,519,820**	**-£3,658,352**
60% LAR : 40% CIR	15%	-£2,894,105	-£3,323,515	-£3,327,199	-£3,333,946	-£3,367,679	-£3,595,119	-£3,734,642
60% LAR : 40% CIR	20%	-£3,033,971	-£3,449,819	-£3,453,493	-£3,460,223	-£3,493,911	-£3,723,002	-£3,862,374
60% LAR : 40% CIR	25%	-£3,174,504	-£3,576,787	-£3,580,450	-£3,587,164	-£3,621,263	-£3,851,593	-£3,990,828
60% LAR : 40% CIR	30%	-£3,315,697	-£3,706,137	-£3,709,848	-£3,716,650	-£3,750,774	-£3,980,884	-£4,119,995
60% LAR : 40% CIR	35%	-£3,457,544	-£3,836,365	-£3,840,070	-£3,846,859	-£3,880,950	-£4,110,867	-£4,249,872
60% LAR : 40% CIR	40%	-£3,600,173	-£3,967,247	-£3,970,945	-£3,977,723	-£4,011,787	-£4,241,537	-£4,380,450
60% LAR : 40% CIR	45%	-£3,745,493	-£4,098,775	-£4,102,468	-£4,109,236	-£4,143,278	-£4,372,887	-£4,511,721
60% LAR : 40% CIR	50%	-£3,891,457	-£4,230,941	-£4,234,632	-£4,241,392	-£4,275,414	-£4,504,909	-£4,643,680

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,425,700	-£1,895,765	-£1,899,489	-£1,906,300	-£1,940,195	-£2,168,548	-£2,306,513
60% LAR : 40% CIR	5%	-£1,563,527	-£2,020,045	-£2,023,754	-£2,030,543	-£2,064,379	-£2,292,380	-£2,430,151
60% LAR : 40% CIR	10%	-£1,702,040	-£2,145,006	-£2,148,702	-£2,155,470	-£2,189,252	-£2,416,928	-£2,554,766
60% LAR : 40% CIR	**12%**	**-£1,757,635**	**-£2,195,179**	**-£2,198,871**	**-£2,205,630**	**-£2,239,393**	**-£2,466,947**	**-£2,605,479**
60% LAR : 40% CIR	15%	-£1,841,232	-£2,270,643	-£2,274,326	-£2,281,073	-£2,314,807	-£2,542,246	-£2,681,769
60% LAR : 40% CIR	20%	-£1,981,098	-£2,396,947	-£2,400,620	-£2,407,350	-£2,441,038	-£2,670,130	-£2,809,501
60% LAR : 40% CIR	25%	-£2,121,631	-£2,523,914	-£2,527,578	-£2,534,291	-£2,568,391	-£2,798,720	-£2,937,955
60% LAR : 40% CIR	30%	-£2,262,824	-£2,653,264	-£2,656,975	-£2,663,777	-£2,697,901	-£2,928,011	-£3,067,123
60% LAR : 40% CIR	35%	-£2,404,671	-£2,783,492	-£2,787,197	-£2,793,986	-£2,828,078	-£3,057,995	-£3,196,999
60% LAR : 40% CIR	40%	-£2,547,301	-£2,914,374	-£2,918,073	-£2,924,851	-£2,958,914	-£3,188,665	-£3,327,577
60% LAR : 40% CIR	45%	-£2,692,621	-£3,045,902	-£3,049,596	-£3,056,363	-£3,090,405	-£3,320,014	-£3,458,848
60% LAR : 40% CIR	50%	-£2,838,584	-£3,178,068	-£3,181,759	-£3,188,519	-£3,222,541	-£3,452,036	-£3,590,807

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£181,105	-£651,170	-£654,893	-£661,705	-£695,600	-£923,953	-£1,061,918
60% LAR : 40% CIR	5%	-£318,931	-£775,450	-£779,158	-£785,948	-£819,784	-£1,047,785	-£1,185,555
60% LAR : 40% CIR	10%	-£457,444	-£900,410	-£904,107	-£910,874	-£944,656	-£1,172,333	-£1,310,171
60% LAR : 40% CIR	**12%**	**-£513,040**	**-£950,584**	**-£954,275**	**-£961,035**	**-£994,797**	**-£1,222,352**	**-£1,360,884**
60% LAR : 40% CIR	15%	-£596,637	-£1,026,047	-£1,029,731	-£1,036,478	-£1,070,211	-£1,297,651	-£1,437,174
60% LAR : 40% CIR	20%	-£736,503	-£1,152,351	-£1,156,025	-£1,162,755	-£1,196,442	-£1,425,534	-£1,564,906
60% LAR : 40% CIR	25%	-£877,036	-£1,279,319	-£1,282,982	-£1,289,696	-£1,323,795	-£1,554,125	-£1,693,359
60% LAR : 40% CIR	30%	-£1,018,229	-£1,408,668	-£1,412,380	-£1,419,182	-£1,453,306	-£1,683,416	-£1,822,527
60% LAR : 40% CIR	35%	-£1,160,076	-£1,538,897	-£1,542,602	-£1,549,391	-£1,583,482	-£1,813,399	-£1,952,404
60% LAR : 40% CIR	40%	-£1,302,705	-£1,669,779	-£1,673,477	-£1,680,255	-£1,714,319	-£1,944,069	-£2,082,981
60% LAR : 40% CIR	45%	-£1,448,025	-£1,801,307	-£1,805,000	-£1,811,768	-£1,845,810	-£2,075,419	-£2,214,253
60% LAR : 40% CIR	50%	-£1,593,988	-£1,933,473	-£1,937,163	-£1,943,924	-£1,977,946	-£2,207,441	-£2,346,212

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR for 15 Years	
Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,453,138	£977,627	£973,905	£967,092	£933,198	£704,845	£566,879
60% LAR : 40% CIR	5%	£1,298,284	£836,593	£832,885	£826,095	£792,259	£564,258	£426,488
60% LAR : 40% CIR	10%	£1,142,745	£694,877	£691,181	£684,414	£650,632	£422,955	£285,364
60% LAR : 40% CIR	**12%**	**£1,080,338**	**£638,002**	**£634,311**	**£627,551**	**£593,789**	**£366,234**	**£228,711**
60% LAR : 40% CIR	15%	£986,525	£552,487	£548,803	£542,055	£508,322	£280,941	£143,516
60% LAR : 40% CIR	20%	£829,632	£409,427	£405,754	£399,024	£365,336	£138,225	£949
60% LAR : 40% CIR	25%	£672,073	£265,706	£262,041	£255,328	£221,680	-£5,267	-£144,500
60% LAR : 40% CIR	30%	£513,853	£121,329	£117,672	£110,973	£77,362	-£151,567	-£290,680
60% LAR : 40% CIR	35%	£354,978	-£24,060	-£27,764	-£34,553	-£68,645	-£298,562	-£437,567
60% LAR : 40% CIR	40%	£195,457	-£171,951	-£175,650	-£182,427	-£216,491	-£446,242	-£585,154
60% LAR : 40% CIR	45%	£35,295	-£320,490	-£324,183	-£330,951	-£364,992	-£594,602	-£733,436
60% LAR : 40% CIR	50%	-£127,417	-£469,666	-£473,357	-£480,117	-£514,139	-£743,634	-£882,405

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,679,033	-£5,154,544	-£5,158,266	-£5,165,079	-£5,198,973	-£5,427,325	-£5,565,292
60% LAR : 40% CIR	5%	-£4,833,887	-£5,295,578	-£5,299,286	-£5,306,076	-£5,339,912	-£5,567,913	-£5,705,683
60% LAR : 40% CIR	10%	-£4,989,426	-£5,437,294	-£5,440,990	-£5,447,757	-£5,481,539	-£5,709,216	-£5,846,807
60% LAR : 40% CIR	**12%**	**-£5,051,833**	**-£5,494,169**	**-£5,497,860**	**-£5,504,620**	**-£5,538,382**	**-£5,765,937**	**-£5,903,460**
60% LAR : 40% CIR	15%	-£5,145,646	-£5,579,684	-£5,583,368	-£5,590,116	-£5,623,849	-£5,851,230	-£5,988,655
60% LAR : 40% CIR	20%	-£5,302,539	-£5,722,743	-£5,726,417	-£5,733,147	-£5,766,835	-£5,993,946	-£6,131,222
60% LAR : 40% CIR	25%	-£5,460,098	-£5,866,465	-£5,870,130	-£5,876,843	-£5,910,490	-£6,137,438	-£6,276,671
60% LAR : 40% CIR	30%	-£5,618,318	-£6,010,842	-£6,014,499	-£6,021,198	-£6,054,809	-£6,283,738	-£6,422,851
60% LAR : 40% CIR	35%	-£5,777,193	-£6,156,231	-£6,159,935	-£6,166,724	-£6,200,816	-£6,430,733	-£6,569,738
60% LAR : 40% CIR	40%	-£5,936,714	-£6,304,122	-£6,307,821	-£6,314,598	-£6,348,662	-£6,578,413	-£6,717,325
60% LAR : 40% CIR	45%	-£6,096,876	-£6,452,660	-£6,456,354	-£6,463,122	-£6,497,163	-£6,726,773	-£6,865,607
60% LAR : 40% CIR	50%	-£6,259,588	-£6,601,837	-£6,605,527	-£6,612,288	-£6,646,310	-£6,875,805	-£7,014,576

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,138,034	-£2,613,544	-£2,617,267	-£2,624,079	-£2,657,974	-£2,886,326	-£3,024,292
60% LAR : 40% CIR	5%	-£2,292,888	-£2,754,579	-£2,758,287	-£2,765,076	-£2,798,913	-£3,026,914	-£3,164,684
60% LAR : 40% CIR	10%	-£2,448,427	-£2,896,294	-£2,899,991	-£2,906,758	-£2,940,540	-£3,168,217	-£3,305,808
60% LAR : 40% CIR	**12%**	**-£2,510,834**	**-£2,953,170**	**-£2,956,861**	**-£2,963,621**	**-£2,997,383**	**-£3,224,938**	**-£3,362,460**
60% LAR : 40% CIR	15%	-£2,604,647	-£3,038,685	-£3,042,369	-£3,049,117	-£3,082,850	-£3,310,230	-£3,447,656
60% LAR : 40% CIR	20%	-£2,761,540	-£3,181,744	-£3,185,418	-£3,192,148	-£3,225,835	-£3,452,946	-£3,590,223
60% LAR : 40% CIR	25%	-£2,919,099	-£3,325,466	-£3,329,130	-£3,335,844	-£3,369,491	-£3,596,439	-£3,735,672
60% LAR : 40% CIR	30%	-£3,077,319	-£3,469,843	-£3,473,500	-£3,480,199	-£3,513,809	-£3,742,739	-£3,881,851
60% LAR : 40% CIR	35%	-£3,236,194	-£3,615,232	-£3,618,936	-£3,625,724	-£3,659,817	-£3,889,734	-£4,028,738
60% LAR : 40% CIR	40%	-£3,395,715	-£3,763,123	-£3,766,821	-£3,773,599	-£3,807,663	-£4,037,414	-£4,176,325
60% LAR : 40% CIR	45%	-£3,555,877	-£3,911,661	-£3,915,355	-£3,922,122	-£3,956,164	-£4,185,774	-£4,324,608
60% LAR : 40% CIR	50%	-£3,718,588	-£4,060,838	-£4,064,528	-£4,071,289	-£4,105,311	-£4,334,806	-£4,473,577

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,085,161	-£1,560,672	-£1,564,394	-£1,571,207	-£1,605,101	-£1,833,453	-£1,971,420
60% LAR : 40% CIR	5%	-£1,240,015	-£1,701,706	-£1,705,414	-£1,712,204	-£1,746,040	-£1,974,041	-£2,111,811
60% LAR : 40% CIR	10%	-£1,395,554	-£1,843,422	-£1,847,118	-£1,853,885	-£1,887,667	-£2,115,344	-£2,252,935
60% LAR : 40% CIR	**12%**	**-£1,457,961**	**-£1,900,297**	**-£1,903,988**	**-£1,910,748**	**-£1,944,510**	**-£2,172,065**	**-£2,309,588**
60% LAR : 40% CIR	15%	-£1,551,774	-£1,985,812	-£1,989,496	-£1,996,244	-£2,029,977	-£2,257,358	-£2,394,783
60% LAR : 40% CIR	20%	-£1,708,667	-£2,128,871	-£2,132,545	-£2,139,275	-£2,172,963	-£2,400,074	-£2,537,350
60% LAR : 40% CIR	25%	-£1,866,226	-£2,272,593	-£2,276,258	-£2,282,971	-£2,316,618	-£2,543,566	-£2,682,799
60% LAR : 40% CIR	30%	-£2,024,446	-£2,416,970	-£2,420,627	-£2,427,326	-£2,460,937	-£2,689,866	-£2,828,979
60% LAR : 40% CIR	35%	-£2,183,321	-£2,562,359	-£2,566,063	-£2,572,851	-£2,606,944	-£2,836,861	-£2,975,866
60% LAR : 40% CIR	40%	-£2,342,842	-£2,710,250	-£2,713,949	-£2,720,726	-£2,754,790	-£2,984,541	-£3,123,453
60% LAR : 40% CIR	45%	-£2,503,004	-£2,858,788	-£2,862,482	-£2,869,250	-£2,903,291	-£3,132,901	-£3,271,735
60% LAR : 40% CIR	50%	-£2,665,716	-£3,007,965	-£3,011,655	-£3,018,416	-£3,052,438	-£3,281,933	-£3,420,704

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£159,434	-£316,076	-£319,799	-£326,611	-£360,506	-£588,858	-£726,824
60% LAR : 40% CIR	5%	£4,580	-£457,111	-£460,819	-£467,608	-£501,444	-£729,445	-£867,216
60% LAR : 40% CIR	10%	-£150,959	-£598,826	-£602,523	-£609,290	-£643,072	-£870,748	-£1,008,340
60% LAR : 40% CIR	**12%**	**-£213,366**	**-£655,702**	**-£659,393**	**-£666,152**	**-£699,915**	**-£927,469**	**-£1,064,992**
60% LAR : 40% CIR	15%	-£307,178	-£741,217	-£744,901	-£751,649	-£785,382	-£1,012,762	-£1,150,188
60% LAR : 40% CIR	20%	-£464,071	-£884,276	-£887,950	-£894,679	-£928,367	-£1,155,478	-£1,292,754
60% LAR : 40% CIR	25%	-£621,631	-£1,027,998	-£1,031,662	-£1,038,376	-£1,072,023	-£1,298,970	-£1,438,204
60% LAR : 40% CIR	30%	-£779,851	-£1,172,375	-£1,176,031	-£1,182,730	-£1,216,341	-£1,445,271	-£1,584,383
60% LAR : 40% CIR	35%	-£938,726	-£1,317,763	-£1,321,467	-£1,328,256	-£1,362,349	-£1,592,266	-£1,731,270
60% LAR : 40% CIR	40%	-£1,098,247	-£1,465,655	-£1,469,353	-£1,476,131	-£1,510,195	-£1,739,946	-£1,878,857
60% LAR : 40% CIR	45%	-£1,258,409	-£1,614,193	-£1,617,886	-£1,624,654	-£1,658,696	-£1,888,305	-£2,027,140
60% LAR : 40% CIR	50%	-£1,421,120	-£1,763,370	-£1,767,060	-£1,773,821	-£1,807,843	-£2,037,337	-£2,176,109

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR for 15 Years	
Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,134,216	£1,647,815	£1,644,092	£1,637,280	£1,603,385	£1,375,033	£1,237,067
60% LAR : 40% CIR	5%	£1,945,309	£1,473,271	£1,469,563	£1,462,773	£1,428,937	£1,200,936	£1,063,166
60% LAR : 40% CIR	10%	£1,755,715	£1,298,046	£1,294,350	£1,287,582	£1,253,800	£1,026,124	£888,532
60% LAR : 40% CIR	**12%**	**£1,679,687**	**£1,227,766**	**£1,224,076**	**£1,217,316**	**£1,183,554**	**£955,999**	**£818,476**
60% LAR : 40% CIR	15%	£1,565,441	£1,122,146	£1,118,462	£1,111,714	£1,077,981	£850,601	£713,175
60% LAR : 40% CIR	20%	£1,374,494	£945,577	£941,903	£935,173	£901,485	£674,375	£537,099
60% LAR : 40% CIR	25%	£1,182,880	£768,346	£764,682	£757,969	£724,321	£497,453	£360,312
60% LAR : 40% CIR	30%	£990,607	£590,460	£586,804	£580,105	£546,493	£319,842	£182,820
60% LAR : 40% CIR	35%	£797,679	£411,924	£408,275	£401,589	£368,009	£141,548	£4,632
60% LAR : 40% CIR	40%	£604,104	£232,746	£229,102	£222,426	£188,874	-£37,994	-£176,906
60% LAR : 40% CIR	45%	£409,887	£52,930	£49,293	£42,626	£9,096	-£220,374	-£359,209
60% LAR : 40% CIR	50%	£215,037	-£129,460	-£133,150	-£139,911	-£173,933	-£403,427	-£542,198

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,997,955	-£4,484,356	-£4,488,079	-£4,494,891	-£4,528,786	-£4,757,138	-£4,895,104
60% LAR : 40% CIR	5%	-£4,186,862	-£4,658,900	-£4,662,608	-£4,669,398	-£4,703,234	-£4,931,235	-£5,069,005
60% LAR : 40% CIR	10%	-£4,376,456	-£4,834,125	-£4,837,821	-£4,844,589	-£4,878,371	-£5,106,047	-£5,243,639
60% LAR : 40% CIR	**12%**	**-£4,452,484**	**-£4,904,405**	**-£4,908,095**	**-£4,914,855**	**-£4,948,617**	**-£5,176,172**	**-£5,313,695**
60% LAR : 40% CIR	15%	-£4,566,730	-£5,010,025	-£5,013,709	-£5,020,457	-£5,054,190	-£5,281,570	-£5,418,996
60% LAR : 40% CIR	20%	-£4,757,676	-£5,186,594	-£5,190,268	-£5,196,998	-£5,230,685	-£5,457,795	-£5,595,072
60% LAR : 40% CIR	25%	-£4,949,291	-£5,363,825	-£5,367,489	-£5,374,202	-£5,407,849	-£5,634,718	-£5,771,859
60% LAR : 40% CIR	30%	-£5,141,564	-£5,541,711	-£5,545,367	-£5,552,066	-£5,585,678	-£5,812,329	-£5,949,351
60% LAR : 40% CIR	35%	-£5,334,492	-£5,720,247	-£5,723,896	-£5,730,582	-£5,764,162	-£5,990,623	-£6,127,539
60% LAR : 40% CIR	40%	-£5,528,067	-£5,899,425	-£5,903,069	-£5,909,745	-£5,943,297	-£6,170,165	-£6,309,077
60% LAR : 40% CIR	45%	-£5,722,284	-£6,079,241	-£6,082,878	-£6,089,545	-£6,123,075	-£6,352,545	-£6,491,380
60% LAR : 40% CIR	50%	-£5,917,134	-£6,261,631	-£6,265,321	-£6,272,081	-£6,306,104	-£6,535,598	-£6,674,368

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,456,956	-£1,943,357	-£1,947,080	-£1,953,892	-£1,987,787	-£2,216,139	-£2,354,105
60% LAR : 40% CIR	5%	-£1,645,863	-£2,117,901	-£2,121,609	-£2,128,399	-£2,162,235	-£2,390,236	-£2,528,006
60% LAR : 40% CIR	10%	-£1,835,457	-£2,293,126	-£2,296,822	-£2,303,589	-£2,337,371	-£2,565,048	-£2,702,639
60% LAR : 40% CIR	**12%**	**-£1,911,485**	**-£2,363,406**	**-£2,367,096**	**-£2,373,856**	**-£2,407,618**	**-£2,635,173**	**-£2,772,695**
60% LAR : 40% CIR	15%	-£2,025,731	-£2,469,026	-£2,472,710	-£2,479,458	-£2,513,191	-£2,740,571	-£2,877,997
60% LAR : 40% CIR	20%	-£2,216,677	-£2,645,595	-£2,649,269	-£2,655,998	-£2,689,686	-£2,916,796	-£3,054,072
60% LAR : 40% CIR	25%	-£2,408,291	-£2,822,826	-£2,826,489	-£2,833,203	-£2,866,850	-£3,093,719	-£3,230,860
60% LAR : 40% CIR	30%	-£2,600,565	-£3,000,712	-£3,004,368	-£3,011,067	-£3,044,679	-£3,271,330	-£3,408,351
60% LAR : 40% CIR	35%	-£2,793,493	-£3,179,248	-£3,182,896	-£3,189,583	-£3,223,162	-£3,449,624	-£3,586,540
60% LAR : 40% CIR	40%	-£2,987,068	-£3,358,426	-£3,362,070	-£3,368,745	-£3,402,298	-£3,629,166	-£3,768,078
60% LAR : 40% CIR	45%	-£3,181,284	-£3,538,241	-£3,541,879	-£3,548,546	-£3,582,075	-£3,811,546	-£3,950,381
60% LAR : 40% CIR	50%	-£3,376,135	-£3,720,631	-£3,724,322	-£3,731,082	-£3,765,104	-£3,994,599	-£4,133,369

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£404,083	-£890,484	-£894,207	-£901,019	-£934,914	-£1,163,266	-£1,301,232
60% LAR : 40% CIR	5%	-£592,990	-£1,065,028	-£1,068,736	-£1,075,526	-£1,109,362	-£1,337,363	-£1,475,133
60% LAR : 40% CIR	10%	-£782,584	-£1,240,253	-£1,243,949	-£1,250,717	-£1,284,499	-£1,512,175	-£1,649,767
60% LAR : 40% CIR	**12%**	**-£858,612**	**-£1,310,533**	**-£1,314,223**	**-£1,320,983**	**-£1,354,745**	**-£1,582,300**	**-£1,719,823**
60% LAR : 40% CIR	15%	-£972,858	-£1,416,153	-£1,419,837	-£1,426,585	-£1,460,318	-£1,687,698	-£1,825,124
60% LAR : 40% CIR	20%	-£1,163,804	-£1,592,722	-£1,596,396	-£1,603,126	-£1,636,813	-£1,863,923	-£2,001,200
60% LAR : 40% CIR	25%	-£1,355,419	-£1,769,953	-£1,773,617	-£1,780,330	-£1,813,977	-£2,040,846	-£2,177,987
60% LAR : 40% CIR	30%	-£1,547,692	-£1,947,839	-£1,951,495	-£1,958,194	-£1,991,806	-£2,218,457	-£2,355,479
60% LAR : 40% CIR	35%	-£1,740,620	-£2,126,375	-£2,130,024	-£2,136,710	-£2,170,290	-£2,396,751	-£2,533,667
60% LAR : 40% CIR	40%	-£1,934,195	-£2,305,553	-£2,309,197	-£2,315,873	-£2,349,425	-£2,576,293	-£2,715,205
60% LAR : 40% CIR	45%	-£2,128,412	-£2,485,369	-£2,489,006	-£2,495,673	-£2,529,203	-£2,758,673	-£2,897,508
60% LAR : 40% CIR	50%	-£2,323,262	-£2,667,759	-£2,671,449	-£2,678,209	-£2,712,232	-£2,941,726	-£3,080,496

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£840,513	£354,111	£350,389	£343,576	£309,681	£81,329	-£56,637
60% LAR : 40% CIR	5%	£651,605	£179,567	£175,859	£169,070	£135,234	-£92,767	-£230,538
60% LAR : 40% CIR	10%	£462,012	£4,343	£646	-£6,121	-£39,903	-£267,580	-£405,171
60% LAR : 40% CIR	**12%**	**£385,983**	**-£65,937**	**-£69,628**	**-£76,387**	**-£110,150**	**-£337,704**	**-£475,227**
60% LAR : 40% CIR	15%	£271,737	-£171,557	-£175,241	-£181,989	-£215,722	-£443,103	-£580,528
60% LAR : 40% CIR	20%	£80,791	-£348,127	-£351,800	-£358,530	-£392,218	-£619,328	-£756,604
60% LAR : 40% CIR	25%	-£110,823	-£525,358	-£529,021	-£535,735	-£569,382	-£796,251	-£933,392
60% LAR : 40% CIR	30%	-£303,097	-£703,244	-£706,900	-£713,599	-£747,210	-£973,862	-£1,110,883
60% LAR : 40% CIR	35%	-£496,025	-£881,780	-£885,428	-£892,115	-£925,694	-£1,152,156	-£1,289,072
60% LAR : 40% CIR	40%	-£689,600	-£1,060,958	-£1,064,602	-£1,071,277	-£1,104,830	-£1,331,698	-£1,470,610
60% LAR : 40% CIR	45%	-£883,816	-£1,240,773	-£1,244,411	-£1,251,078	-£1,284,607	-£1,514,078	-£1,652,912
60% LAR : 40% CIR	50%	-£1,078,666	-£1,423,163	-£1,426,853	-£1,433,614	-£1,467,636	-£1,697,131	-£1,835,901

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR for 15 Years	
Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,985,563	£2,485,549	£2,481,827	£2,475,014	£2,441,119	£2,212,767	£2,074,801
60% LAR : 40% CIR	5%	£2,754,089	£2,269,119	£2,265,410	£2,258,621	£2,224,785	£1,996,784	£1,859,013
60% LAR : 40% CIR	10%	£2,521,928	£2,052,007	£2,048,311	£2,041,543	£2,007,761	£1,780,085	£1,642,493
60% LAR : 40% CIR	**12%**	**£2,428,872**	**£1,964,973**	**£1,961,281**	**£1,954,522**	**£1,920,761**	**£1,693,205**	**£1,555,682**
60% LAR : 40% CIR	15%	£2,289,087	£1,834,220	£1,830,536	£1,823,788	£1,790,055	£1,562,675	£1,425,249
60% LAR : 40% CIR	20%	£2,055,573	£1,615,765	£1,612,091	£1,605,362	£1,571,674	£1,344,563	£1,207,287
60% LAR : 40% CIR	25%	£1,821,392	£1,396,647	£1,392,983	£1,386,269	£1,352,622	£1,125,753	£988,612
60% LAR : 40% CIR	30%	£1,586,550	£1,176,874	£1,173,217	£1,166,518	£1,132,908	£906,255	£769,235
60% LAR : 40% CIR	35%	£1,351,055	£956,451	£952,802	£946,116	£912,536	£686,075	£549,159
60% LAR : 40% CIR	40%	£1,114,912	£735,386	£731,743	£725,067	£691,515	£465,217	£328,393
60% LAR : 40% CIR	45%	£878,129	£513,684	£510,046	£503,380	£469,850	£243,691	£106,944
60% LAR : 40% CIR	50%	£640,711	£291,353	£287,718	£281,060	£247,548	£21,502	-£116,940

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,146,608	-£3,646,622	-£3,650,344	-£3,657,157	-£3,691,052	-£3,919,404	-£4,057,370
60% LAR : 40% CIR	5%	-£3,378,082	-£3,863,052	-£3,866,761	-£3,873,550	-£3,907,386	-£4,135,387	-£4,273,158
60% LAR : 40% CIR	10%	-£3,610,243	-£4,080,164	-£4,083,860	-£4,090,628	-£4,124,410	-£4,352,086	-£4,489,678
60% LAR : 40% CIR	**12%**	**-£3,703,299**	**-£4,167,198**	**-£4,170,889**	**-£4,177,649**	**-£4,211,410**	**-£4,438,966**	**-£4,576,489**
60% LAR : 40% CIR	15%	-£3,843,084	-£4,297,951	-£4,301,635	-£4,308,383	-£4,342,116	-£4,569,496	-£4,706,922
60% LAR : 40% CIR	20%	-£4,076,598	-£4,516,406	-£4,520,080	-£4,526,809	-£4,560,497	-£4,787,608	-£4,924,884
60% LAR : 40% CIR	25%	-£4,310,779	-£4,735,524	-£4,739,188	-£4,745,902	-£4,779,549	-£5,006,418	-£5,143,559
60% LAR : 40% CIR	30%	-£4,545,621	-£4,955,297	-£4,958,954	-£4,965,653	-£4,999,263	-£5,225,916	-£5,362,936
60% LAR : 40% CIR	35%	-£4,781,116	-£5,175,720	-£5,179,369	-£5,186,055	-£5,219,635	-£5,446,096	-£5,583,012
60% LAR : 40% CIR	40%	-£5,017,259	-£5,396,785	-£5,400,428	-£5,407,104	-£5,440,656	-£5,666,953	-£5,803,778
60% LAR : 40% CIR	45%	-£5,254,042	-£5,618,486	-£5,622,125	-£5,628,791	-£5,662,321	-£5,888,480	-£6,025,227
60% LAR : 40% CIR	50%	-£5,491,460	-£5,840,818	-£5,844,453	-£5,851,111	-£5,884,623	-£6,110,668	-£6,249,111

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£605,609	-£1,105,623	-£1,109,345	-£1,116,158	-£1,150,052	-£1,378,404	-£1,516,371
60% LAR : 40% CIR	5%	-£837,083	-£1,322,053	-£1,325,761	-£1,332,551	-£1,366,387	-£1,594,388	-£1,732,158
60% LAR : 40% CIR	10%	-£1,069,244	-£1,539,165	-£1,542,861	-£1,549,628	-£1,583,411	-£1,811,087	-£1,948,679
60% LAR : 40% CIR	**12%**	**-£1,162,300**	**-£1,626,199**	**-£1,629,890**	**-£1,636,650**	**-£1,670,411**	**-£1,897,967**	**-£2,035,490**
60% LAR : 40% CIR	15%	-£1,302,085	-£1,756,952	-£1,760,636	-£1,767,384	-£1,801,117	-£2,028,497	-£2,165,923
60% LAR : 40% CIR	20%	-£1,535,599	-£1,975,407	-£1,979,080	-£1,985,810	-£2,019,498	-£2,246,609	-£2,383,885
60% LAR : 40% CIR	25%	-£1,769,780	-£2,194,524	-£2,198,189	-£2,204,902	-£2,238,550	-£2,465,418	-£2,602,560
60% LAR : 40% CIR	30%	-£2,004,622	-£2,414,298	-£2,417,954	-£2,424,653	-£2,458,264	-£2,684,916	-£2,821,937
60% LAR : 40% CIR	35%	-£2,240,117	-£2,634,720	-£2,638,370	-£2,645,056	-£2,678,636	-£2,905,097	-£3,042,012
60% LAR : 40% CIR	40%	-£2,476,260	-£2,855,786	-£2,859,429	-£2,866,104	-£2,899,657	-£3,125,954	-£3,262,779
60% LAR : 40% CIR	45%	-£2,713,043	-£3,077,487	-£3,081,126	-£3,087,792	-£3,121,321	-£3,347,480	-£3,484,228
60% LAR : 40% CIR	50%	-£2,950,461	-£3,299,818	-£3,303,453	-£3,310,112	-£3,343,623	-£3,569,669	-£3,708,112

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£447,264	-£52,750	-£56,472	-£63,285	-£97,180	-£325,532	-£463,498
60% LAR : 40% CIR	5%	£215,790	-£269,180	-£272,889	-£279,678	-£313,514	-£541,515	-£679,286
60% LAR : 40% CIR	10%	-£16,371	-£486,292	-£489,988	-£496,756	-£530,538	-£758,214	-£895,806
60% LAR : 40% CIR	**12%**	**-£109,427**	**-£573,326**	**-£577,017**	**-£583,777**	**-£617,538**	**-£845,094**	**-£982,617**
60% LAR : 40% CIR	15%	-£249,212	-£704,079	-£707,763	-£714,511	-£748,244	-£975,624	-£1,113,050
60% LAR : 40% CIR	20%	-£482,726	-£922,534	-£926,208	-£932,937	-£966,625	-£1,193,736	-£1,331,012
60% LAR : 40% CIR	25%	-£716,907	-£1,141,652	-£1,145,316	-£1,152,030	-£1,185,677	-£1,412,546	-£1,549,687
60% LAR : 40% CIR	30%	-£951,749	-£1,361,425	-£1,365,082	-£1,371,781	-£1,405,391	-£1,632,044	-£1,769,064
60% LAR : 40% CIR	35%	-£1,187,244	-£1,581,848	-£1,585,497	-£1,592,183	-£1,625,763	-£1,852,224	-£1,989,139
60% LAR : 40% CIR	40%	-£1,423,387	-£1,802,913	-£1,806,556	-£1,813,232	-£1,846,784	-£2,073,081	-£2,209,906
60% LAR : 40% CIR	45%	-£1,660,170	-£2,024,614	-£2,028,253	-£2,034,919	-£2,068,449	-£2,294,608	-£2,431,355
60% LAR : 40% CIR	50%	-£1,897,588	-£2,246,946	-£2,250,580	-£2,257,239	-£2,290,751	-£2,516,796	-£2,655,239

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,691,860	£1,191,846	£1,188,123	£1,181,311	£1,147,416	£919,064	£781,098
60% LAR : 40% CIR	5%	£1,460,385	£975,415	£971,707	£964,917	£931,081	£703,080	£565,310
60% LAR : 40% CIR	10%	£1,228,224	£758,304	£754,607	£747,840	£714,058	£486,381	£348,790
60% LAR : 40% CIR	**12%**	**£1,135,169**	**£671,269**	**£667,578**	**£660,818**	**£627,057**	**£399,501**	**£261,979**
60% LAR : 40% CIR	15%	£995,383	£540,517	£536,833	£530,085	£496,352	£268,971	£131,546
60% LAR : 40% CIR	20%	£761,869	£322,061	£318,388	£311,658	£277,970	£50,859	-£86,417
60% LAR : 40% CIR	25%	£527,688	£102,944	£99,279	£92,566	£58,918	-£167,950	-£305,091
60% LAR : 40% CIR	30%	£292,846	-£116,829	-£120,486	-£127,185	-£160,796	-£387,448	-£524,469
60% LAR : 40% CIR	35%	£57,351	-£337,252	-£340,901	-£347,588	-£381,168	-£607,629	-£744,544
60% LAR : 40% CIR	40%	-£178,792	-£558,318	-£561,961	-£568,636	-£602,189	-£828,486	-£965,310
60% LAR : 40% CIR	45%	-£415,574	-£780,019	-£783,658	-£790,323	-£823,853	-£1,050,012	-£1,186,760
60% LAR : 40% CIR	50%	-£652,993	-£1,002,350	-£1,005,985	-£1,012,644	-£1,046,155	-£1,272,201	-£1,410,643

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 20% AW @ 50% MR for 15 Years

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,496,372	£2,988,190	£2,984,467	£2,977,654	£2,943,759	£2,715,407	£2,577,441
60% LAR : 40% CIR	5%	£3,239,357	£2,746,627	£2,742,919	£2,736,129	£2,702,293	£2,474,292	£2,336,521
60% LAR : 40% CIR	10%	£2,981,655	£2,504,384	£2,500,687	£2,493,920	£2,460,138	£2,232,461	£2,094,870
60% LAR : 40% CIR	**12%**	**£2,878,384**	**£2,407,296**	**£2,403,606**	**£2,396,846**	**£2,363,084**	**£2,135,529**	**£1,998,006**
60% LAR : 40% CIR	15%	£2,723,274	£2,261,464	£2,257,780	£2,251,033	£2,217,300	£1,989,920	£1,852,494
60% LAR : 40% CIR	20%	£2,464,219	£2,017,877	£2,014,203	£2,007,474	£1,973,786	£1,746,675	£1,609,399
60% LAR : 40% CIR	25%	£2,204,498	£1,773,628	£1,769,963	£1,763,250	£1,729,602	£1,502,734	£1,365,592
60% LAR : 40% CIR	30%	£1,944,116	£1,528,722	£1,525,066	£1,518,367	£1,484,755	£1,258,104	£1,121,083
60% LAR : 40% CIR	35%	£1,683,080	£1,283,167	£1,279,519	£1,272,832	£1,239,252	£1,012,791	£875,875
60% LAR : 40% CIR	40%	£1,421,397	£1,036,970	£1,033,327	£1,026,652	£993,099	£766,802	£629,978
60% LAR : 40% CIR	45%	£1,159,073	£790,137	£786,498	£779,832	£746,303	£520,144	£383,396
60% LAR : 40% CIR	50%	£896,115	£542,673	£539,038	£532,380	£498,869	£272,822	£136,138

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,635,799	-£3,143,981	-£3,147,704	-£3,154,517	-£3,188,412	-£3,416,764	-£3,554,730
60% LAR : 40% CIR	5%	-£2,892,814	-£3,385,544	-£3,389,252	-£3,396,042	-£3,429,878	-£3,657,879	-£3,795,649
60% LAR : 40% CIR	10%	-£3,150,516	-£3,627,787	-£3,631,484	-£3,638,251	-£3,672,033	-£3,899,710	-£4,037,301
60% LAR : 40% CIR	**12%**	**-£3,253,787**	**-£3,724,875**	**-£3,728,565**	**-£3,735,325**	**-£3,769,087**	**-£3,996,642**	**-£4,134,165**
60% LAR : 40% CIR	15%	-£3,408,897	-£3,870,707	-£3,874,391	-£3,881,138	-£3,914,871	-£4,142,251	-£4,279,677
60% LAR : 40% CIR	20%	-£3,667,952	-£4,114,294	-£4,117,967	-£4,124,697	-£4,158,385	-£4,385,496	-£4,522,772
60% LAR : 40% CIR	25%	-£3,927,673	-£4,358,543	-£4,362,208	-£4,368,921	-£4,402,569	-£4,629,437	-£4,766,578
60% LAR : 40% CIR	30%	-£4,188,055	-£4,603,449	-£4,607,105	-£4,613,804	-£4,647,416	-£4,874,067	-£5,011,088
60% LAR : 40% CIR	35%	-£4,449,091	-£4,849,004	-£4,852,652	-£4,859,339	-£4,892,919	-£5,119,380	-£5,256,295
60% LAR : 40% CIR	40%	-£4,710,774	-£5,095,201	-£5,098,844	-£5,105,519	-£5,139,072	-£5,365,369	-£5,502,193
60% LAR : 40% CIR	45%	-£4,973,098	-£5,342,034	-£5,345,673	-£5,352,339	-£5,385,868	-£5,612,027	-£5,748,775
60% LAR : 40% CIR	50%	-£5,236,056	-£5,589,498	-£5,593,133	-£5,599,791	-£5,633,302	-£5,859,349	-£5,996,033

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£94,800	-£602,982	-£606,705	-£613,518	-£647,412	-£875,765	-£1,013,731
60% LAR : 40% CIR	5%	-£351,815	-£844,545	-£848,253	-£855,043	-£888,879	-£1,116,880	-£1,254,650
60% LAR : 40% CIR	10%	-£609,517	-£1,086,788	-£1,090,485	-£1,097,252	-£1,131,034	-£1,358,710	-£1,496,302
60% LAR : 40% CIR	**12%**	**-£712,788**	**-£1,183,876**	**-£1,187,566**	**-£1,194,325**	**-£1,228,088**	**-£1,455,642**	**-£1,593,165**
60% LAR : 40% CIR	15%	-£867,898	-£1,329,708	-£1,333,392	-£1,340,139	-£1,373,872	-£1,601,252	-£1,738,678
60% LAR : 40% CIR	20%	-£1,126,953	-£1,573,295	-£1,576,968	-£1,583,698	-£1,617,386	-£1,844,497	-£1,981,773
60% LAR : 40% CIR	25%	-£1,386,674	-£1,817,544	-£1,821,209	-£1,827,922	-£1,861,569	-£2,088,438	-£2,225,579
60% LAR : 40% CIR	30%	-£1,647,055	-£2,062,450	-£2,066,106	-£2,072,805	-£2,106,416	-£2,333,068	-£2,470,089
60% LAR : 40% CIR	35%	-£1,908,092	-£2,308,004	-£2,311,653	-£2,318,340	-£2,351,920	-£2,578,381	-£2,715,296
60% LAR : 40% CIR	40%	-£2,169,774	-£2,554,202	-£2,557,844	-£2,564,520	-£2,598,072	-£2,824,370	-£2,961,194
60% LAR : 40% CIR	45%	-£2,432,099	-£2,801,035	-£2,804,673	-£2,811,340	-£2,844,869	-£3,071,028	-£3,207,776
60% LAR : 40% CIR	50%	-£2,695,057	-£3,048,498	-£3,052,133	-£3,058,792	-£3,092,302	-£3,318,349	-£3,455,034

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£958,073	£449,891	£446,168	£439,355	£405,460	£177,108	£39,142
60% LAR : 40% CIR	5%	£701,058	£208,328	£204,620	£197,830	£163,994	-£64,007	-£201,777
60% LAR : 40% CIR	10%	£443,356	-£33,915	-£37,612	-£44,379	-£78,161	-£305,838	-£443,429
60% LAR : 40% CIR	**12%**	**£340,085**	**-£131,003**	**-£134,693**	**-£141,453**	**-£175,215**	**-£402,770**	**-£540,293**
60% LAR : 40% CIR	15%	£184,975	-£276,835	-£280,519	-£287,266	-£320,999	-£548,379	-£685,805
60% LAR : 40% CIR	20%	-£74,080	-£520,422	-£524,095	-£530,825	-£564,513	-£791,624	-£928,900
60% LAR : 40% CIR	25%	-£333,801	-£764,671	-£768,336	-£775,049	-£808,697	-£1,035,565	-£1,172,706
60% LAR : 40% CIR	30%	-£594,183	-£1,009,577	-£1,013,233	-£1,019,932	-£1,053,544	-£1,280,195	-£1,417,216
60% LAR : 40% CIR	35%	-£855,219	-£1,255,132	-£1,258,780	-£1,265,467	-£1,299,047	-£1,525,508	-£1,662,423
60% LAR : 40% CIR	40%	-£1,116,902	-£1,501,329	-£1,504,972	-£1,511,647	-£1,545,200	-£1,771,497	-£1,908,321
60% LAR : 40% CIR	45%	-£1,379,226	-£1,748,162	-£1,751,801	-£1,758,467	-£1,791,996	-£2,018,155	-£2,154,903
60% LAR : 40% CIR	50%	-£1,642,184	-£1,995,626	-£1,999,261	-£2,005,919	-£2,039,430	-£2,265,476	-£2,402,161

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,202,668	£1,694,487	£1,690,763	£1,683,951	£1,650,056	£1,421,704	£1,283,738
60% LAR : 40% CIR	5%	£1,945,653	£1,452,923	£1,449,215	£1,442,426	£1,408,590	£1,180,589	£1,042,818
60% LAR : 40% CIR	10%	£1,687,951	£1,210,680	£1,206,984	£1,200,216	£1,166,434	£938,758	£801,166
60% LAR : 40% CIR	**12%**	**£1,584,680**	**£1,113,593**	**£1,109,902**	**£1,103,143**	**£1,069,380**	**£841,826**	**£704,303**
60% LAR : 40% CIR	15%	£1,429,570	£967,760	£964,077	£957,330	£923,596	£696,216	£558,790
60% LAR : 40% CIR	20%	£1,170,516	£724,174	£720,500	£713,770	£680,082	£452,971	£315,695
60% LAR : 40% CIR	25%	£910,794	£479,924	£476,260	£469,546	£435,899	£209,030	£71,889
60% LAR : 40% CIR	30%	£650,413	£235,018	£231,363	£224,664	£191,052	-£35,600	-£172,621
60% LAR : 40% CIR	35%	£389,377	-£10,536	-£14,184	-£20,872	-£54,451	-£280,913	-£417,828
60% LAR : 40% CIR	40%	£127,694	-£256,733	-£260,376	-£267,052	-£300,604	-£526,902	-£663,726
60% LAR : 40% CIR	45%	-£134,631	-£503,566	-£507,205	-£513,872	-£547,401	-£773,559	-£910,307
60% LAR : 40% CIR	50%	-£397,589	-£751,030	-£754,665	-£761,324	-£794,834	-£1,020,881	-£1,157,566

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR in Perp	
Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£22,303	-£452,851	-£456,631	-£463,624	-£499,957	-£745,883	-£894,919
60% LAR : 40% CIR	5%	-£65,426	-£527,997	-£531,762	-£538,731	-£575,005	-£820,574	-£969,412
60% LAR : 40% CIR	10%	-£154,192	-£603,834	-£607,586	-£614,533	-£650,752	-£895,991	-£1,044,647
60% LAR : 40% CIR	**12%**	**-£189,892**	**-£634,360**	**-£638,108**	**-£645,047**	**-£681,245**	**-£926,361**	**-£1,074,948**
60% LAR : 40% CIR	15%	-£243,648	-£680,355	-£684,095	-£691,023	-£727,192	-£972,130	-£1,120,619
60% LAR : 40% CIR	20%	-£333,788	-£757,556	-£761,286	-£768,194	-£804,318	-£1,048,983	-£1,197,320
60% LAR : 40% CIR	25%	-£424,605	-£835,429	-£839,150	-£846,042	-£882,124	-£1,126,543	-£1,274,742
60% LAR : 40% CIR	30%	-£516,092	-£913,968	-£917,680	-£924,558	-£960,603	-£1,204,802	-£1,352,880
60% LAR : 40% CIR	35%	-£608,244	-£993,165	-£996,870	-£1,003,736	-£1,039,748	-£1,283,754	-£1,431,725
60% LAR : 40% CIR	40%	-£701,052	-£1,073,016	-£1,076,714	-£1,083,569	-£1,119,555	-£1,363,394	-£1,511,272
60% LAR : 40% CIR	45%	-£794,511	-£1,153,513	-£1,157,207	-£1,164,051	-£1,200,013	-£1,443,713	-£1,591,512
60% LAR : 40% CIR	50%	-£888,614	-£1,234,649	-£1,238,339	-£1,245,176	-£1,281,120	-£1,524,704	-£1,672,440

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-6109867.811	-£6,585,022	-£6,588,802	-£6,595,795	-£6,632,128	-£6,878,053	-£7,027,090
60% LAR : 40% CIR	5%	-£6,197,597	-£6,660,168	-£6,663,933	-£6,670,902	-£6,707,176	-£6,952,745	-£7,101,583
60% LAR : 40% CIR	10%	-£6,286,363	-£6,736,004	-£6,739,756	-£6,746,704	-£6,782,923	-£7,028,162	-£7,176,818
60% LAR : 40% CIR	**12%**	**-£6,322,063**	**-£6,766,531**	**-£6,770,278**	**-£6,777,218**	**-£6,813,416**	**-£7,058,532**	**-£7,207,119**
60% LAR : 40% CIR	15%	-£6,375,819	-£6,812,526	-£6,816,266	-£6,823,194	-£6,859,363	-£7,104,301	-£7,252,790
60% LAR : 40% CIR	20%	-£6,465,959	-£6,889,727	-£6,893,457	-£6,900,365	-£6,936,489	-£7,181,154	-£7,329,490
60% LAR : 40% CIR	25%	-£6,556,776	-£6,967,600	-£6,971,321	-£6,978,213	-£7,014,295	-£7,258,714	-£7,406,913
60% LAR : 40% CIR	30%	-£6,648,263	-£7,046,139	-£7,049,851	-£7,056,729	-£7,092,774	-£7,336,973	-£7,485,050
60% LAR : 40% CIR	35%	-£6,740,415	-£7,125,336	-£7,129,041	-£7,135,906	-£7,171,919	-£7,415,925	-£7,563,896
60% LAR : 40% CIR	40%	-£6,833,222	-£7,205,187	-£7,208,885	-£7,215,740	-£7,251,726	-£7,495,565	-£7,643,443
60% LAR : 40% CIR	45%	-£6,926,681	-£7,285,684	-£7,289,378	-£7,296,222	-£7,332,184	-£7,575,884	-£7,723,683
60% LAR : 40% CIR	50%	-£7,020,784	-£7,366,819	-£7,370,510	-£7,377,347	-£7,413,290	-£7,656,875	-£7,804,611

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,568,869	-£4,044,023	-£4,047,803	-£4,054,796	-£4,091,129	-£4,337,054	-£4,486,091
60% LAR : 40% CIR	5%	-£3,656,597	-£4,119,168	-£4,122,933	-£4,129,902	-£4,166,177	-£4,411,745	-£4,560,583
60% LAR : 40% CIR	10%	-£3,745,364	-£4,195,005	-£4,198,757	-£4,205,705	-£4,241,923	-£4,487,163	-£4,635,819
60% LAR : 40% CIR	**12%**	**-£3,781,064**	**-£4,225,532**	**-£4,229,279**	**-£4,236,219**	**-£4,272,416**	**-£4,517,532**	**-£4,666,120**
60% LAR : 40% CIR	15%	-£3,834,820	-£4,271,526	-£4,275,267	-£4,282,195	-£4,318,363	-£4,563,302	-£4,711,791
60% LAR : 40% CIR	20%	-£3,924,960	-£4,348,728	-£4,352,458	-£4,359,366	-£4,395,490	-£4,640,155	-£4,788,491
60% LAR : 40% CIR	25%	-£4,015,777	-£4,426,601	-£4,430,321	-£4,437,214	-£4,473,296	-£4,717,714	-£4,865,914
60% LAR : 40% CIR	30%	-£4,107,264	-£4,505,140	-£4,508,851	-£4,515,729	-£4,551,775	-£4,795,974	-£4,944,051
60% LAR : 40% CIR	35%	-£4,199,415	-£4,584,337	-£4,588,042	-£4,594,907	-£4,630,920	-£4,874,926	-£5,022,897
60% LAR : 40% CIR	40%	-£4,292,223	-£4,664,188	-£4,667,886	-£4,674,740	-£4,710,727	-£4,954,566	-£5,102,444
60% LAR : 40% CIR	45%	-£4,385,682	-£4,744,684	-£4,748,379	-£4,755,223	-£4,791,185	-£5,034,884	-£5,182,684
60% LAR : 40% CIR	50%	-£4,479,785	-£4,825,820	-£4,829,511	-£4,836,348	-£4,872,291	-£5,115,876	-£5,263,612

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,515,996	-£2,991,150	-£2,994,930	-£3,001,923	-£3,038,256	-£3,284,181	-£3,433,218
60% LAR : 40% CIR	5%	-£2,603,725	-£3,066,296	-£3,070,061	-£3,077,030	-£3,113,304	-£3,358,873	-£3,507,711
60% LAR : 40% CIR	10%	-£2,692,491	-£3,142,132	-£3,145,884	-£3,152,832	-£3,189,050	-£3,434,290	-£3,582,946
60% LAR : 40% CIR	**12%**	**-£2,728,191**	**-£3,172,659**	**-£3,176,406**	**-£3,183,346**	**-£3,219,543**	**-£3,464,659**	**-£3,613,247**
60% LAR : 40% CIR	15%	-£2,781,947	-£3,218,654	-£3,222,394	-£3,229,322	-£3,265,491	-£3,510,429	-£3,658,918
60% LAR : 40% CIR	20%	-£2,872,087	-£3,295,855	-£3,299,585	-£3,306,493	-£3,342,617	-£3,587,282	-£3,735,618
60% LAR : 40% CIR	25%	-£2,962,904	-£3,373,728	-£3,377,449	-£3,384,341	-£3,420,423	-£3,664,841	-£3,813,041
60% LAR : 40% CIR	30%	-£3,054,391	-£3,452,267	-£3,455,979	-£3,462,857	-£3,498,902	-£3,743,101	-£3,891,178
60% LAR : 40% CIR	35%	-£3,146,543	-£3,531,464	-£3,535,169	-£3,542,034	-£3,578,047	-£3,822,053	-£3,970,024
60% LAR : 40% CIR	40%	-£3,239,350	-£3,611,315	-£3,615,013	-£3,621,868	-£3,657,854	-£3,901,693	-£4,049,571
60% LAR : 40% CIR	45%	-£3,332,809	-£3,691,812	-£3,695,506	-£3,702,350	-£3,738,312	-£3,982,012	-£4,129,811
60% LAR : 40% CIR	50%	-£3,426,912	-£3,772,947	-£3,776,638	-£3,783,475	-£3,819,418	-£4,063,003	-£4,210,739

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,271,400	-£1,746,555	-£1,750,335	-£1,757,327	-£1,793,661	-£2,039,586	-£2,188,623
60% LAR : 40% CIR	5%	-£1,359,129	-£1,821,700	-£1,825,465	-£1,832,434	-£1,868,709	-£2,114,277	-£2,263,115
60% LAR : 40% CIR	10%	-£1,447,896	-£1,897,537	-£1,901,289	-£1,908,237	-£1,944,455	-£2,189,695	-£2,338,351
60% LAR : 40% CIR	**12%**	**-£1,483,596**	**-£1,928,063**	**-£1,931,811**	**-£1,938,751**	**-£1,974,948**	**-£2,220,064**	**-£2,368,651**
60% LAR : 40% CIR	15%	-£1,537,352	-£1,974,058	-£1,977,799	-£1,984,726	-£2,020,895	-£2,265,834	-£2,414,322
60% LAR : 40% CIR	20%	-£1,627,491	-£2,051,260	-£2,054,990	-£2,061,898	-£2,098,022	-£2,342,687	-£2,491,023
60% LAR : 40% CIR	25%	-£1,718,308	-£2,129,133	-£2,132,853	-£2,139,746	-£2,175,828	-£2,420,246	-£2,568,445
60% LAR : 40% CIR	30%	-£1,809,796	-£2,207,672	-£2,211,383	-£2,218,261	-£2,254,307	-£2,498,506	-£2,646,583
60% LAR : 40% CIR	35%	-£1,901,947	-£2,286,869	-£2,290,574	-£2,297,439	-£2,333,452	-£2,577,458	-£2,725,428
60% LAR : 40% CIR	40%	-£1,994,755	-£2,366,719	-£2,370,418	-£2,377,272	-£2,413,258	-£2,657,098	-£2,804,976
60% LAR : 40% CIR	45%	-£2,088,214	-£2,447,216	-£2,450,910	-£2,457,755	-£2,493,717	-£2,737,416	-£2,885,216
60% LAR : 40% CIR	50%	-£2,182,317	-£2,528,352	-£2,532,042	-£2,538,879	-£2,574,823	-£2,818,407	-£2,966,144

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR in Perp	
No Units	7
Site Area	0.06 Ha

Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft	
Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£362,842	-£112,644	-£116,425	-£123,417	-£159,750	-£405,676	-£554,713
60% LAR : 40% CIR	5%	£259,069	-£204,800	-£208,565	-£215,535	-£251,809	-£497,377	-£646,215
60% LAR : 40% CIR	10%	£154,610	-£297,647	-£301,399	-£308,347	-£344,566	-£589,806	-£738,462
60% LAR : 40% CIR	**12%**	**£112,636**	**-£334,979**	**-£338,725**	**-£345,665**	**-£381,863**	**-£626,979**	**-£775,567**
60% LAR : 40% CIR	15%	£49,471	-£391,179	-£394,920	-£401,848	-£438,016	-£682,955	-£831,444
60% LAR : 40% CIR	20%	-£57,201	-£485,390	-£489,120	-£496,030	-£532,152	-£776,817	-£925,154
60% LAR : 40% CIR	25%	-£165,304	-£580,274	-£583,994	-£590,887	-£626,969	-£871,387	-£1,019,588
60% LAR : 40% CIR	30%	-£274,078	-£675,823	-£679,535	-£686,413	-£722,458	-£966,657	-£1,114,735
60% LAR : 40% CIR	35%	-£383,516	-£772,032	-£775,736	-£782,601	-£818,615	-£1,062,621	-£1,210,591
60% LAR : 40% CIR	40%	-£493,610	-£868,892	-£872,591	-£879,445	-£915,431	-£1,159,270	-£1,307,148
60% LAR : 40% CIR	45%	-£604,356	-£966,399	-£970,093	-£976,937	-£1,012,899	-£1,256,599	-£1,404,398
60% LAR : 40% CIR	50%	-£715,746	-£1,064,545	-£1,068,236	-£1,075,073	-£1,111,016	-£1,354,601	-£1,502,336

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,769,329	-£6,244,815	-£6,248,596	-£6,255,588	-£6,291,921	-£6,537,847	-£6,686,884
60% LAR : 40% CIR	5%	-£5,873,102	-£6,336,971	-£6,340,736	-£6,347,705	-£6,383,980	-£6,629,548	-£6,778,386
60% LAR : 40% CIR	10%	-£5,977,561	-£6,429,818	-£6,433,570	-£6,440,518	-£6,476,737	-£6,721,977	-£6,870,633
60% LAR : 40% CIR	**12%**	**-£6,019,535**	**-£6,467,150**	**-£6,470,896**	**-£6,477,836**	**-£6,514,034**	**-£6,759,150**	**-£6,907,738**
60% LAR : 40% CIR	15%	-£6,082,700	-£6,523,350	-£6,527,091	-£6,534,019	-£6,570,187	-£6,815,126	-£6,963,614
60% LAR : 40% CIR	20%	-£6,189,372	-£6,617,561	-£6,621,291	-£6,628,200	-£6,664,323	-£6,908,988	-£7,057,325
60% LAR : 40% CIR	25%	-£6,297,475	-£6,712,444	-£6,716,165	-£6,723,058	-£6,759,140	-£7,003,558	-£7,151,758
60% LAR : 40% CIR	30%	-£6,406,249	-£6,807,994	-£6,811,706	-£6,818,584	-£6,854,629	-£7,098,828	-£7,246,905
60% LAR : 40% CIR	35%	-£6,515,686	-£6,904,203	-£6,907,907	-£6,914,772	-£6,950,786	-£7,194,792	-£7,342,762
60% LAR : 40% CIR	40%	-£6,625,781	-£7,001,063	-£7,004,762	-£7,011,615	-£7,047,602	-£7,291,441	-£7,439,319
60% LAR : 40% CIR	45%	-£6,736,527	-£7,098,570	-£7,102,264	-£7,109,108	-£7,145,070	-£7,388,770	-£7,536,569
60% LAR : 40% CIR	50%	-£6,847,917	-£7,196,716	-£7,200,407	-£7,207,244	-£7,243,187	-£7,486,772	-£7,634,507

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,228,329	-£3,703,816	-£3,707,596	-£3,714,589	-£3,750,922	-£3,996,848	-£4,145,884
60% LAR : 40% CIR	5%	-£3,332,102	-£3,795,972	-£3,799,737	-£3,806,706	-£3,842,981	-£4,088,549	-£4,237,387
60% LAR : 40% CIR	10%	-£3,436,562	-£3,888,819	-£3,892,571	-£3,899,519	-£3,935,738	-£4,180,977	-£4,329,633
60% LAR : 40% CIR	**12%**	**-£3,478,536**	**-£3,926,150**	**-£3,929,897**	**-£3,936,837**	**-£3,973,035**	**-£4,218,151**	**-£4,366,738**
60% LAR : 40% CIR	15%	-£3,541,701	-£3,982,351	-£3,986,091	-£3,993,019	-£4,029,188	-£4,274,127	-£4,422,615
60% LAR : 40% CIR	20%	-£3,648,372	-£4,076,562	-£4,080,292	-£4,087,201	-£4,123,324	-£4,367,989	-£4,516,325
60% LAR : 40% CIR	25%	-£3,756,475	-£4,171,445	-£4,175,166	-£4,182,059	-£4,218,140	-£4,462,559	-£4,610,759
60% LAR : 40% CIR	30%	-£3,865,250	-£4,266,995	-£4,270,706	-£4,277,584	-£4,313,630	-£4,557,829	-£4,705,906
60% LAR : 40% CIR	35%	-£3,974,687	-£4,363,203	-£4,366,907	-£4,373,773	-£4,409,787	-£4,653,792	-£4,801,763
60% LAR : 40% CIR	40%	-£4,084,782	-£4,460,063	-£4,463,763	-£4,470,616	-£4,506,602	-£4,750,442	-£4,898,320
60% LAR : 40% CIR	45%	-£4,195,528	-£4,557,571	-£4,561,265	-£4,568,109	-£4,604,071	-£4,847,771	-£4,995,570
60% LAR : 40% CIR	50%	-£4,306,918	-£4,655,717	-£4,659,407	-£4,666,244	-£4,702,188	-£4,945,772	-£5,093,508

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,175,457	-£2,650,943	-£2,654,724	-£2,661,716	-£2,698,049	-£2,943,975	-£3,093,011
60% LAR : 40% CIR	5%	-£2,279,230	-£2,743,099	-£2,746,864	-£2,753,833	-£2,790,108	-£3,035,676	-£3,184,514
60% LAR : 40% CIR	10%	-£2,383,689	-£2,835,946	-£2,839,698	-£2,846,646	-£2,882,865	-£3,128,105	-£3,276,761
60% LAR : 40% CIR	**12%**	**-£2,425,663**	**-£2,873,278**	**-£2,877,024**	**-£2,883,964**	**-£2,920,162**	**-£3,165,278**	**-£3,313,866**
60% LAR : 40% CIR	15%	-£2,488,828	-£2,929,478	-£2,933,219	-£2,940,147	-£2,976,315	-£3,221,254	-£3,369,742
60% LAR : 40% CIR	20%	-£2,595,500	-£3,023,689	-£3,027,419	-£3,034,328	-£3,070,451	-£3,315,116	-£3,463,453
60% LAR : 40% CIR	25%	-£2,703,602	-£3,118,572	-£3,122,293	-£3,129,186	-£3,165,268	-£3,409,686	-£3,557,886
60% LAR : 40% CIR	30%	-£2,812,377	-£3,214,122	-£3,217,834	-£3,224,712	-£3,260,757	-£3,504,956	-£3,653,033
60% LAR : 40% CIR	35%	-£2,921,814	-£3,310,331	-£3,314,035	-£3,320,900	-£3,356,914	-£3,600,920	-£3,748,890
60% LAR : 40% CIR	40%	-£3,031,909	-£3,407,191	-£3,410,890	-£3,417,743	-£3,453,730	-£3,697,569	-£3,845,447
60% LAR : 40% CIR	45%	-£3,142,655	-£3,504,698	-£3,508,392	-£3,515,236	-£3,551,198	-£3,794,898	-£3,942,697
60% LAR : 40% CIR	50%	-£3,254,045	-£3,602,844	-£3,606,535	-£3,613,372	-£3,649,315	-£3,892,900	-£4,040,635

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£930,861	-£1,406,348	-£1,410,128	-£1,417,121	-£1,453,454	-£1,699,379	-£1,848,416
60% LAR : 40% CIR	5%	-£1,034,634	-£1,498,504	-£1,502,269	-£1,509,238	-£1,545,512	-£1,791,081	-£1,939,919
60% LAR : 40% CIR	10%	-£1,139,094	-£1,591,350	-£1,595,102	-£1,602,051	-£1,638,269	-£1,883,509	-£2,032,165
60% LAR : 40% CIR	**12%**	**-£1,181,067**	**-£1,628,682**	**-£1,632,429**	**-£1,639,369**	**-£1,675,567**	**-£1,920,683**	**-£2,069,270**
60% LAR : 40% CIR	15%	-£1,244,232	-£1,684,883	-£1,688,623	-£1,695,551	-£1,731,720	-£1,976,659	-£2,125,147
60% LAR : 40% CIR	20%	-£1,350,904	-£1,779,094	-£1,782,824	-£1,789,733	-£1,825,856	-£2,070,521	-£2,218,857
60% LAR : 40% CIR	25%	-£1,459,007	-£1,873,977	-£1,877,698	-£1,884,590	-£1,920,672	-£2,165,091	-£2,313,291
60% LAR : 40% CIR	30%	-£1,567,781	-£1,969,527	-£1,973,238	-£1,980,116	-£2,016,162	-£2,260,361	-£2,408,438
60% LAR : 40% CIR	35%	-£1,677,219	-£2,065,735	-£2,069,439	-£2,076,304	-£2,112,318	-£2,356,324	-£2,504,295
60% LAR : 40% CIR	40%	-£1,787,314	-£2,162,595	-£2,166,295	-£2,173,148	-£2,209,134	-£2,452,973	-£2,600,852
60% LAR : 40% CIR	45%	-£1,898,060	-£2,260,102	-£2,263,797	-£2,270,641	-£2,306,603	-£2,550,302	-£2,698,102
60% LAR : 40% CIR	50%	-£2,009,450	-£2,358,249	-£2,361,939	-£2,368,776	-£2,404,720	-£2,648,304	-£2,796,039

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR in Perp		Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£533,111	£56,595	£52,872	£45,984	£10,197	-£235,573	-£384,609
60% LAR : 40% CIR	5%	£420,825	-£43,202	-£46,967	-£53,937	-£90,210	-£335,779	-£484,618
60% LAR : 40% CIR	10%	£307,853	-£144,554	-£148,306	-£155,253	-£191,473	-£436,713	-£585,369
60% LAR : 40% CIR	**12%**	**£262,474**	**-£185,287**	**-£189,035**	**-£195,973**	**-£232,172**	**-£477,288**	**-£625,875**
60% LAR : 40% CIR	15%	£194,201	-£246,591	-£250,332	-£257,260	-£293,428	-£538,367	-£686,855
60% LAR : 40% CIR	20%	£79,875	-£349,308	-£353,038	-£359,947	-£396,070	-£640,735	-£789,071
60% LAR : 40% CIR	25%	-£35,653	-£452,697	-£456,416	-£463,309	-£499,392	-£743,810	-£892,010
60% LAR : 40% CIR	30%	-£153,071	-£556,751	-£560,463	-£567,341	-£603,386	-£847,585	-£995,663
60% LAR : 40% CIR	35%	-£271,151	-£661,464	-£665,168	-£672,034	-£708,048	-£952,053	-£1,100,024
60% LAR : 40% CIR	40%	-£389,890	-£766,830	-£770,529	-£777,383	-£813,369	-£1,057,208	-£1,205,085
60% LAR : 40% CIR	45%	-£509,279	-£872,842	-£876,536	-£883,381	-£919,343	-£1,163,042	-£1,310,842
60% LAR : 40% CIR	50%	-£629,312	-£979,494	-£983,184	-£990,022	-£1,025,964	-£1,269,549	-£1,417,285

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,599,060	-£6,075,576	-£6,079,299	-£6,086,187	-£6,121,974	-£6,367,744	-£6,516,780
60% LAR : 40% CIR	5%	-£5,711,346	-£6,175,373	-£6,179,138	-£6,186,108	-£6,222,381	-£6,467,950	-£6,616,789
60% LAR : 40% CIR	10%	-£5,824,318	-£6,276,725	-£6,280,477	-£6,287,424	-£6,323,644	-£6,568,884	-£6,717,540
60% LAR : 40% CIR	**12%**	**-£5,869,697**	**-£6,317,458**	**-£6,321,206**	**-£6,328,144**	**-£6,364,343**	**-£6,609,459**	**-£6,758,046**
60% LAR : 40% CIR	15%	-£5,937,970	-£6,378,762	-£6,382,502	-£6,389,430	-£6,425,599	-£6,670,538	-£6,819,026
60% LAR : 40% CIR	20%	-£6,052,296	-£6,481,479	-£6,485,209	-£6,492,118	-£6,528,241	-£6,772,906	-£6,921,242
60% LAR : 40% CIR	25%	-£6,167,824	-£6,584,868	-£6,588,587	-£6,595,480	-£6,631,563	-£6,875,981	-£7,024,181
60% LAR : 40% CIR	30%	-£6,285,242	-£6,688,922	-£6,692,634	-£6,699,512	-£6,735,557	-£6,979,756	-£7,127,833
60% LAR : 40% CIR	35%	-£6,403,322	-£6,793,635	-£6,797,339	-£6,804,205	-£6,840,219	-£7,084,224	-£7,232,195
60% LAR : 40% CIR	40%	-£6,522,061	-£6,899,001	-£6,902,700	-£6,909,554	-£6,945,540	-£7,189,379	-£7,337,256
60% LAR : 40% CIR	45%	-£6,641,450	-£7,005,013	-£7,008,707	-£7,015,552	-£7,051,514	-£7,295,213	-£7,443,012
60% LAR : 40% CIR	50%	-£6,761,483	-£7,111,665	-£7,115,355	-£7,122,192	-£7,158,135	-£7,401,719	-£7,549,456

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,058,061	-£3,534,576	-£3,538,300	-£3,545,188	-£3,580,975	-£3,826,744	-£3,975,781
60% LAR : 40% CIR	5%	-£3,170,347	-£3,634,374	-£3,638,139	-£3,645,109	-£3,681,382	-£3,926,951	-£4,075,790
60% LAR : 40% CIR	10%	-£3,283,319	-£3,735,726	-£3,739,478	-£3,746,425	-£3,782,645	-£4,027,884	-£4,176,540
60% LAR : 40% CIR	**12%**	**-£3,328,698**	**-£3,776,459**	**-£3,780,206**	**-£3,787,145**	**-£3,823,344**	**-£4,068,460**	**-£4,217,047**
60% LAR : 40% CIR	15%	-£3,396,971	-£3,837,763	-£3,841,503	-£3,848,431	-£3,884,600	-£4,129,539	-£4,278,027
60% LAR : 40% CIR	20%	-£3,511,297	-£3,940,480	-£3,944,209	-£3,951,119	-£3,987,242	-£4,231,907	-£4,380,243
60% LAR : 40% CIR	25%	-£3,626,825	-£4,043,869	-£4,047,588	-£4,054,481	-£4,090,564	-£4,334,982	-£4,483,182
60% LAR : 40% CIR	30%	-£3,744,242	-£4,147,923	-£4,151,634	-£4,158,512	-£4,194,558	-£4,438,757	-£4,586,834
60% LAR : 40% CIR	35%	-£3,862,323	-£4,252,636	-£4,256,340	-£4,263,205	-£4,299,219	-£4,543,225	-£4,691,196
60% LAR : 40% CIR	40%	-£3,981,062	-£4,358,002	-£4,361,700	-£4,368,555	-£4,404,541	-£4,648,380	-£4,796,257
60% LAR : 40% CIR	45%	-£4,100,451	-£4,464,014	-£4,467,708	-£4,474,552	-£4,510,514	-£4,754,214	-£4,902,013
60% LAR : 40% CIR	50%	-£4,220,484	-£4,570,666	-£4,574,356	-£4,581,193	-£4,617,136	-£4,860,720	-£5,008,456

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,005,188	-£2,481,704	-£2,485,427	-£2,492,315	-£2,528,102	-£2,773,872	-£2,922,908
60% LAR : 40% CIR	5%	-£2,117,474	-£2,581,501	-£2,585,266	-£2,592,236	-£2,628,509	-£2,874,078	-£3,022,917
60% LAR : 40% CIR	10%	-£2,230,446	-£2,682,853	-£2,686,605	-£2,693,552	-£2,729,772	-£2,975,012	-£3,123,668
60% LAR : 40% CIR	**12%**	**-£2,275,825**	**-£2,723,586**	**-£2,727,334**	**-£2,734,272**	**-£2,770,471**	**-£3,015,587**	**-£3,164,174**
60% LAR : 40% CIR	15%	-£2,344,098	-£2,784,890	-£2,788,630	-£2,795,558	-£2,831,727	-£3,076,666	-£3,225,154
60% LAR : 40% CIR	20%	-£2,458,424	-£2,887,607	-£2,891,337	-£2,898,246	-£2,934,369	-£3,179,034	-£3,327,370
60% LAR : 40% CIR	25%	-£2,573,952	-£2,990,996	-£2,994,715	-£3,001,608	-£3,037,691	-£3,282,109	-£3,430,309
60% LAR : 40% CIR	30%	-£2,691,370	-£3,095,050	-£3,098,762	-£3,105,640	-£3,141,685	-£3,385,884	-£3,533,961
60% LAR : 40% CIR	35%	-£2,809,450	-£3,199,763	-£3,203,467	-£3,210,333	-£3,246,346	-£3,490,352	-£3,638,323
60% LAR : 40% CIR	40%	-£2,928,189	-£3,305,129	-£3,308,828	-£3,315,682	-£3,351,668	-£3,595,507	-£3,743,384
60% LAR : 40% CIR	45%	-£3,047,578	-£3,411,141	-£3,414,835	-£3,421,680	-£3,457,642	-£3,701,341	-£3,849,140
60% LAR : 40% CIR	50%	-£3,167,611	-£3,517,793	-£3,521,483	-£3,528,320	-£3,564,263	-£3,807,847	-£3,955,584

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£760,593	-£1,237,108	-£1,240,832	-£1,247,719	-£1,283,507	-£1,529,276	-£1,678,313
60% LAR : 40% CIR	5%	-£872,878	-£1,336,905	-£1,340,670	-£1,347,640	-£1,383,914	-£1,629,482	-£1,778,321
60% LAR : 40% CIR	10%	-£985,850	-£1,438,257	-£1,442,009	-£1,448,957	-£1,485,176	-£1,730,416	-£1,879,072
60% LAR : 40% CIR	**12%**	**-£1,031,230**	**-£1,478,991**	**-£1,482,738**	**-£1,489,677**	**-£1,525,875**	**-£1,770,991**	**-£1,919,579**
60% LAR : 40% CIR	15%	-£1,099,503	-£1,540,295	-£1,544,035	-£1,550,963	-£1,587,132	-£1,832,070	-£1,980,559
60% LAR : 40% CIR	20%	-£1,213,829	-£1,643,011	-£1,646,741	-£1,653,651	-£1,689,773	-£1,934,438	-£2,082,775
60% LAR : 40% CIR	25%	-£1,329,357	-£1,746,400	-£1,750,120	-£1,757,013	-£1,793,095	-£2,037,514	-£2,185,713
60% LAR : 40% CIR	30%	-£1,446,774	-£1,850,455	-£1,854,166	-£1,861,044	-£1,897,090	-£2,141,289	-£2,289,366
60% LAR : 40% CIR	35%	-£1,564,855	-£1,955,168	-£1,958,872	-£1,965,737	-£2,001,751	-£2,245,757	-£2,393,727
60% LAR : 40% CIR	40%	-£1,683,594	-£2,060,534	-£2,064,232	-£2,071,086	-£2,107,073	-£2,350,912	-£2,498,789
60% LAR : 40% CIR	45%	-£1,802,983	-£2,166,546	-£2,170,240	-£2,177,084	-£2,213,046	-£2,456,746	-£2,604,545
60% LAR : 40% CIR	50%	-£1,923,016	-£2,273,198	-£2,276,888	-£2,283,725	-£2,319,668	-£2,563,252	-£2,710,988

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR in Perp

Value Area	**Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£703,380	£224,142	£220,419	£213,530	£177,744	-£65,469	-£214,506
60% LAR : 40% CIR	5%	£582,581	£116,617	£112,908	£106,044	£70,315	-£174,181	-£323,019
60% LAR : 40% CIR	10%	£461,095	£8,410	£4,715	-£2,161	-£38,380	-£283,620	-£432,276
60% LAR : 40% CIR	**12%**	**£412,310**	**-£35,596**	**-£39,343**	**-£46,283**	**-£82,481**	**-£327,597**	**-£476,184**
60% LAR : 40% CIR	15%	£338,929	-£102,004	-£105,744	-£112,671	-£148,840	-£393,779	-£542,267
60% LAR : 40% CIR	20%	£216,091	-£213,226	-£216,955	-£223,865	-£259,987	-£504,652	-£652,989
60% LAR : 40% CIR	25%	£92,585	-£325,119	-£328,839	-£335,732	-£371,814	-£616,233	-£764,432
60% LAR : 40% CIR	30%	-£32,064	-£437,678	-£441,391	-£448,269	-£484,314	-£728,513	-£876,591
60% LAR : 40% CIR	35%	-£158,788	-£550,897	-£554,602	-£561,467	-£597,480	-£841,486	-£989,457
60% LAR : 40% CIR	40%	-£286,170	-£664,769	-£668,467	-£675,321	-£711,307	-£955,146	-£1,103,024
60% LAR : 40% CIR	45%	-£414,202	-£779,285	-£782,979	-£789,824	-£825,786	-£1,069,485	-£1,217,285
60% LAR : 40% CIR	50%	-£542,879	-£894,442	-£898,132	-£904,969	-£940,913	-£1,184,496	-£1,332,233

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,428,790	-£5,908,029	-£5,911,752	-£5,918,640	-£5,954,427	-£6,197,640	-£6,346,677
60% LAR : 40% CIR	5%	-£5,549,590	-£6,015,554	-£6,019,263	-£6,026,127	-£6,061,856	-£6,306,352	-£6,455,190
60% LAR : 40% CIR	10%	-£5,671,075	-£6,123,761	-£6,127,456	-£6,134,331	-£6,170,551	-£6,415,791	-£6,564,447
60% LAR : 40% CIR	**12%**	**-£5,719,861**	**-£6,167,767**	**-£6,171,514**	**-£6,178,454**	**-£6,214,652**	**-£6,459,768**	**-£6,608,355**
60% LAR : 40% CIR	15%	-£5,793,241	-£6,234,175	-£6,237,915	-£6,244,842	-£6,281,011	-£6,525,950	-£6,674,438
60% LAR : 40% CIR	20%	-£5,916,080	-£6,345,396	-£6,349,126	-£6,356,036	-£6,392,158	-£6,636,823	-£6,785,160
60% LAR : 40% CIR	25%	-£6,039,586	-£6,457,290	-£6,461,010	-£6,467,903	-£6,503,985	-£6,748,404	-£6,896,603
60% LAR : 40% CIR	30%	-£6,164,235	-£6,569,849	-£6,573,562	-£6,580,440	-£6,616,485	-£6,860,684	-£7,008,761
60% LAR : 40% CIR	35%	-£6,290,959	-£6,683,068	-£6,686,773	-£6,693,638	-£6,729,651	-£6,973,657	-£7,121,628
60% LAR : 40% CIR	40%	-£6,418,341	-£6,796,939	-£6,800,638	-£6,807,492	-£6,843,477	-£7,087,317	-£7,235,195
60% LAR : 40% CIR	45%	-£6,546,373	-£6,911,456	-£6,915,150	-£6,921,995	-£6,957,957	-£7,201,656	-£7,349,456
60% LAR : 40% CIR	50%	-£6,675,050	-£7,026,613	-£7,030,303	-£7,037,140	-£7,073,084	-£7,316,667	-£7,464,403

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,887,791	-£3,367,030	-£3,370,752	-£3,377,641	-£3,413,428	-£3,656,641	-£3,805,678
60% LAR : 40% CIR	5%	-£3,008,591	-£3,474,555	-£3,478,263	-£3,485,128	-£3,520,857	-£3,765,353	-£3,914,191
60% LAR : 40% CIR	10%	-£3,130,076	-£3,582,761	-£3,586,457	-£3,593,332	-£3,629,552	-£3,874,792	-£4,023,448
60% LAR : 40% CIR	**12%**	**-£3,178,862**	**-£3,626,768**	**-£3,630,515**	**-£3,637,455**	**-£3,673,653**	**-£3,918,769**	**-£4,067,356**
60% LAR : 40% CIR	15%	-£3,252,242	-£3,693,176	-£3,696,916	-£3,703,843	-£3,740,012	-£3,984,950	-£4,133,439
60% LAR : 40% CIR	20%	-£3,375,081	-£3,804,397	-£3,808,127	-£3,815,036	-£3,851,159	-£4,095,824	-£4,244,161
60% LAR : 40% CIR	25%	-£3,498,587	-£3,916,291	-£3,920,010	-£3,926,904	-£3,962,986	-£4,207,404	-£4,355,604
60% LAR : 40% CIR	30%	-£3,623,235	-£4,028,850	-£4,032,562	-£4,039,440	-£4,075,486	-£4,319,685	-£4,467,762
60% LAR : 40% CIR	35%	-£3,749,960	-£4,142,069	-£4,145,774	-£4,152,639	-£4,188,652	-£4,432,658	-£4,580,628
60% LAR : 40% CIR	40%	-£3,877,342	-£4,255,940	-£4,259,639	-£4,266,493	-£4,302,478	-£4,546,317	-£4,694,196
60% LAR : 40% CIR	45%	-£4,005,374	-£4,370,457	-£4,374,151	-£4,380,995	-£4,416,957	-£4,660,657	-£4,808,456
60% LAR : 40% CIR	50%	-£4,134,051	-£4,485,614	-£4,489,304	-£4,496,141	-£4,532,085	-£4,775,668	-£4,923,404

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,834,918	-£2,314,157	-£2,317,880	-£2,324,768	-£2,360,555	-£2,603,768	-£2,752,805
60% LAR : 40% CIR	5%	-£1,955,718	-£2,421,682	-£2,425,391	-£2,432,255	-£2,467,984	-£2,712,480	-£2,861,318
60% LAR : 40% CIR	10%	-£2,077,203	-£2,529,889	-£2,533,584	-£2,540,459	-£2,576,679	-£2,821,919	-£2,970,575
60% LAR : 40% CIR	**12%**	**-£2,125,989**	**-£2,573,895**	**-£2,577,642**	**-£2,584,582**	**-£2,620,780**	**-£2,865,896**	**-£3,014,483**
60% LAR : 40% CIR	15%	-£2,199,369	-£2,640,303	-£2,644,043	-£2,650,970	-£2,687,139	-£2,932,078	-£3,080,566
60% LAR : 40% CIR	20%	-£2,322,208	-£2,751,524	-£2,755,254	-£2,762,164	-£2,798,286	-£3,042,951	-£3,191,288
60% LAR : 40% CIR	25%	-£2,445,714	-£2,863,418	-£2,867,138	-£2,874,031	-£2,910,113	-£3,154,532	-£3,302,731
60% LAR : 40% CIR	30%	-£2,570,363	-£2,975,977	-£2,979,690	-£2,986,568	-£3,022,613	-£3,266,812	-£3,414,889
60% LAR : 40% CIR	35%	-£2,697,087	-£3,089,196	-£3,092,901	-£3,099,766	-£3,135,779	-£3,379,785	-£3,527,756
60% LAR : 40% CIR	40%	-£2,824,469	-£3,203,067	-£3,206,766	-£3,213,620	-£3,249,605	-£3,493,445	-£3,641,323
60% LAR : 40% CIR	45%	-£2,952,501	-£3,317,584	-£3,321,278	-£3,328,123	-£3,364,085	-£3,607,784	-£3,755,584
60% LAR : 40% CIR	50%	-£3,081,178	-£3,432,741	-£3,436,431	-£3,443,268	-£3,479,212	-£3,722,795	-£3,870,531

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£590,323	-£1,069,562	-£1,073,284	-£1,080,173	-£1,115,959	-£1,359,173	-£1,508,209
60% LAR : 40% CIR	5%	-£711,122	-£1,177,087	-£1,180,795	-£1,187,660	-£1,223,388	-£1,467,885	-£1,616,723
60% LAR : 40% CIR	10%	-£832,608	-£1,285,293	-£1,288,989	-£1,295,864	-£1,332,084	-£1,577,323	-£1,725,979
60% LAR : 40% CIR	**12%**	**-£881,394**	**-£1,329,300**	**-£1,333,047**	**-£1,339,986**	**-£1,376,185**	**-£1,621,301**	**-£1,769,888**
60% LAR : 40% CIR	15%	-£954,774	-£1,395,708	-£1,399,448	-£1,406,375	-£1,442,544	-£1,687,482	-£1,835,971
60% LAR : 40% CIR	20%	-£1,077,613	-£1,506,929	-£1,510,659	-£1,517,568	-£1,553,691	-£1,798,356	-£1,946,692
60% LAR : 40% CIR	25%	-£1,201,119	-£1,618,823	-£1,622,542	-£1,629,436	-£1,665,518	-£1,909,936	-£2,058,136
60% LAR : 40% CIR	30%	-£1,325,767	-£1,731,382	-£1,735,094	-£1,741,972	-£1,778,018	-£2,022,217	-£2,170,294
60% LAR : 40% CIR	35%	-£1,452,492	-£1,844,601	-£1,848,306	-£1,855,171	-£1,891,184	-£2,135,190	-£2,283,160
60% LAR : 40% CIR	40%	-£1,579,874	-£1,958,472	-£1,962,171	-£1,969,025	-£2,005,010	-£2,248,849	-£2,396,727
60% LAR : 40% CIR	45%	-£1,707,906	-£2,072,989	-£2,076,683	-£2,083,527	-£2,119,489	-£2,363,189	-£2,510,988
60% LAR : 40% CIR	50%	-£1,836,583	-£2,188,145	-£2,191,836	-£2,198,673	-£2,234,616	-£2,478,200	-£2,625,936

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR in Perp	
Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,043,920	£559,235	£555,513	£548,625	£512,838	£270,608	£123,812
60% LAR : 40% CIR	5%	£906,093	£434,956	£431,248	£424,382	£388,654	£146,776	£174
60% LAR : 40% CIR	10%	£767,580	£309,995	£306,299	£299,456	£263,781	£22,227	-£126,089
60% LAR : 40% CIR	**12%**	**£711,985**	**£259,821**	**£256,130**	**£249,295**	**£213,640**	**-£28,215**	**-£176,802**
60% LAR : 40% CIR	15%	£628,388	£184,359	£180,675	£173,852	£138,226	-£104,603	-£253,092
60% LAR : 40% CIR	20%	£488,522	£58,054	£54,380	£47,575	£11,995	-£232,487	-£380,824
60% LAR : 40% CIR	25%	£347,989	-£69,964	-£73,684	-£80,577	-£116,659	-£361,077	-£509,277
60% LAR : 40% CIR	30%	£206,796	-£199,534	-£203,246	-£210,124	-£246,169	-£490,368	-£638,446
60% LAR : 40% CIR	35%	£64,949	-£329,763	-£333,468	-£340,333	-£376,346	-£620,352	-£768,322
60% LAR : 40% CIR	40%	-£78,729	-£460,644	-£464,343	-£471,197	-£507,182	-£751,022	-£898,900
60% LAR : 40% CIR	45%	-£224,048	-£592,171	-£595,866	-£602,710	-£638,673	-£882,371	-£1,030,171
60% LAR : 40% CIR	50%	-£370,011	-£724,339	-£728,029	-£734,866	-£770,810	-£1,014,393	-£1,162,129

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,088,251	-£5,572,936	-£5,576,658	-£5,583,546	-£5,619,333	-£5,861,563	-£6,008,359
60% LAR : 40% CIR	5%	-£5,226,078	-£5,697,215	-£5,700,923	-£5,707,789	-£5,743,517	-£5,985,395	-£6,131,997
60% LAR : 40% CIR	10%	-£5,364,591	-£5,822,176	-£5,825,872	-£5,832,715	-£5,868,390	-£6,109,944	-£6,258,260
60% LAR : 40% CIR	**12%**	**-£5,420,186**	**-£5,872,350**	**-£5,876,041**	**-£5,882,876**	**-£5,918,531**	**-£6,160,386**	**-£6,308,973**
60% LAR : 40% CIR	15%	-£5,503,783	-£5,947,812	-£5,951,496	-£5,958,319	-£5,993,945	-£6,236,774	-£6,385,263
60% LAR : 40% CIR	20%	-£5,643,649	-£6,074,117	-£6,077,791	-£6,084,596	-£6,120,176	-£6,364,658	-£6,512,995
60% LAR : 40% CIR	25%	-£5,784,182	-£6,202,135	-£6,205,855	-£6,212,748	-£6,248,830	-£6,493,248	-£6,641,448
60% LAR : 40% CIR	30%	-£5,925,375	-£6,331,705	-£6,335,417	-£6,342,295	-£6,378,340	-£6,622,539	-£6,770,616
60% LAR : 40% CIR	35%	-£6,067,222	-£6,461,933	-£6,465,638	-£6,472,504	-£6,508,517	-£6,752,522	-£6,900,493
60% LAR : 40% CIR	40%	-£6,210,900	-£6,592,815	-£6,596,514	-£6,603,368	-£6,639,353	-£6,883,192	-£7,031,071
60% LAR : 40% CIR	45%	-£6,356,219	-£6,724,342	-£6,728,037	-£6,734,881	-£6,770,844	-£7,014,542	-£7,162,342
60% LAR : 40% CIR	50%	-£6,502,182	-£6,856,510	-£6,860,200	-£6,867,037	-£6,902,981	-£7,146,564	-£7,294,300

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,547,252	-£3,031,936	-£3,035,659	-£3,042,547	-£3,078,334	-£3,320,564	-£3,467,360
60% LAR : 40% CIR	5%	-£2,685,079	-£3,156,216	-£3,159,924	-£3,166,790	-£3,202,518	-£3,444,396	-£3,590,998
60% LAR : 40% CIR	10%	-£2,823,592	-£3,281,177	-£3,284,873	-£3,291,716	-£3,327,391	-£3,568,945	-£3,717,261
60% LAR : 40% CIR	**12%**	**-£2,879,187**	**-£3,331,351**	**-£3,335,042**	**-£3,341,877**	**-£3,377,531**	**-£3,619,387**	**-£3,767,974**
60% LAR : 40% CIR	15%	-£2,962,784	-£3,406,813	-£3,410,497	-£3,417,320	-£3,452,945	-£3,695,775	-£3,844,264
60% LAR : 40% CIR	20%	-£3,102,650	-£3,533,118	-£3,536,791	-£3,543,596	-£3,579,177	-£3,823,658	-£3,971,996
60% LAR : 40% CIR	25%	-£3,243,183	-£3,661,135	-£3,664,856	-£3,671,749	-£3,707,830	-£3,952,249	-£4,100,448
60% LAR : 40% CIR	30%	-£3,384,376	-£3,790,706	-£3,794,417	-£3,801,295	-£3,837,341	-£4,081,540	-£4,229,617
60% LAR : 40% CIR	35%	-£3,526,223	-£3,920,934	-£3,924,639	-£3,931,505	-£3,967,517	-£4,211,523	-£4,359,494
60% LAR : 40% CIR	40%	-£3,669,901	-£4,051,816	-£4,055,515	-£4,062,369	-£4,098,354	-£4,342,193	-£4,490,071
60% LAR : 40% CIR	45%	-£3,815,220	-£4,183,343	-£4,187,037	-£4,193,882	-£4,229,845	-£4,473,543	-£4,621,343
60% LAR : 40% CIR	50%	-£3,961,183	-£4,315,510	-£4,319,201	-£4,326,038	-£4,361,981	-£4,605,565	-£4,753,301

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,494,379	-£1,979,064	-£1,982,786	-£1,989,674	-£2,025,461	-£2,267,691	-£2,414,487
60% LAR : 40% CIR	5%	-£1,632,206	-£2,103,343	-£2,107,051	-£2,113,917	-£2,149,645	-£2,391,523	-£2,538,125
60% LAR : 40% CIR	10%	-£1,770,719	-£2,228,304	-£2,232,000	-£2,238,843	-£2,274,518	-£2,516,072	-£2,664,388
60% LAR : 40% CIR	**12%**	**-£1,826,314**	**-£2,278,478**	**-£2,282,169**	**-£2,289,004**	**-£2,324,659**	**-£2,566,514**	**-£2,715,101**
60% LAR : 40% CIR	15%	-£1,909,911	-£2,353,940	-£2,357,624	-£2,364,447	-£2,400,073	-£2,642,902	-£2,791,391
60% LAR : 40% CIR	20%	-£2,049,777	-£2,480,245	-£2,483,919	-£2,490,724	-£2,526,304	-£2,770,785	-£2,919,123
60% LAR : 40% CIR	25%	-£2,190,310	-£2,608,263	-£2,611,983	-£2,618,876	-£2,654,958	-£2,899,376	-£3,047,576
60% LAR : 40% CIR	30%	-£2,331,503	-£2,737,833	-£2,741,545	-£2,748,423	-£2,784,468	-£3,028,667	-£3,176,744
60% LAR : 40% CIR	35%	-£2,473,350	-£2,868,061	-£2,871,766	-£2,878,632	-£2,914,645	-£3,158,650	-£3,306,621
60% LAR : 40% CIR	40%	-£2,617,028	-£2,998,943	-£3,002,642	-£3,009,496	-£3,045,481	-£3,289,320	-£3,437,199
60% LAR : 40% CIR	45%	-£2,762,347	-£3,130,470	-£3,134,165	-£3,141,009	-£3,176,972	-£3,420,670	-£3,568,470
60% LAR : 40% CIR	50%	-£2,908,310	-£3,262,638	-£3,266,328	-£3,273,165	-£3,309,108	-£3,552,692	-£3,700,428

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£249,784	-£734,468	-£738,191	-£745,078	-£780,866	-£1,023,095	-£1,169,892
60% LAR : 40% CIR	5%	-£387,610	-£858,748	-£862,456	-£869,321	-£905,050	-£1,146,928	-£1,293,529
60% LAR : 40% CIR	10%	-£526,123	-£983,709	-£987,404	-£994,248	-£1,029,922	-£1,271,477	-£1,419,793
60% LAR : 40% CIR	**12%**	**-£581,719**	**-£1,033,882**	**-£1,037,574**	**-£1,044,409**	**-£1,080,063**	**-£1,321,919**	**-£1,470,506**
60% LAR : 40% CIR	15%	-£665,316	-£1,109,345	-£1,113,028	-£1,119,852	-£1,155,477	-£1,398,307	-£1,546,795
60% LAR : 40% CIR	20%	-£805,181	-£1,235,650	-£1,239,323	-£1,246,128	-£1,281,708	-£1,526,190	-£1,674,527
60% LAR : 40% CIR	25%	-£945,715	-£1,363,667	-£1,367,388	-£1,374,281	-£1,410,362	-£1,654,781	-£1,802,980
60% LAR : 40% CIR	30%	-£1,086,908	-£1,493,238	-£1,496,949	-£1,503,827	-£1,539,873	-£1,784,072	-£1,932,149
60% LAR : 40% CIR	35%	-£1,228,755	-£1,623,466	-£1,627,171	-£1,634,036	-£1,670,049	-£1,914,055	-£2,062,026
60% LAR : 40% CIR	40%	-£1,372,432	-£1,754,348	-£1,758,046	-£1,764,901	-£1,800,886	-£2,044,725	-£2,192,603
60% LAR : 40% CIR	45%	-£1,517,751	-£1,885,875	-£1,889,569	-£1,896,414	-£1,932,377	-£2,176,075	-£2,323,874
60% LAR : 40% CIR	50%	-£1,663,715	-£2,018,042	-£2,021,733	-£2,028,570	-£2,064,513	-£2,308,097	-£2,455,833

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR in Perp

Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,384,459	£894,330	£890,606	£883,719	£847,931	£605,702	£458,905
60% LAR : 40% CIR	5%	£1,229,605	£753,295	£749,586	£742,722	£706,993	£465,115	£318,514
60% LAR : 40% CIR	10%	£1,074,066	£611,579	£607,883	£601,040	£565,365	£323,811	£177,389
60% LAR : 40% CIR	**12%**	**£1,011,659**	**£554,704**	**£551,012**	**£544,178**	**£508,523**	**£267,091**	**£120,737**
60% LAR : 40% CIR	15%	£917,846	£469,188	£465,504	£458,681	£423,056	£181,799	£35,542
60% LAR : 40% CIR	20%	£760,953	£326,129	£322,455	£315,650	£280,070	£39,082	-£108,658
60% LAR : 40% CIR	25%	£603,394	£182,407	£178,744	£171,954	£136,414	-£105,923	-£254,122
60% LAR : 40% CIR	30%	£445,174	£38,030	£34,375	£27,599	-£8,025	-£252,223	-£400,300
60% LAR : 40% CIR	35%	£286,299	-£108,628	-£112,333	-£119,198	-£155,212	-£399,218	-£547,187
60% LAR : 40% CIR	40%	£126,778	-£256,520	-£260,219	-£267,073	-£303,058	-£546,898	-£694,776
60% LAR : 40% CIR	45%	-£33,894	-£405,058	-£408,752	-£415,596	-£451,559	-£695,258	-£843,057
60% LAR : 40% CIR	50%	-£197,144	-£554,235	-£557,926	-£564,763	-£600,706	-£844,290	-£992,026

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,747,712	-£5,237,841	-£5,241,564	-£5,248,452	-£5,284,239	-£5,526,469	-£5,673,266
60% LAR : 40% CIR	5%	-£4,902,566	-£5,378,875	-£5,382,585	-£5,389,449	-£5,425,178	-£5,667,055	-£5,813,657
60% LAR : 40% CIR	10%	-£5,058,105	-£5,520,592	-£5,524,287	-£5,531,131	-£5,566,805	-£5,808,360	-£5,954,781
60% LAR : 40% CIR	**12%**	**-£5,120,512**	**-£5,577,467**	**-£5,581,159**	**-£5,587,993**	**-£5,623,648**	**-£5,865,080**	**-£6,011,434**
60% LAR : 40% CIR	15%	-£5,214,325	-£5,662,983	-£5,666,667	-£5,673,490	-£5,709,115	-£5,950,372	-£6,096,629
60% LAR : 40% CIR	20%	-£5,371,218	-£5,806,042	-£5,809,716	-£5,816,520	-£5,852,101	-£6,093,088	-£6,240,829
60% LAR : 40% CIR	25%	-£5,528,777	-£5,949,763	-£5,953,427	-£5,960,217	-£5,995,756	-£6,238,094	-£6,386,293
60% LAR : 40% CIR	30%	-£5,686,997	-£6,094,141	-£6,097,796	-£6,104,571	-£6,140,196	-£6,384,394	-£6,532,471
60% LAR : 40% CIR	35%	-£5,845,872	-£6,240,799	-£6,244,504	-£6,251,369	-£6,287,383	-£6,531,389	-£6,679,358
60% LAR : 40% CIR	40%	-£6,005,393	-£6,388,691	-£6,392,390	-£6,399,244	-£6,435,229	-£6,679,069	-£6,826,946
60% LAR : 40% CIR	45%	-£6,166,065	-£6,537,229	-£6,540,923	-£6,547,767	-£6,583,730	-£6,827,429	-£6,975,228
60% LAR : 40% CIR	50%	-£6,329,315	-£6,686,406	-£6,690,097	-£6,696,934	-£6,732,877	-£6,976,461	-£7,124,197

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,206,713	-£2,696,842	-£2,700,565	-£2,707,453	-£2,743,240	-£2,985,470	-£3,132,266
60% LAR : 40% CIR	5%	-£2,361,567	-£2,837,876	-£2,841,586	-£2,848,450	-£2,884,179	-£3,126,056	-£3,272,658
60% LAR : 40% CIR	10%	-£2,517,106	-£2,979,593	-£2,983,288	-£2,990,132	-£3,025,806	-£3,267,360	-£3,413,782
60% LAR : 40% CIR	**12%**	**-£2,579,513**	**-£3,036,468**	**-£3,040,159**	**-£3,046,994**	**-£3,082,649**	**-£3,324,080**	**-£3,470,434**
60% LAR : 40% CIR	15%	-£2,673,325	-£3,121,984	-£3,125,667	-£3,132,491	-£3,168,116	-£3,409,373	-£3,555,630
60% LAR : 40% CIR	20%	-£2,830,218	-£3,265,043	-£3,268,716	-£3,275,521	-£3,311,102	-£3,552,089	-£3,699,830
60% LAR : 40% CIR	25%	-£2,987,778	-£3,408,764	-£3,412,428	-£3,419,217	-£3,454,757	-£3,697,095	-£3,845,294
60% LAR : 40% CIR	30%	-£3,145,998	-£3,553,141	-£3,556,797	-£3,563,572	-£3,599,197	-£3,843,395	-£3,991,472
60% LAR : 40% CIR	35%	-£3,304,873	-£3,699,800	-£3,703,505	-£3,710,370	-£3,746,384	-£3,990,390	-£4,138,359
60% LAR : 40% CIR	40%	-£3,464,394	-£3,847,692	-£3,851,390	-£3,858,245	-£3,894,230	-£4,138,070	-£4,285,947
60% LAR : 40% CIR	45%	-£3,625,066	-£3,996,229	-£3,999,924	-£4,006,768	-£4,042,731	-£4,286,429	-£4,434,229
60% LAR : 40% CIR	50%	-£3,788,316	-£4,145,407	-£4,149,097	-£4,155,935	-£4,191,878	-£4,435,461	-£4,583,198

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,153,840	-£1,643,969	-£1,647,692	-£1,654,580	-£1,690,367	-£1,932,597	-£2,079,394
60% LAR : 40% CIR	5%	-£1,308,694	-£1,785,003	-£1,788,713	-£1,795,577	-£1,831,306	-£2,073,183	-£2,219,785
60% LAR : 40% CIR	10%	-£1,464,233	-£1,926,720	-£1,930,415	-£1,937,259	-£1,972,933	-£2,214,488	-£2,360,909
60% LAR : 40% CIR	**12%**	**-£1,526,640**	**-£1,983,595**	**-£1,987,287**	**-£1,994,121**	**-£2,029,776**	**-£2,271,207**	**-£2,417,562**
60% LAR : 40% CIR	15%	-£1,620,453	-£2,069,111	-£2,072,795	-£2,079,618	-£2,115,243	-£2,356,500	-£2,502,757
60% LAR : 40% CIR	20%	-£1,777,346	-£2,212,170	-£2,215,843	-£2,222,648	-£2,258,229	-£2,499,216	-£2,646,957
60% LAR : 40% CIR	25%	-£1,934,905	-£2,355,891	-£2,359,555	-£2,366,345	-£2,401,884	-£2,644,222	-£2,792,421
60% LAR : 40% CIR	30%	-£2,093,125	-£2,500,268	-£2,503,924	-£2,510,699	-£2,546,324	-£2,790,522	-£2,938,599
60% LAR : 40% CIR	35%	-£2,252,000	-£2,646,927	-£2,650,632	-£2,657,497	-£2,693,511	-£2,937,517	-£3,085,486
60% LAR : 40% CIR	40%	-£2,411,521	-£2,794,819	-£2,798,518	-£2,805,372	-£2,841,357	-£3,085,197	-£3,233,074
60% LAR : 40% CIR	45%	-£2,572,193	-£2,943,357	-£2,947,051	-£2,953,895	-£2,989,858	-£3,233,557	-£3,381,356
60% LAR : 40% CIR	50%	-£2,735,443	-£3,092,534	-£3,096,225	-£3,103,062	-£3,139,005	-£3,382,589	-£3,530,325

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£90,755	-£399,374	-£403,097	-£409,985	-£445,772	-£688,002	-£834,798
60% LAR : 40% CIR	5%	-£64,098	-£540,408	-£544,117	-£550,982	-£586,710	-£828,588	-£975,190
60% LAR : 40% CIR	10%	-£219,638	-£682,125	-£685,820	-£692,663	-£728,338	-£969,892	-£1,116,314
60% LAR : 40% CIR	**12%**	**-£282,045**	**-£739,000**	**-£742,691**	**-£749,526**	**-£785,181**	**-£1,026,612**	**-£1,172,966**
60% LAR : 40% CIR	15%	-£375,857	-£824,515	-£828,199	-£835,023	-£870,648	-£1,111,905	-£1,258,162
60% LAR : 40% CIR	20%	-£532,750	-£967,574	-£971,248	-£978,053	-£1,013,633	-£1,254,621	-£1,402,362
60% LAR : 40% CIR	25%	-£690,310	-£1,111,296	-£1,114,960	-£1,121,749	-£1,157,289	-£1,399,626	-£1,547,826
60% LAR : 40% CIR	30%	-£848,530	-£1,255,673	-£1,259,329	-£1,266,104	-£1,301,729	-£1,545,927	-£1,694,004
60% LAR : 40% CIR	35%	-£1,007,405	-£1,402,331	-£1,406,036	-£1,412,902	-£1,448,916	-£1,692,921	-£1,840,891
60% LAR : 40% CIR	40%	-£1,166,926	-£1,550,224	-£1,553,922	-£1,560,777	-£1,596,762	-£1,840,602	-£1,988,479
60% LAR : 40% CIR	45%	-£1,327,597	-£1,698,761	-£1,702,456	-£1,709,300	-£1,745,263	-£1,988,961	-£2,136,761
60% LAR : 40% CIR	50%	-£1,490,847	-£1,847,939	-£1,851,629	-£1,858,466	-£1,894,410	-£2,137,993	-£2,285,729

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR in Perp	

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,065,537	£1,564,517	£1,560,794	£1,553,906	£1,518,119	£1,275,889	£1,129,092
60% LAR : 40% CIR	5%	£1,876,630	£1,389,973	£1,386,264	£1,379,400	£1,343,671	£1,101,793	£955,191
60% LAR : 40% CIR	10%	£1,687,036	£1,214,748	£1,211,052	£1,204,209	£1,168,534	£926,980	£780,558
60% LAR : 40% CIR	**12%**	**£1,611,008**	**£1,144,469**	**£1,140,777**	**£1,133,943**	**£1,098,288**	**£856,856**	**£710,502**
60% LAR : 40% CIR	15%	£1,496,762	£1,038,848	£1,035,164	£1,028,340	£992,715	£751,458	£605,201
60% LAR : 40% CIR	20%	£1,305,816	£862,279	£858,606	£851,800	£816,219	£575,232	£429,124
60% LAR : 40% CIR	25%	£1,114,201	£685,048	£681,384	£674,595	£639,055	£398,310	£252,338
60% LAR : 40% CIR	30%	£921,928	£507,162	£503,506	£496,731	£461,227	£220,699	£74,846
60% LAR : 40% CIR	35%	£729,000	£328,626	£324,977	£318,215	£282,743	£42,404	-£104,919
60% LAR : 40% CIR	40%	£535,425	£149,447	£145,805	£139,053	£103,609	-£138,650	-£286,528
60% LAR : 40% CIR	45%	£341,208	-£30,831	-£34,525	-£41,370	-£77,332	-£321,030	-£468,831
60% LAR : 40% CIR	50%	£146,358	-£214,029	-£217,719	-£224,556	-£260,500	-£504,083	-£651,819

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,066,634	-£4,567,654	-£4,571,377	-£4,578,265	-£4,614,052	-£4,856,282	-£5,003,078
60% LAR : 40% CIR	5%	-£4,255,541	-£4,742,197	-£4,745,907	-£4,752,771	-£4,788,500	-£5,030,378	-£5,176,979
60% LAR : 40% CIR	10%	-£4,445,135	-£4,917,423	-£4,921,119	-£4,927,962	-£4,963,637	-£5,205,191	-£5,351,613
60% LAR : 40% CIR	**12%**	**-£4,521,163**	**-£4,987,702**	**-£4,991,394**	**-£4,998,228**	**-£5,033,883**	**-£5,275,315**	**-£5,421,669**
60% LAR : 40% CIR	15%	-£4,635,409	-£5,093,323	-£5,097,007	-£5,103,830	-£5,139,456	-£5,380,713	-£5,526,970
60% LAR : 40% CIR	20%	-£4,826,355	-£5,269,892	-£5,273,565	-£5,280,371	-£5,315,952	-£5,556,939	-£5,703,047
60% LAR : 40% CIR	25%	-£5,017,969	-£5,447,122	-£5,450,787	-£5,457,576	-£5,493,116	-£5,733,861	-£5,879,833
60% LAR : 40% CIR	30%	-£5,210,243	-£5,625,009	-£5,628,665	-£5,635,440	-£5,670,944	-£5,911,472	-£6,057,325
60% LAR : 40% CIR	35%	-£5,403,171	-£5,803,545	-£5,807,194	-£5,813,956	-£5,849,428	-£6,089,767	-£6,237,090
60% LAR : 40% CIR	40%	-£5,596,746	-£5,982,723	-£5,986,366	-£5,993,118	-£6,028,562	-£6,270,821	-£6,418,699
60% LAR : 40% CIR	45%	-£5,790,962	-£6,163,002	-£6,166,695	-£6,173,541	-£6,209,503	-£6,453,201	-£6,601,002
60% LAR : 40% CIR	50%	-£5,985,813	-£6,346,200	-£6,349,890	-£6,356,727	-£6,392,671	-£6,636,254	-£6,783,990

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,525,634	-£2,026,655	-£2,030,378	-£2,037,266	-£2,073,053	-£2,315,283	-£2,462,079
60% LAR : 40% CIR	5%	-£1,714,542	-£2,201,198	-£2,204,908	-£2,211,772	-£2,247,501	-£2,489,378	-£2,635,980
60% LAR : 40% CIR	10%	-£1,904,136	-£2,376,424	-£2,380,120	-£2,386,963	-£2,422,637	-£2,664,192	-£2,810,614
60% LAR : 40% CIR	**12%**	**-£1,980,164**	**-£2,446,703**	**-£2,450,394**	**-£2,457,229**	**-£2,492,884**	**-£2,734,315**	**-£2,880,669**
60% LAR : 40% CIR	15%	-£2,094,410	-£2,552,324	-£2,556,008	-£2,562,831	-£2,598,457	-£2,839,714	-£2,985,971
60% LAR : 40% CIR	20%	-£2,285,356	-£2,728,892	-£2,732,566	-£2,739,372	-£2,774,952	-£3,015,940	-£3,162,047
60% LAR : 40% CIR	25%	-£2,476,970	-£2,906,123	-£2,909,788	-£2,916,576	-£2,952,116	-£3,192,862	-£3,338,834
60% LAR : 40% CIR	30%	-£2,669,244	-£3,084,010	-£3,087,665	-£3,094,441	-£3,129,945	-£3,370,473	-£3,516,326
60% LAR : 40% CIR	35%	-£2,862,172	-£3,262,546	-£3,266,195	-£3,272,956	-£3,308,429	-£3,548,768	-£3,696,091
60% LAR : 40% CIR	40%	-£3,055,747	-£3,441,724	-£3,445,367	-£3,452,119	-£3,487,563	-£3,729,822	-£3,877,700
60% LAR : 40% CIR	45%	-£3,249,963	-£3,622,003	-£3,625,696	-£3,632,542	-£3,668,504	-£3,912,202	-£4,060,002
60% LAR : 40% CIR	50%	-£3,444,813	-£3,805,200	-£3,808,891	-£3,815,728	-£3,851,671	-£4,095,255	-£4,242,991

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£472,762	-£973,782	-£977,505	-£984,393	-£1,020,180	-£1,262,410	-£1,409,206
60% LAR : 40% CIR	5%	-£661,669	-£1,148,325	-£1,152,035	-£1,158,899	-£1,194,628	-£1,436,505	-£1,583,107
60% LAR : 40% CIR	10%	-£851,263	-£1,323,551	-£1,327,247	-£1,334,090	-£1,369,765	-£1,611,319	-£1,757,741
60% LAR : 40% CIR	**12%**	**-£927,291**	**-£1,393,830**	**-£1,397,522**	**-£1,404,356**	**-£1,440,011**	**-£1,681,442**	**-£1,827,797**
60% LAR : 40% CIR	15%	-£1,041,537	-£1,499,451	-£1,503,135	-£1,509,958	-£1,545,584	-£1,786,841	-£1,933,098
60% LAR : 40% CIR	20%	-£1,232,483	-£1,676,020	-£1,679,693	-£1,686,499	-£1,722,080	-£1,963,067	-£2,109,175
60% LAR : 40% CIR	25%	-£1,424,097	-£1,853,250	-£1,856,915	-£1,863,704	-£1,899,244	-£2,139,989	-£2,285,961
60% LAR : 40% CIR	30%	-£1,616,371	-£2,031,137	-£2,034,793	-£2,041,568	-£2,077,072	-£2,317,600	-£2,463,453
60% LAR : 40% CIR	35%	-£1,809,299	-£2,209,673	-£2,213,322	-£2,220,084	-£2,255,556	-£2,495,895	-£2,643,218
60% LAR : 40% CIR	40%	-£2,002,874	-£2,388,851	-£2,392,494	-£2,399,246	-£2,434,690	-£2,676,949	-£2,824,827
60% LAR : 40% CIR	45%	-£2,197,090	-£2,569,130	-£2,572,823	-£2,579,669	-£2,615,631	-£2,859,329	-£3,007,130
60% LAR : 40% CIR	50%	-£2,391,941	-£2,752,328	-£2,756,018	-£2,762,855	-£2,798,799	-£3,042,382	-£3,190,118

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£771,834	£270,814	£267,090	£260,202	£224,415	-£17,815	-£164,611
60% LAR : 40% CIR	5%	£582,926	£96,270	£92,561	£85,696	£49,968	-£191,910	-£338,512
60% LAR : 40% CIR	10%	£393,333	-£78,956	-£82,651	-£89,495	-£125,169	-£366,723	-£513,145
60% LAR : 40% CIR	**12%**	**£317,304**	**-£149,235**	**-£152,926**	**-£159,761**	**-£195,416**	**-£436,847**	**-£583,201**
60% LAR : 40% CIR	15%	£203,059	-£254,856	-£258,540	-£265,363	-£300,989	-£542,245	-£688,503
60% LAR : 40% CIR	20%	£12,112	-£431,424	-£435,098	-£441,904	-£477,484	-£718,472	-£864,579
60% LAR : 40% CIR	25%	-£179,502	-£608,655	-£612,320	-£619,108	-£654,648	-£895,393	-£1,041,366
60% LAR : 40% CIR	30%	-£371,776	-£786,541	-£790,197	-£796,972	-£832,477	-£1,073,005	-£1,218,857
60% LAR : 40% CIR	35%	-£564,704	-£965,077	-£968,727	-£975,488	-£1,010,960	-£1,251,300	-£1,398,623
60% LAR : 40% CIR	40%	-£758,279	-£1,144,256	-£1,147,899	-£1,154,651	-£1,190,095	-£1,432,354	-£1,580,232
60% LAR : 40% CIR	45%	-£952,495	-£1,324,535	-£1,328,228	-£1,335,073	-£1,371,035	-£1,614,734	-£1,762,534
60% LAR : 40% CIR	50%	-£1,147,345	-£1,507,732	-£1,511,423	-£1,518,260	-£1,554,203	-£1,797,787	-£1,945,523

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR in Perp		Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,916,884	£2,402,251	£2,398,528	£2,391,641	£2,355,853	£2,113,623	£1,966,827
60% LAR : 40% CIR	5%	£2,685,410	£2,185,821	£2,182,112	£2,175,247	£2,139,519	£1,897,641	£1,751,039
60% LAR : 40% CIR	10%	£2,453,249	£1,968,709	£1,965,013	£1,958,170	£1,922,495	£1,680,941	£1,534,519
60% LAR : 40% CIR	**12%**	**£2,360,193**	**£1,881,674**	**£1,877,984**	**£1,871,148**	**£1,835,495**	**£1,594,062**	**£1,447,708**
60% LAR : 40% CIR	15%	£2,220,408	£1,750,922	£1,747,238	£1,740,415	£1,704,789	£1,463,532	£1,317,275
60% LAR : 40% CIR	20%	£1,986,894	£1,532,466	£1,528,793	£1,521,988	£1,486,408	£1,245,419	£1,099,313
60% LAR : 40% CIR	25%	£1,752,713	£1,313,349	£1,309,685	£1,302,896	£1,267,356	£1,026,611	£880,638
60% LAR : 40% CIR	30%	£1,517,871	£1,093,576	£1,089,920	£1,083,145	£1,047,642	£807,112	£661,261
60% LAR : 40% CIR	35%	£1,282,376	£873,154	£869,505	£862,742	£827,270	£586,932	£441,185
60% LAR : 40% CIR	40%	£1,046,233	£652,088	£648,445	£641,694	£606,249	£366,075	£220,419
60% LAR : 40% CIR	45%	£809,449	£430,386	£426,748	£420,006	£384,584	£144,549	-£1,046
60% LAR : 40% CIR	50%	£572,032	£208,055	£204,420	£197,686	£162,283	-£78,825	-£226,562

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,215,287	-£3,729,920	-£3,733,643	-£3,740,530	-£3,776,318	-£4,018,547	-£4,165,344
60% LAR : 40% CIR	5%	-£3,446,761	-£3,946,350	-£3,950,059	-£3,956,924	-£3,992,652	-£4,234,530	-£4,381,132
60% LAR : 40% CIR	10%	-£3,678,922	-£4,163,462	-£4,167,158	-£4,174,001	-£4,209,676	-£4,451,230	-£4,597,652
60% LAR : 40% CIR	**12%**	**-£3,771,978**	**-£4,250,497**	**-£4,254,187**	**-£4,261,023**	**-£4,296,676**	**-£4,538,109**	**-£4,684,463**
60% LAR : 40% CIR	15%	-£3,911,763	-£4,381,249	-£4,384,933	-£4,391,756	-£4,427,382	-£4,668,639	-£4,814,896
60% LAR : 40% CIR	20%	-£4,145,277	-£4,599,704	-£4,603,378	-£4,610,183	-£4,645,763	-£4,886,752	-£5,032,858
60% LAR : 40% CIR	25%	-£4,379,458	-£4,818,822	-£4,822,486	-£4,829,275	-£4,864,815	-£5,105,560	-£5,251,533
60% LAR : 40% CIR	30%	-£4,614,300	-£5,038,595	-£5,042,251	-£5,049,026	-£5,084,529	-£5,325,058	-£5,470,910
60% LAR : 40% CIR	35%	-£4,849,795	-£5,259,017	-£5,262,666	-£5,269,429	-£5,304,901	-£5,545,239	-£5,690,986
60% LAR : 40% CIR	40%	-£5,085,938	-£5,480,083	-£5,483,725	-£5,490,477	-£5,525,922	-£5,766,096	-£5,911,752
60% LAR : 40% CIR	45%	-£5,322,722	-£5,701,785	-£5,705,423	-£5,712,165	-£5,747,587	-£5,987,622	-£6,133,217
60% LAR : 40% CIR	50%	-£5,560,139	-£5,924,116	-£5,927,751	-£5,934,485	-£5,969,888	-£6,210,996	-£6,358,732

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£674,287	-£1,188,921	-£1,192,643	-£1,199,531	-£1,235,318	-£1,477,548	-£1,624,345
60% LAR : 40% CIR	5%	-£905,762	-£1,405,351	-£1,409,060	-£1,415,924	-£1,451,653	-£1,693,531	-£1,840,132
60% LAR : 40% CIR	10%	-£1,137,923	-£1,622,463	-£1,626,159	-£1,633,002	-£1,668,677	-£1,910,231	-£2,056,653
60% LAR : 40% CIR	**12%**	**-£1,230,978**	**-£1,709,497**	**-£1,713,188**	**-£1,720,023**	**-£1,755,677**	**-£1,997,110**	**-£2,143,464**
60% LAR : 40% CIR	15%	-£1,370,764	-£1,840,250	-£1,843,934	-£1,850,757	-£1,886,383	-£2,127,640	-£2,273,897
60% LAR : 40% CIR	20%	-£1,604,278	-£2,058,705	-£2,062,379	-£2,069,184	-£2,104,764	-£2,345,753	-£2,491,859
60% LAR : 40% CIR	25%	-£1,838,459	-£2,277,823	-£2,281,486	-£2,288,276	-£2,323,816	-£2,564,561	-£2,710,534
60% LAR : 40% CIR	30%	-£2,073,301	-£2,497,596	-£2,501,252	-£2,508,027	-£2,543,530	-£2,784,059	-£2,929,911
60% LAR : 40% CIR	35%	-£2,308,796	-£2,718,018	-£2,721,667	-£2,728,430	-£2,763,902	-£3,004,240	-£3,149,986
60% LAR : 40% CIR	40%	-£2,544,939	-£2,939,083	-£2,942,726	-£2,949,478	-£2,984,923	-£3,225,097	-£3,370,753
60% LAR : 40% CIR	45%	-£2,781,723	-£3,160,786	-£3,164,423	-£3,171,165	-£3,206,587	-£3,446,623	-£3,592,218
60% LAR : 40% CIR	50%	-£3,019,140	-£3,383,117	-£3,386,752	-£3,393,486	-£3,428,888	-£3,669,997	-£3,817,733

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£378,585	-£136,048	-£139,771	-£146,658	-£182,446	-£424,675	-£571,472
60% LAR : 40% CIR	5%	£147,111	-£352,478	-£356,187	-£363,052	-£398,780	-£640,658	-£787,260
60% LAR : 40% CIR	10%	-£85,050	-£569,590	-£573,286	-£580,129	-£615,804	-£857,358	-£1,003,780
60% LAR : 40% CIR	**12%**	**-£178,106**	**-£656,625**	**-£660,315**	**-£667,151**	**-£702,804**	**-£944,237**	**-£1,090,591**
60% LAR : 40% CIR	15%	-£317,891	-£787,377	-£791,061	-£797,884	-£833,510	-£1,074,767	-£1,221,024
60% LAR : 40% CIR	20%	-£551,405	-£1,005,832	-£1,009,506	-£1,016,311	-£1,051,891	-£1,292,880	-£1,438,986
60% LAR : 40% CIR	25%	-£785,586	-£1,224,950	-£1,228,614	-£1,235,403	-£1,270,943	-£1,511,688	-£1,657,661
60% LAR : 40% CIR	30%	-£1,020,428	-£1,444,723	-£1,448,379	-£1,455,154	-£1,490,657	-£1,731,186	-£1,877,038
60% LAR : 40% CIR	35%	-£1,255,923	-£1,665,145	-£1,668,794	-£1,675,557	-£1,711,029	-£1,951,367	-£2,097,114
60% LAR : 40% CIR	40%	-£1,492,066	-£1,886,211	-£1,889,853	-£1,896,605	-£1,932,050	-£2,172,224	-£2,317,880
60% LAR : 40% CIR	45%	-£1,728,850	-£2,107,913	-£2,111,551	-£2,118,293	-£2,153,715	-£2,393,750	-£2,539,345
60% LAR : 40% CIR	50%	-£1,966,267	-£2,330,244	-£2,333,879	-£2,340,613	-£2,376,016	-£2,617,124	-£2,764,860

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,623,181	£1,108,547	£1,104,825	£1,097,937	£1,062,150	£819,920	£673,124
60% LAR : 40% CIR	5%	£1,391,706	£892,118	£888,408	£881,544	£845,815	£603,938	£457,336
60% LAR : 40% CIR	10%	£1,159,545	£675,005	£671,310	£664,466	£628,792	£387,237	£240,816
60% LAR : 40% CIR	**12%**	**£1,066,490**	**£587,971**	**£584,281**	**£577,445**	**£541,791**	**£300,359**	**£154,005**
60% LAR : 40% CIR	15%	£926,704	£457,218	£453,534	£446,711	£411,086	£169,829	£23,572
60% LAR : 40% CIR	20%	£693,190	£238,763	£235,089	£228,284	£192,704	-£48,285	-£194,391
60% LAR : 40% CIR	25%	£459,009	£19,645	£15,982	£9,192	-£26,348	-£267,093	-£413,066
60% LAR : 40% CIR	30%	£224,167	-£200,128	-£203,784	-£210,559	-£246,062	-£486,591	-£632,443
60% LAR : 40% CIR	35%	-£11,328	-£420,550	-£424,199	-£430,961	-£466,434	-£706,772	-£852,518
60% LAR : 40% CIR	40%	-£247,471	-£641,615	-£645,258	-£652,010	-£687,455	-£927,629	-£1,073,284
60% LAR : 40% CIR	45%	-£484,254	-£863,317	-£866,955	-£873,697	-£909,119	-£1,149,155	-£1,294,750
60% LAR : 40% CIR	50%	-£721,672	-£1,085,649	-£1,089,284	-£1,096,017	-£1,131,420	-£1,372,529	-£1,520,265

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR in Perp	

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,427,693	£2,904,892	£2,901,169	£2,894,280	£2,858,493	£2,616,264	£2,469,467
60% LAR : 40% CIR	5%	£3,170,678	£2,663,329	£2,659,620	£2,652,756	£2,617,027	£2,375,149	£2,228,547
60% LAR : 40% CIR	10%	£2,912,976	£2,421,085	£2,417,390	£2,410,546	£2,374,872	£2,133,317	£1,986,896
60% LAR : 40% CIR	**12%**	**£2,809,705**	**£2,323,999**	**£2,320,307**	**£2,313,473**	**£2,277,818**	**£2,036,385**	**£1,890,032**
60% LAR : 40% CIR	15%	£2,654,595	£2,178,167	£2,174,483	£2,167,659	£2,132,034	£1,890,776	£1,744,519
60% LAR : 40% CIR	20%	£2,395,540	£1,934,579	£1,930,905	£1,924,100	£1,888,520	£1,647,532	£1,501,425
60% LAR : 40% CIR	25%	£2,135,819	£1,690,329	£1,686,666	£1,679,876	£1,644,336	£1,403,591	£1,257,618
60% LAR : 40% CIR	30%	£1,875,437	£1,445,424	£1,441,769	£1,434,993	£1,399,489	£1,158,961	£1,013,109
60% LAR : 40% CIR	35%	£1,614,401	£1,199,870	£1,196,221	£1,189,458	£1,153,987	£913,648	£767,901
60% LAR : 40% CIR	40%	£1,352,718	£953,673	£950,030	£943,278	£907,833	£667,659	£522,003
60% LAR : 40% CIR	45%	£1,090,394	£706,839	£703,201	£696,458	£661,037	£421,000	£275,422
60% LAR : 40% CIR	50%	£827,436	£459,375	£455,741	£449,006	£413,603	£173,680	£28,164

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,704,478	-£3,227,279	-£3,231,002	-£3,237,890	-£3,273,678	-£3,515,907	-£3,662,704
60% LAR : 40% CIR	5%	-£2,961,493	-£3,468,841	-£3,472,551	-£3,479,415	-£3,515,144	-£3,757,022	-£3,903,623
60% LAR : 40% CIR	10%	-£3,219,195	-£3,711,086	-£3,714,781	-£3,721,625	-£3,757,299	-£3,998,853	-£4,145,275
60% LAR : 40% CIR	**12%**	**-£3,322,466**	**-£3,808,172**	**-£3,811,864**	**-£3,818,698**	**-£3,854,353**	**-£4,095,785**	**-£4,242,139**
60% LAR : 40% CIR	15%	-£3,477,576	-£3,954,004	-£3,957,688	-£3,964,512	-£4,000,137	-£4,241,395	-£4,387,652
60% LAR : 40% CIR	20%	-£3,736,631	-£4,197,592	-£4,201,266	-£4,208,071	-£4,243,651	-£4,484,639	-£4,630,746
60% LAR : 40% CIR	25%	-£3,996,352	-£4,441,842	-£4,445,505	-£4,452,295	-£4,487,835	-£4,728,580	-£4,874,552
60% LAR : 40% CIR	30%	-£4,256,733	-£4,686,746	-£4,690,402	-£4,697,177	-£4,732,682	-£4,973,210	-£5,119,062
60% LAR : 40% CIR	35%	-£4,517,770	-£4,932,301	-£4,935,950	-£4,942,713	-£4,978,184	-£5,218,523	-£5,364,269
60% LAR : 40% CIR	40%	-£4,779,453	-£5,178,498	-£5,182,141	-£5,188,893	-£5,224,338	-£5,464,512	-£5,610,167
60% LAR : 40% CIR	45%	-£5,041,777	-£5,425,332	-£5,428,970	-£5,435,713	-£5,471,134	-£5,711,171	-£5,856,749
60% LAR : 40% CIR	50%	-£5,304,735	-£5,672,796	-£5,676,430	-£5,683,165	-£5,718,568	-£5,958,491	-£6,104,007

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£163,479	-£686,280	-£690,002	-£696,891	-£732,679	-£974,907	-£1,121,705
60% LAR : 40% CIR	5%	-£420,494	-£927,842	-£931,552	-£938,416	-£974,145	-£1,216,022	-£1,362,624
60% LAR : 40% CIR	10%	-£678,196	-£1,170,087	-£1,173,782	-£1,180,626	-£1,216,300	-£1,457,854	-£1,604,276
60% LAR : 40% CIR	**12%**	**-£781,467**	**-£1,267,173**	**-£1,270,864**	**-£1,277,699**	**-£1,313,354**	**-£1,554,786**	**-£1,701,139**
60% LAR : 40% CIR	15%	-£936,577	-£1,413,005	-£1,416,689	-£1,423,512	-£1,459,138	-£1,700,396	-£1,846,653
60% LAR : 40% CIR	20%	-£1,195,632	-£1,656,593	-£1,660,267	-£1,667,072	-£1,702,652	-£1,943,640	-£2,089,747
60% LAR : 40% CIR	25%	-£1,455,353	-£1,900,842	-£1,904,506	-£1,911,296	-£1,946,835	-£2,187,581	-£2,333,553
60% LAR : 40% CIR	30%	-£1,715,734	-£2,145,747	-£2,149,403	-£2,156,178	-£2,191,682	-£2,432,210	-£2,578,063
60% LAR : 40% CIR	35%	-£1,976,770	-£2,391,302	-£2,394,951	-£2,401,714	-£2,437,185	-£2,677,524	-£2,823,270
60% LAR : 40% CIR	40%	-£2,238,453	-£2,637,499	-£2,641,142	-£2,647,894	-£2,683,339	-£2,923,513	-£3,069,168
60% LAR : 40% CIR	45%	-£2,500,778	-£2,884,333	-£2,887,971	-£2,894,714	-£2,930,135	-£3,170,171	-£3,315,750
60% LAR : 40% CIR	50%	-£2,763,736	-£3,131,797	-£3,135,431	-£3,142,166	-£3,177,568	-£3,417,492	-£3,563,008

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£889,394	£366,593	£362,870	£355,982	£320,194	£77,965	-£68,832
60% LAR : 40% CIR	5%	£632,379	£125,031	£121,321	£114,457	£78,728	-£163,150	-£309,751
60% LAR : 40% CIR	10%	£374,677	-£117,214	-£120,909	-£127,753	-£163,427	-£404,981	-£551,403
60% LAR : 40% CIR	**12%**	**£271,406**	**-£214,300**	**-£217,992**	**-£224,826**	**-£260,481**	**-£501,913**	**-£648,267**
60% LAR : 40% CIR	15%	£116,296	-£360,132	-£363,816	-£370,640	-£406,265	-£647,523	-£793,780
60% LAR : 40% CIR	20%	-£142,759	-£603,720	-£607,394	-£614,199	-£649,779	-£890,767	-£1,036,874
60% LAR : 40% CIR	25%	-£402,480	-£847,970	-£851,633	-£858,423	-£893,963	-£1,134,708	-£1,280,680
60% LAR : 40% CIR	30%	-£662,861	-£1,092,874	-£1,096,530	-£1,103,305	-£1,138,810	-£1,379,338	-£1,525,190
60% LAR : 40% CIR	35%	-£923,898	-£1,338,429	-£1,342,078	-£1,348,841	-£1,384,312	-£1,624,651	-£1,770,397
60% LAR : 40% CIR	40%	-£1,185,581	-£1,584,626	-£1,588,269	-£1,595,021	-£1,630,466	-£1,870,640	-£2,016,295
60% LAR : 40% CIR	45%	-£1,447,905	-£1,831,460	-£1,835,098	-£1,841,841	-£1,877,262	-£2,117,299	-£2,262,877
60% LAR : 40% CIR	50%	-£1,710,863	-£2,078,924	-£2,082,558	-£2,089,293	-£2,124,696	-£2,364,619	-£2,510,135

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,133,989	£1,611,188	£1,607,466	£1,600,577	£1,564,790	£1,322,561	£1,175,763
60% LAR : 40% CIR	5%	£1,876,974	£1,369,626	£1,365,917	£1,359,052	£1,323,324	£1,081,446	£934,844
60% LAR : 40% CIR	10%	£1,619,272	£1,127,382	£1,123,686	£1,116,843	£1,081,168	£839,614	£693,192
60% LAR : 40% CIR	**12%**	**£1,516,001**	**£1,030,295**	**£1,026,604**	**£1,019,769**	**£984,114**	**£742,682**	**£596,329**
60% LAR : 40% CIR	15%	£1,360,891	£884,463	£880,779	£873,956	£838,330	£597,072	£450,815
60% LAR : 40% CIR	20%	£1,101,837	£640,875	£637,201	£630,397	£594,816	£353,829	£207,721
60% LAR : 40% CIR	25%	£842,116	£396,626	£392,962	£386,173	£350,633	£109,888	-£36,085
60% LAR : 40% CIR	30%	£581,734	£151,721	£148,065	£141,290	£105,786	-£134,742	-£280,595
60% LAR : 40% CIR	35%	£320,698	-£93,834	-£97,483	-£104,245	-£139,717	-£380,056	-£525,802
60% LAR : 40% CIR	40%	£59,015	-£340,031	-£343,674	-£350,425	-£385,870	-£626,044	-£771,700
60% LAR : 40% CIR	45%	-£203,310	-£586,865	-£590,503	-£597,245	-£632,667	-£872,703	-£1,018,281
60% LAR : 40% CIR	50%	-£466,268	-£834,329	-£837,963	-£844,697	-£880,100	-£1,120,024	-£1,265,540

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR in Perp		Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£99,267	-£572,812	-£576,592	-£583,585	-£619,918	-£865,844	-£1,014,880
60% LAR : 40% CIR	5%	-£187,336	-£647,957	-£651,722	-£658,692	-£694,965	-£940,534	-£1,089,373
60% LAR : 40% CIR	10%	-£276,102	-£723,794	-£727,546	-£734,493	-£770,713	-£1,015,953	-£1,164,609
60% LAR : 40% CIR	**12%**	**-£311,802**	**-£754,321**	**-£758,068**	**-£765,007**	**-£801,206**	**-£1,046,322**	**-£1,194,909**
60% LAR : 40% CIR	15%	-£365,558	-£800,316	-£804,056	-£810,984	-£847,153	-£1,092,092	-£1,240,580
60% LAR : 40% CIR	20%	-£455,699	-£877,516	-£881,246	-£888,156	-£924,278	-£1,168,943	-£1,317,280
60% LAR : 40% CIR	25%	-£546,516	-£955,389	-£959,110	-£966,003	-£1,002,085	-£1,246,503	-£1,394,703
60% LAR : 40% CIR	30%	-£638,002	-£1,033,928	-£1,037,640	-£1,044,518	-£1,080,564	-£1,324,762	-£1,472,841
60% LAR : 40% CIR	35%	-£730,153	-£1,113,127	-£1,116,831	-£1,123,697	-£1,159,710	-£1,403,716	-£1,551,686
60% LAR : 40% CIR	40%	-£822,962	-£1,192,977	-£1,196,676	-£1,203,530	-£1,239,515	-£1,483,354	-£1,631,232
60% LAR : 40% CIR	45%	-£916,421	-£1,273,474	-£1,277,167	-£1,284,012	-£1,319,974	-£1,563,673	-£1,711,473
60% LAR : 40% CIR	50%	-£1,010,524	-£1,354,610	-£1,358,300	-£1,365,137	-£1,401,080	-£1,644,664	-£1,792,400

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,231,437	-£6,704,983	-£6,708,762	-£6,715,756	-£6,752,089	-£6,998,015	-£7,147,051
60% LAR : 40% CIR	5%	-£6,319,507	-£6,780,128	-£6,783,893	-£6,790,863	-£6,827,136	-£7,072,705	-£7,221,544
60% LAR : 40% CIR	10%	-£6,408,273	-£6,855,965	-£6,859,717	-£6,866,664	-£6,902,884	-£7,148,123	-£7,296,779
60% LAR : 40% CIR	**12%**	**-£6,443,973**	**-£6,886,492**	**-£6,890,239**	**-£6,897,178**	**-£6,933,377**	**-£7,178,493**	**-£7,327,080**
60% LAR : 40% CIR	15%	-£6,497,729	-£6,932,487	-£6,936,227	-£6,943,155	-£6,979,324	-£7,224,262	-£7,372,751
60% LAR : 40% CIR	20%	-£6,587,870	-£7,009,687	-£7,013,417	-£7,020,327	-£7,056,449	-£7,301,114	-£7,449,451
60% LAR : 40% CIR	25%	-£6,678,687	-£7,087,560	-£7,091,281	-£7,098,173	-£7,134,256	-£7,378,674	-£7,526,874
60% LAR : 40% CIR	30%	-£6,770,173	-£7,166,099	-£7,169,811	-£7,176,689	-£7,212,735	-£7,456,933	-£7,605,012
60% LAR : 40% CIR	35%	-£6,862,324	-£7,245,297	-£7,249,001	-£7,255,868	-£7,291,881	-£7,535,886	-£7,683,857
60% LAR : 40% CIR	40%	-£6,955,133	-£7,325,148	-£7,328,847	-£7,335,701	-£7,371,686	-£7,615,525	-£7,763,403
60% LAR : 40% CIR	45%	-£7,048,592	-£7,405,645	-£7,409,338	-£7,416,183	-£7,452,145	-£7,695,844	-£7,843,644
60% LAR : 40% CIR	50%	-£7,142,695	-£7,486,781	-£7,490,471	-£7,497,308	-£7,533,251	-£7,776,835	-£7,924,571

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,690,438	-£4,163,984	-£4,167,763	-£4,174,757	-£4,211,090	-£4,457,015	-£4,606,052
60% LAR : 40% CIR	5%	-£3,778,508	-£4,239,129	-£4,242,894	-£4,249,864	-£4,286,137	-£4,531,706	-£4,680,545
60% LAR : 40% CIR	10%	-£3,867,274	-£4,314,965	-£4,318,717	-£4,325,665	-£4,361,884	-£4,607,124	-£4,755,780
60% LAR : 40% CIR	**12%**	**-£3,902,974**	**-£4,345,493**	**-£4,349,239**	**-£4,356,179**	**-£4,392,377**	**-£4,637,493**	**-£4,786,081**
60% LAR : 40% CIR	15%	-£3,956,730	-£4,391,488	-£4,395,228	-£4,402,156	-£4,438,325	-£4,683,263	-£4,831,752
60% LAR : 40% CIR	20%	-£4,046,870	-£4,468,688	-£4,472,418	-£4,479,327	-£4,515,450	-£4,760,115	-£4,908,451
60% LAR : 40% CIR	25%	-£4,137,687	-£4,546,561	-£4,550,282	-£4,557,174	-£4,593,257	-£4,837,674	-£4,985,875
60% LAR : 40% CIR	30%	-£4,229,174	-£4,625,100	-£4,628,812	-£4,635,690	-£4,671,736	-£4,915,934	-£5,064,012
60% LAR : 40% CIR	35%	-£4,321,325	-£4,704,298	-£4,708,002	-£4,714,868	-£4,750,881	-£4,994,887	-£5,142,858
60% LAR : 40% CIR	40%	-£4,414,134	-£4,784,149	-£4,787,847	-£4,794,702	-£4,830,687	-£5,074,526	-£5,222,404
60% LAR : 40% CIR	45%	-£4,507,593	-£4,864,646	-£4,868,339	-£4,875,184	-£4,911,146	-£5,154,845	-£5,302,645
60% LAR : 40% CIR	50%	-£4,601,696	-£4,945,781	-£4,949,472	-£4,956,309	-£4,992,251	-£5,235,836	-£5,383,572

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,637,565	-£3,111,111	-£3,114,890	-£3,121,884	-£3,158,217	-£3,404,143	-£3,553,179
60% LAR : 40% CIR	5%	-£2,725,635	-£3,186,256	-£3,190,021	-£3,196,991	-£3,233,264	-£3,478,833	-£3,627,672
60% LAR : 40% CIR	10%	-£2,814,401	-£3,262,093	-£3,265,845	-£3,272,792	-£3,309,012	-£3,554,251	-£3,702,907
60% LAR : 40% CIR	**12%**	**-£2,850,101**	**-£3,292,620**	**-£3,296,367**	**-£3,303,306**	**-£3,339,505**	**-£3,584,621**	**-£3,733,208**
60% LAR : 40% CIR	15%	-£2,903,857	-£3,338,615	-£3,342,355	-£3,349,283	-£3,385,452	-£3,630,390	-£3,778,879
60% LAR : 40% CIR	20%	-£2,993,998	-£3,415,815	-£3,419,545	-£3,426,455	-£3,462,577	-£3,707,242	-£3,855,579
60% LAR : 40% CIR	25%	-£3,084,814	-£3,493,688	-£3,497,409	-£3,504,301	-£3,540,384	-£3,784,802	-£3,933,002
60% LAR : 40% CIR	30%	-£3,176,301	-£3,572,227	-£3,575,939	-£3,582,817	-£3,618,863	-£3,863,061	-£4,011,140
60% LAR : 40% CIR	35%	-£3,268,452	-£3,651,425	-£3,655,129	-£3,661,996	-£3,698,009	-£3,942,014	-£4,089,985
60% LAR : 40% CIR	40%	-£3,361,261	-£3,731,276	-£3,734,974	-£3,741,829	-£3,777,814	-£4,021,653	-£4,169,531
60% LAR : 40% CIR	45%	-£3,454,720	-£3,811,773	-£3,815,466	-£3,822,311	-£3,858,273	-£4,101,972	-£4,249,772
60% LAR : 40% CIR	50%	-£3,548,823	-£3,892,909	-£3,896,599	-£3,903,436	-£3,939,379	-£4,182,963	-£4,330,699

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,392,970	-£1,866,516	-£1,870,295	-£1,877,289	-£1,913,622	-£2,159,547	-£2,308,584
60% LAR : 40% CIR	5%	-£1,481,040	-£1,941,660	-£1,945,425	-£1,952,395	-£1,988,669	-£2,234,237	-£2,383,076
60% LAR : 40% CIR	10%	-£1,569,806	-£2,017,497	-£2,021,249	-£2,028,197	-£2,064,416	-£2,309,656	-£2,458,312
60% LAR : 40% CIR	**12%**	**-£1,605,505**	**-£2,048,024**	**-£2,051,771**	**-£2,058,711**	**-£2,094,909**	**-£2,340,025**	**-£2,488,612**
60% LAR : 40% CIR	15%	-£1,659,262	-£2,094,019	-£2,097,760	-£2,104,688	-£2,140,856	-£2,385,795	-£2,534,284
60% LAR : 40% CIR	20%	-£1,749,402	-£2,171,220	-£2,174,950	-£2,181,859	-£2,217,982	-£2,462,647	-£2,610,983
60% LAR : 40% CIR	25%	-£1,840,219	-£2,249,093	-£2,252,813	-£2,259,706	-£2,295,789	-£2,540,206	-£2,688,407
60% LAR : 40% CIR	30%	-£1,931,705	-£2,327,632	-£2,331,343	-£2,338,221	-£2,374,268	-£2,618,466	-£2,766,544
60% LAR : 40% CIR	35%	-£2,023,857	-£2,406,830	-£2,410,534	-£2,417,400	-£2,453,413	-£2,697,419	-£2,845,389
60% LAR : 40% CIR	40%	-£2,116,666	-£2,486,681	-£2,490,379	-£2,497,233	-£2,533,219	-£2,777,058	-£2,924,936
60% LAR : 40% CIR	45%	-£2,210,125	-£2,567,177	-£2,570,871	-£2,577,716	-£2,613,678	-£2,857,376	-£3,005,177
60% LAR : 40% CIR	50%	-£2,304,228	-£2,648,313	-£2,652,004	-£2,658,841	-£2,694,783	-£2,938,368	-£3,086,104

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR in Perp	
Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£242,764	-£232,606	-£236,385	-£243,379	-£279,712	-£525,637	-£674,674
60% LAR : 40% CIR	5%	£138,991	-£324,761	-£328,526	-£335,496	-£371,769	-£617,338	-£766,177
60% LAR : 40% CIR	10%	£34,532	-£417,608	-£421,360	-£428,307	-£464,527	-£709,766	-£858,422
60% LAR : 40% CIR	**12%**	**-£7,556**	**-£454,939**	**-£458,687**	**-£465,625**	**-£501,824**	**-£746,940**	**-£895,527**
60% LAR : 40% CIR	15%	-£71,684	-£511,141	-£514,881	-£521,808	-£557,977	-£802,915	-£951,404
60% LAR : 40% CIR	20%	-£179,110	-£605,352	-£609,081	-£615,991	-£652,114	-£896,779	-£1,045,115
60% LAR : 40% CIR	25%	-£287,213	-£700,235	-£703,954	-£710,848	-£746,930	-£991,348	-£1,139,548
60% LAR : 40% CIR	30%	-£395,988	-£795,784	-£799,496	-£806,374	-£842,419	-£1,086,618	-£1,234,696
60% LAR : 40% CIR	35%	-£505,425	-£891,992	-£895,697	-£902,562	-£938,575	-£1,182,581	-£1,330,551
60% LAR : 40% CIR	40%	-£615,521	-£988,853	-£992,551	-£999,406	-£1,035,391	-£1,279,231	-£1,427,108
60% LAR : 40% CIR	45%	-£726,267	-£1,086,360	-£1,090,053	-£1,096,899	-£1,132,861	-£1,376,559	-£1,524,360
60% LAR : 40% CIR	50%	-£837,656	-£1,184,506	-£1,188,197	-£1,195,034	-£1,230,976	-£1,474,561	-£1,622,297

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,889,407	-£6,364,777	-£6,368,556	-£6,375,549	-£6,411,883	-£6,657,808	-£6,806,845
60% LAR : 40% CIR	5%	-£5,993,180	-£6,456,932	-£6,460,697	-£6,467,667	-£6,503,940	-£6,749,509	-£6,898,348
60% LAR : 40% CIR	10%	-£6,097,639	-£6,549,779	-£6,553,531	-£6,560,478	-£6,596,698	-£6,841,937	-£6,990,593
60% LAR : 40% CIR	**12%**	**-£6,139,727**	**-£6,587,110**	**-£6,590,857**	**-£6,597,796**	**-£6,633,995**	**-£6,879,111**	**-£7,027,698**
60% LAR : 40% CIR	15%	-£6,203,855	-£6,643,312	-£6,647,052	-£6,653,979	-£6,690,147	-£6,935,086	-£7,083,575
60% LAR : 40% CIR	20%	-£6,311,281	-£6,737,522	-£6,741,252	-£6,748,162	-£6,784,284	-£7,028,949	-£7,177,286
60% LAR : 40% CIR	25%	-£6,419,384	-£6,832,406	-£6,836,125	-£6,843,019	-£6,879,101	-£7,123,519	-£7,271,719
60% LAR : 40% CIR	30%	-£6,528,159	-£6,927,955	-£6,931,667	-£6,938,545	-£6,974,590	-£7,218,789	-£7,366,867
60% LAR : 40% CIR	35%	-£6,637,596	-£7,024,163	-£7,027,868	-£7,034,733	-£7,070,746	-£7,314,752	-£7,462,722
60% LAR : 40% CIR	40%	-£6,747,692	-£7,121,024	-£7,124,722	-£7,131,577	-£7,167,562	-£7,411,402	-£7,559,279
60% LAR : 40% CIR	45%	-£6,858,438	-£7,218,531	-£7,222,224	-£7,229,070	-£7,265,032	-£7,508,730	-£7,656,530
60% LAR : 40% CIR	50%	-£6,969,827	-£7,316,677	-£7,320,368	-£7,327,205	-£7,363,147	-£7,606,732	-£7,754,468

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,348,407	-£3,823,777	-£3,827,557	-£3,834,550	-£3,870,883	-£4,116,809	-£4,265,845
60% LAR : 40% CIR	5%	-£3,452,180	-£3,915,932	-£3,919,697	-£3,926,667	-£3,962,941	-£4,208,509	-£4,357,348
60% LAR : 40% CIR	10%	-£3,556,640	-£4,008,780	-£4,012,532	-£4,019,479	-£4,055,699	-£4,300,938	-£4,449,594
60% LAR : 40% CIR	**12%**	**-£3,598,727**	**-£4,046,111**	**-£4,049,858**	**-£4,056,797**	**-£4,092,995**	**-£4,338,111**	**-£4,486,699**
60% LAR : 40% CIR	15%	-£3,662,856	-£4,102,312	-£4,106,053	-£4,112,980	-£4,149,148	-£4,394,087	-£4,542,575
60% LAR : 40% CIR	20%	-£3,770,282	-£4,196,523	-£4,200,253	-£4,207,162	-£4,243,285	-£4,487,950	-£4,636,287
60% LAR : 40% CIR	25%	-£3,878,385	-£4,291,406	-£4,295,126	-£4,302,020	-£4,338,102	-£4,582,520	-£4,730,719
60% LAR : 40% CIR	30%	-£3,987,159	-£4,386,956	-£4,390,668	-£4,397,546	-£4,433,591	-£4,677,790	-£4,825,867
60% LAR : 40% CIR	35%	-£4,096,597	-£4,483,164	-£4,486,869	-£4,493,734	-£4,529,747	-£4,773,753	-£4,921,723
60% LAR : 40% CIR	40%	-£4,206,693	-£4,580,025	-£4,583,723	-£4,590,577	-£4,626,563	-£4,870,403	-£5,018,280
60% LAR : 40% CIR	45%	-£4,317,439	-£4,677,532	-£4,681,225	-£4,688,070	-£4,724,032	-£4,967,731	-£5,115,531
60% LAR : 40% CIR	50%	-£4,428,828	-£4,775,678	-£4,779,369	-£4,786,206	-£4,822,148	-£5,065,733	-£5,213,469

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,295,535	-£2,770,905	-£2,774,684	-£2,781,677	-£2,818,011	-£3,063,936	-£3,212,973
60% LAR : 40% CIR	5%	-£2,399,308	-£2,863,060	-£2,866,825	-£2,873,795	-£2,910,068	-£3,155,637	-£3,304,476
60% LAR : 40% CIR	10%	-£2,503,767	-£2,955,907	-£2,959,659	-£2,966,606	-£3,002,826	-£3,248,065	-£3,396,721
60% LAR : 40% CIR	**12%**	**-£2,545,855**	**-£2,993,238**	**-£2,996,985**	**-£3,003,924**	**-£3,040,123**	**-£3,285,239**	**-£3,433,826**
60% LAR : 40% CIR	15%	-£2,609,983	-£3,049,440	-£3,053,180	-£3,060,107	-£3,096,275	-£3,341,214	-£3,489,703
60% LAR : 40% CIR	20%	-£2,717,409	-£3,143,650	-£3,147,380	-£3,154,290	-£3,190,412	-£3,435,077	-£3,583,414
60% LAR : 40% CIR	25%	-£2,825,512	-£3,238,534	-£3,242,253	-£3,249,147	-£3,285,229	-£3,529,647	-£3,677,847
60% LAR : 40% CIR	30%	-£2,934,287	-£3,334,083	-£3,337,795	-£3,344,673	-£3,380,718	-£3,624,917	-£3,772,995
60% LAR : 40% CIR	35%	-£3,043,724	-£3,430,291	-£3,433,996	-£3,440,861	-£3,476,874	-£3,720,880	-£3,868,850
60% LAR : 40% CIR	40%	-£3,153,820	-£3,527,152	-£3,530,850	-£3,537,705	-£3,573,690	-£3,817,530	-£3,965,407
60% LAR : 40% CIR	45%	-£3,264,566	-£3,624,659	-£3,628,352	-£3,635,198	-£3,671,160	-£3,914,858	-£4,062,658
60% LAR : 40% CIR	50%	-£3,375,955	-£3,722,805	-£3,726,496	-£3,733,333	-£3,769,275	-£4,012,860	-£4,160,596

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,050,939	-£1,526,309	-£1,530,088	-£1,537,082	-£1,573,415	-£1,819,341	-£1,968,377
60% LAR : 40% CIR	5%	-£1,154,712	-£1,618,464	-£1,622,229	-£1,629,199	-£1,665,473	-£1,911,041	-£2,059,880
60% LAR : 40% CIR	10%	-£1,259,172	-£1,711,312	-£1,715,063	-£1,722,011	-£1,758,231	-£2,003,469	-£2,152,125
60% LAR : 40% CIR	**12%**	**-£1,301,259**	**-£1,748,642**	**-£1,752,390**	**-£1,759,329**	**-£1,795,527**	**-£2,040,643**	**-£2,189,230**
60% LAR : 40% CIR	15%	-£1,365,387	-£1,804,844	-£1,808,584	-£1,815,511	-£1,851,680	-£2,096,619	-£2,245,107
60% LAR : 40% CIR	20%	-£1,472,814	-£1,899,055	-£1,902,785	-£1,909,694	-£1,945,817	-£2,190,482	-£2,338,818
60% LAR : 40% CIR	25%	-£1,580,917	-£1,993,938	-£1,997,658	-£2,004,552	-£2,040,633	-£2,285,052	-£2,433,251
60% LAR : 40% CIR	30%	-£1,689,691	-£2,089,488	-£2,093,199	-£2,100,077	-£2,136,123	-£2,380,322	-£2,528,399
60% LAR : 40% CIR	35%	-£1,799,129	-£2,185,695	-£2,189,400	-£2,196,266	-£2,232,279	-£2,476,284	-£2,624,255
60% LAR : 40% CIR	40%	-£1,909,225	-£2,282,556	-£2,286,255	-£2,293,109	-£2,329,094	-£2,572,935	-£2,720,812
60% LAR : 40% CIR	45%	-£2,019,971	-£2,380,064	-£2,383,757	-£2,390,602	-£2,426,564	-£2,670,263	-£2,818,063
60% LAR : 40% CIR	50%	-£2,131,360	-£2,478,210	-£2,481,900	-£2,488,737	-£2,524,680	-£2,768,264	-£2,916,000

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR in Perp		Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£413,034	-£62,502	-£66,282	-£73,275	-£109,608	-£355,534	-£504,570
60% LAR : 40% CIR	5%	£300,747	-£163,162	-£166,928	-£173,897	-£210,171	-£455,740	-£604,578
60% LAR : 40% CIR	10%	£187,775	-£264,515	-£268,267	-£275,215	-£311,433	-£556,673	-£705,329
60% LAR : 40% CIR	**12%**	**£142,396**	**-£305,248**	**-£308,995**	**-£315,935**	**-£352,133**	**-£597,249**	**-£745,836**
60% LAR : 40% CIR	15%	£74,123	-£366,552	-£370,293	-£377,220	-£413,389	-£658,328	-£806,817
60% LAR : 40% CIR	20%	-£40,816	-£469,269	-£472,998	-£479,907	-£516,031	-£760,696	-£909,032
60% LAR : 40% CIR	25%	-£157,563	-£572,657	-£576,378	-£583,270	-£619,352	-£863,771	-£1,011,970
60% LAR : 40% CIR	30%	-£274,981	-£676,711	-£680,423	-£687,302	-£723,347	-£967,546	-£1,115,624
60% LAR : 40% CIR	35%	-£393,062	-£781,425	-£785,130	-£791,995	-£828,008	-£1,072,014	-£1,219,984
60% LAR : 40% CIR	40%	-£511,800	-£886,791	-£890,490	-£897,344	-£933,329	-£1,177,168	-£1,325,047
60% LAR : 40% CIR	45%	-£631,190	-£992,803	-£996,497	-£1,003,342	-£1,039,304	-£1,283,002	-£1,430,803
60% LAR : 40% CIR	50%	-£751,223	-£1,099,454	-£1,103,145	-£1,109,982	-£1,145,925	-£1,389,509	-£1,537,245

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,719,137	-£6,194,673	-£6,198,453	-£6,205,446	-£6,241,779	-£6,487,705	-£6,636,741
60% LAR : 40% CIR	5%	-£5,831,424	-£6,295,333	-£6,299,099	-£6,306,068	-£6,342,342	-£6,587,911	-£6,736,749
60% LAR : 40% CIR	10%	-£5,944,396	-£6,396,686	-£6,400,438	-£6,407,386	-£6,443,604	-£6,688,844	-£6,837,500
60% LAR : 40% CIR	**12%**	**-£5,989,775**	**-£6,437,419**	**-£6,441,166**	**-£6,448,106**	**-£6,484,304**	**-£6,729,420**	**-£6,878,007**
60% LAR : 40% CIR	15%	-£6,058,048	-£6,498,723	-£6,502,464	-£6,509,391	-£6,545,560	-£6,790,499	-£6,938,987
60% LAR : 40% CIR	20%	-£6,172,987	-£6,601,440	-£6,605,169	-£6,612,078	-£6,648,202	-£6,892,867	-£7,041,203
60% LAR : 40% CIR	25%	-£6,289,734	-£6,704,828	-£6,708,549	-£6,715,441	-£6,751,523	-£6,995,942	-£7,144,141
60% LAR : 40% CIR	30%	-£6,407,151	-£6,808,882	-£6,812,594	-£6,819,473	-£6,855,518	-£7,099,717	-£7,247,795
60% LAR : 40% CIR	35%	-£6,525,233	-£6,913,596	-£6,917,301	-£6,924,166	-£6,960,179	-£7,204,185	-£7,352,155
60% LAR : 40% CIR	40%	-£6,643,971	-£7,018,962	-£7,022,661	-£7,029,515	-£7,065,500	-£7,309,339	-£7,457,218
60% LAR : 40% CIR	45%	-£6,763,361	-£7,124,974	-£7,128,667	-£7,135,513	-£7,171,475	-£7,415,173	-£7,562,974
60% LAR : 40% CIR	50%	-£6,883,394	-£7,231,625	-£7,235,316	-£7,242,153	-£7,278,096	-£7,521,680	-£7,669,416

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,178,138	-£3,653,674	-£3,657,453	-£3,664,447	-£3,700,780	-£3,946,706	-£4,095,742
60% LAR : 40% CIR	5%	-£3,290,424	-£3,754,334	-£3,758,100	-£3,765,069	-£3,801,343	-£4,046,912	-£4,195,750
60% LAR : 40% CIR	10%	-£3,403,396	-£3,855,687	-£3,859,439	-£3,866,386	-£3,902,605	-£4,147,845	-£4,296,501
60% LAR : 40% CIR	**12%**	**-£3,448,776**	**-£3,896,420**	**-£3,900,167**	**-£3,907,106**	**-£3,943,305**	**-£4,188,421**	**-£4,337,008**
60% LAR : 40% CIR	15%	-£3,517,049	-£3,957,724	-£3,961,464	-£3,968,391	-£4,004,561	-£4,249,500	-£4,397,988
60% LAR : 40% CIR	20%	-£3,631,988	-£4,060,441	-£4,064,170	-£4,071,079	-£4,107,203	-£4,351,868	-£4,500,204
60% LAR : 40% CIR	25%	-£3,748,735	-£4,163,829	-£4,167,549	-£4,174,442	-£4,210,524	-£4,454,942	-£4,603,142
60% LAR : 40% CIR	30%	-£3,866,152	-£4,267,883	-£4,271,595	-£4,278,474	-£4,314,519	-£4,558,718	-£4,706,795
60% LAR : 40% CIR	35%	-£3,984,234	-£4,372,596	-£4,376,301	-£4,383,167	-£4,419,179	-£4,663,185	-£4,811,156
60% LAR : 40% CIR	40%	-£4,102,972	-£4,477,963	-£4,481,662	-£4,488,516	-£4,524,501	-£4,768,340	-£4,916,218
60% LAR : 40% CIR	45%	-£4,222,362	-£4,583,975	-£4,587,668	-£4,594,514	-£4,630,476	-£4,874,174	-£5,021,974
60% LAR : 40% CIR	50%	-£4,342,395	-£4,690,626	-£4,694,316	-£4,701,153	-£4,737,097	-£4,980,680	-£5,128,417

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,125,265	-£2,600,801	-£2,604,581	-£2,611,574	-£2,647,907	-£2,893,833	-£3,042,869
60% LAR : 40% CIR	5%	-£2,237,552	-£2,701,461	-£2,705,227	-£2,712,196	-£2,748,470	-£2,994,039	-£3,142,877
60% LAR : 40% CIR	10%	-£2,350,524	-£2,802,814	-£2,806,566	-£2,813,514	-£2,849,732	-£3,094,972	-£3,243,628
60% LAR : 40% CIR	**12%**	**-£2,395,903**	**-£2,843,547**	**-£2,847,294**	**-£2,854,233**	**-£2,890,432**	**-£3,135,548**	**-£3,284,135**
60% LAR : 40% CIR	15%	-£2,464,176	-£2,904,851	-£2,908,592	-£2,915,519	-£2,951,688	-£3,196,627	-£3,345,115
60% LAR : 40% CIR	20%	-£2,579,115	-£3,007,568	-£3,011,297	-£3,018,206	-£3,054,330	-£3,298,995	-£3,447,331
60% LAR : 40% CIR	25%	-£2,695,862	-£3,110,956	-£3,114,677	-£3,121,569	-£3,157,651	-£3,402,070	-£3,550,269
60% LAR : 40% CIR	30%	-£2,813,279	-£3,215,010	-£3,218,722	-£3,225,601	-£3,261,646	-£3,505,845	-£3,653,923
60% LAR : 40% CIR	35%	-£2,931,361	-£3,319,724	-£3,323,429	-£3,330,294	-£3,366,307	-£3,610,313	-£3,758,283
60% LAR : 40% CIR	40%	-£3,050,099	-£3,425,090	-£3,428,789	-£3,435,643	-£3,471,628	-£3,715,467	-£3,863,345
60% LAR : 40% CIR	45%	-£3,169,489	-£3,531,102	-£3,534,795	-£3,541,641	-£3,577,603	-£3,821,301	-£3,969,102
60% LAR : 40% CIR	50%	-£3,289,522	-£3,637,753	-£3,641,444	-£3,648,281	-£3,684,224	-£3,927,808	-£4,075,544

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£880,670	-£1,356,206	-£1,359,985	-£1,366,979	-£1,403,312	-£1,649,237	-£1,798,274
60% LAR : 40% CIR	5%	-£992,956	-£1,456,866	-£1,460,632	-£1,467,601	-£1,503,875	-£1,749,444	-£1,898,282
60% LAR : 40% CIR	10%	-£1,105,928	-£1,558,219	-£1,561,971	-£1,568,918	-£1,605,137	-£1,850,376	-£1,999,032
60% LAR : 40% CIR	**12%**	**-£1,151,308**	**-£1,598,952**	**-£1,602,698**	**-£1,609,638**	**-£1,645,837**	**-£1,890,953**	**-£2,039,540**
60% LAR : 40% CIR	15%	-£1,219,581	-£1,660,256	-£1,663,996	-£1,670,923	-£1,707,093	-£1,952,032	-£2,100,520
60% LAR : 40% CIR	20%	-£1,334,520	-£1,762,973	-£1,766,701	-£1,773,611	-£1,809,735	-£2,054,400	-£2,202,736
60% LAR : 40% CIR	25%	-£1,451,267	-£1,866,361	-£1,870,081	-£1,876,974	-£1,913,056	-£2,157,474	-£2,305,673
60% LAR : 40% CIR	30%	-£1,568,684	-£1,970,415	-£1,974,126	-£1,981,005	-£2,017,051	-£2,261,250	-£2,409,327
60% LAR : 40% CIR	35%	-£1,686,766	-£2,075,128	-£2,078,833	-£2,085,698	-£2,121,711	-£2,365,717	-£2,513,688
60% LAR : 40% CIR	40%	-£1,805,504	-£2,180,495	-£2,184,193	-£2,191,048	-£2,227,033	-£2,470,872	-£2,618,750
60% LAR : 40% CIR	45%	-£1,924,894	-£2,286,507	-£2,290,200	-£2,297,045	-£2,333,007	-£2,576,706	-£2,724,506
60% LAR : 40% CIR	50%	-£2,044,927	-£2,393,158	-£2,396,848	-£2,403,685	-£2,439,629	-£2,683,212	-£2,830,948

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR in Perp

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£583,303	£105,984	£102,261	£95,373	£59,586	-£185,431	-£334,467
60% LAR : 40% CIR	5%	£462,503	-£1,564	-£5,330	-£12,300	-£48,573	-£294,141	-£442,980
60% LAR : 40% CIR	10%	£341,018	-£111,422	-£115,174	-£122,122	-£158,340	-£403,580	-£552,236
60% LAR : 40% CIR	**12%**	**£292,232**	**-£155,557**	**-£159,304**	**-£166,244**	**-£202,442**	**-£447,558**	**-£596,145**
60% LAR : 40% CIR	15%	£218,851	-£221,964	-£225,705	-£232,633	-£268,801	-£513,740	-£662,228
60% LAR : 40% CIR	20%	£96,013	-£333,186	-£336,915	-£343,825	-£379,948	-£624,613	-£772,950
60% LAR : 40% CIR	25%	-£27,912	-£445,079	-£448,800	-£455,693	-£491,774	-£736,193	-£884,392
60% LAR : 40% CIR	30%	-£153,973	-£557,639	-£561,351	-£568,229	-£604,274	-£848,473	-£996,551
60% LAR : 40% CIR	35%	-£280,698	-£670,857	-£674,562	-£681,428	-£717,441	-£961,447	-£1,109,417
60% LAR : 40% CIR	40%	-£408,080	-£784,729	-£788,427	-£795,282	-£831,268	-£1,075,107	-£1,222,984
60% LAR : 40% CIR	45%	-£536,113	-£899,246	-£902,940	-£909,785	-£945,747	-£1,189,445	-£1,337,246
60% LAR : 40% CIR	50%	-£664,789	-£1,014,403	-£1,018,094	-£1,024,931	-£1,060,873	-£1,304,458	-£1,452,194

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,548,868	-£6,026,187	-£6,029,909	-£6,036,798	-£6,072,584	-£6,317,601	-£6,466,638
60% LAR : 40% CIR	5%	-£5,669,668	-£6,133,735	-£6,137,500	-£6,144,470	-£6,180,744	-£6,426,312	-£6,575,151
60% LAR : 40% CIR	10%	-£5,791,153	-£6,243,593	-£6,247,345	-£6,254,293	-£6,290,511	-£6,535,751	-£6,684,407
60% LAR : 40% CIR	**12%**	**-£5,839,939**	**-£6,287,728**	**-£6,291,475**	**-£6,298,415**	**-£6,334,613**	**-£6,579,729**	**-£6,728,316**
60% LAR : 40% CIR	15%	-£5,913,319	-£6,354,135	-£6,357,875	-£6,364,803	-£6,400,972	-£6,645,911	-£6,794,399
60% LAR : 40% CIR	20%	-£6,036,158	-£6,465,357	-£6,469,086	-£6,475,996	-£6,512,119	-£6,756,784	-£6,905,121
60% LAR : 40% CIR	25%	-£6,160,083	-£6,577,250	-£6,580,971	-£6,587,864	-£6,623,945	-£6,868,364	-£7,016,563
60% LAR : 40% CIR	30%	-£6,286,144	-£6,689,810	-£6,693,522	-£6,700,400	-£6,736,445	-£6,980,644	-£7,128,722
60% LAR : 40% CIR	35%	-£6,412,869	-£6,803,028	-£6,806,733	-£6,813,598	-£6,849,612	-£7,093,618	-£7,241,588
60% LAR : 40% CIR	40%	-£6,540,251	-£6,916,900	-£6,920,598	-£6,927,453	-£6,963,439	-£7,207,278	-£7,355,155
60% LAR : 40% CIR	45%	-£6,668,284	-£7,031,417	-£7,035,111	-£7,041,956	-£7,077,918	-£7,321,616	-£7,469,417
60% LAR : 40% CIR	50%	-£6,796,960	-£7,146,574	-£7,150,264	-£7,157,101	-£7,193,044	-£7,436,628	-£7,584,365

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,007,869	-£3,485,188	-£3,488,910	-£3,495,799	-£3,531,585	-£3,776,602	-£3,925,639
60% LAR : 40% CIR	5%	-£3,128,668	-£3,592,736	-£3,596,501	-£3,603,471	-£3,639,745	-£3,885,313	-£4,034,152
60% LAR : 40% CIR	10%	-£3,250,154	-£3,702,594	-£3,706,346	-£3,713,293	-£3,749,512	-£3,994,752	-£4,143,408
60% LAR : 40% CIR	**12%**	**-£3,298,940**	**-£3,746,728**	**-£3,750,476**	**-£3,757,416**	**-£3,793,614**	**-£4,038,730**	**-£4,187,316**
60% LAR : 40% CIR	15%	-£3,372,320	-£3,813,136	-£3,816,876	-£3,823,804	-£3,859,973	-£4,104,912	-£4,253,400
60% LAR : 40% CIR	20%	-£3,495,159	-£3,924,357	-£3,928,087	-£3,934,997	-£3,971,119	-£4,215,784	-£4,364,122
60% LAR : 40% CIR	25%	-£3,619,084	-£4,036,251	-£4,039,972	-£4,046,864	-£4,082,946	-£4,327,365	-£4,475,564
60% LAR : 40% CIR	30%	-£3,745,145	-£4,148,811	-£4,152,523	-£4,159,401	-£4,195,446	-£4,439,645	-£4,587,722
60% LAR : 40% CIR	35%	-£3,871,870	-£4,262,029	-£4,265,734	-£4,272,599	-£4,308,613	-£4,552,619	-£4,700,589
60% LAR : 40% CIR	40%	-£3,999,252	-£4,375,900	-£4,379,599	-£4,386,453	-£4,422,439	-£4,666,279	-£4,814,156
60% LAR : 40% CIR	45%	-£4,127,285	-£4,490,418	-£4,494,111	-£4,500,957	-£4,536,919	-£4,780,617	-£4,928,418
60% LAR : 40% CIR	50%	-£4,255,961	-£4,605,575	-£4,609,265	-£4,616,102	-£4,652,045	-£4,895,629	-£5,043,365

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,954,996	-£2,432,315	-£2,436,037	-£2,442,926	-£2,478,712	-£2,723,729	-£2,872,766
60% LAR : 40% CIR	5%	-£2,075,796	-£2,539,863	-£2,543,628	-£2,550,598	-£2,586,872	-£2,832,440	-£2,981,279
60% LAR : 40% CIR	10%	-£2,197,281	-£2,649,721	-£2,653,473	-£2,660,421	-£2,696,639	-£2,941,879	-£3,090,535
60% LAR : 40% CIR	**12%**	**-£2,246,067**	**-£2,693,856**	**-£2,697,603**	**-£2,704,543**	**-£2,740,741**	**-£2,985,857**	**-£3,134,444**
60% LAR : 40% CIR	15%	-£2,319,447	-£2,760,263	-£2,764,003	-£2,770,931	-£2,807,100	-£3,052,039	-£3,200,527
60% LAR : 40% CIR	20%	-£2,442,286	-£2,871,485	-£2,875,214	-£2,882,124	-£2,918,247	-£3,162,912	-£3,311,249
60% LAR : 40% CIR	25%	-£2,566,211	-£2,983,378	-£2,987,099	-£2,993,992	-£3,030,073	-£3,274,492	-£3,422,691
60% LAR : 40% CIR	30%	-£2,692,272	-£3,095,938	-£3,099,650	-£3,106,528	-£3,142,573	-£3,386,772	-£3,534,850
60% LAR : 40% CIR	35%	-£2,818,997	-£3,209,156	-£3,212,861	-£3,219,726	-£3,255,740	-£3,499,746	-£3,647,716
60% LAR : 40% CIR	40%	-£2,946,379	-£3,323,028	-£3,326,726	-£3,333,580	-£3,369,567	-£3,613,406	-£3,761,283
60% LAR : 40% CIR	45%	-£3,074,412	-£3,437,545	-£3,441,239	-£3,448,084	-£3,484,046	-£3,727,744	-£3,875,545
60% LAR : 40% CIR	50%	-£3,203,088	-£3,552,702	-£3,556,392	-£3,563,229	-£3,599,172	-£3,842,756	-£3,990,493

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£710,401	-£1,187,720	-£1,191,442	-£1,198,331	-£1,234,117	-£1,479,134	-£1,628,171
60% LAR : 40% CIR	5%	-£831,200	-£1,295,268	-£1,299,033	-£1,306,003	-£1,342,276	-£1,587,845	-£1,736,684
60% LAR : 40% CIR	10%	-£952,686	-£1,405,126	-£1,408,878	-£1,415,825	-£1,452,044	-£1,697,284	-£1,845,940
60% LAR : 40% CIR	**12%**	**-£1,001,471**	**-£1,449,260**	**-£1,453,008**	**-£1,459,948**	**-£1,496,146**	**-£1,741,262**	**-£1,889,848**
60% LAR : 40% CIR	15%	-£1,074,852	-£1,515,668	-£1,519,408	-£1,526,336	-£1,562,505	-£1,807,443	-£1,955,932
60% LAR : 40% CIR	20%	-£1,197,691	-£1,626,889	-£1,630,619	-£1,637,528	-£1,673,651	-£1,918,316	-£2,066,653
60% LAR : 40% CIR	25%	-£1,321,616	-£1,738,783	-£1,742,503	-£1,749,396	-£1,785,478	-£2,029,896	-£2,178,096
60% LAR : 40% CIR	30%	-£1,447,677	-£1,851,343	-£1,855,054	-£1,861,932	-£1,897,978	-£2,142,177	-£2,290,254
60% LAR : 40% CIR	35%	-£1,574,402	-£1,964,561	-£1,968,266	-£1,975,131	-£2,011,145	-£2,255,151	-£2,403,120
60% LAR : 40% CIR	40%	-£1,701,783	-£2,078,432	-£2,082,131	-£2,088,985	-£2,124,971	-£2,368,810	-£2,516,688
60% LAR : 40% CIR	45%	-£1,829,816	-£2,192,950	-£2,196,643	-£2,203,488	-£2,239,450	-£2,483,149	-£2,630,949
60% LAR : 40% CIR	50%	-£1,958,493	-£2,308,107	-£2,311,797	-£2,318,634	-£2,354,577	-£2,598,161	-£2,745,897

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR in Perp	
Value Area	**Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£923,842	£441,077	£437,355	£430,467	£394,680	£152,450	£5,654
60% LAR : 40% CIR	5%	£786,015	£316,798	£313,090	£306,224	£270,496	£28,618	-£119,783
60% LAR : 40% CIR	10%	£647,502	£191,837	£188,141	£181,298	£145,623	-£97,394	-£246,050
60% LAR : 40% CIR	**12%**	**£591,907**	**£141,663**	**£137,972**	**£131,137**	**£95,483**	**-£148,176**	**-£296,763**
60% LAR : 40% CIR	15%	£508,310	£66,201	£62,517	£55,694	£20,069	-£224,564	-£373,053
60% LAR : 40% CIR	20%	£368,444	-£61,021	-£64,751	-£71,660	-£107,783	-£352,448	-£500,784
60% LAR : 40% CIR	25%	£227,911	-£189,925	-£193,644	-£200,537	-£236,620	-£481,038	-£629,238
60% LAR : 40% CIR	30%	£86,718	-£319,494	-£323,206	-£330,085	-£366,130	-£610,329	-£758,407
60% LAR : 40% CIR	35%	-£55,970	-£449,724	-£453,428	-£460,293	-£496,307	-£740,313	-£888,283
60% LAR : 40% CIR	40%	-£200,639	-£580,605	-£584,303	-£591,157	-£627,144	-£870,983	-£1,018,861
60% LAR : 40% CIR	45%	-£345,958	-£712,133	-£715,826	-£722,671	-£758,633	-£1,002,332	-£1,150,132
60% LAR : 40% CIR	50%	-£491,922	-£844,300	-£847,990	-£854,827	-£890,770	-£1,134,354	-£1,282,090

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,208,329	-£5,691,093	-£5,694,816	-£5,701,704	-£5,737,491	-£5,979,721	-£6,126,517
60% LAR : 40% CIR	5%	-£5,346,156	-£5,815,373	-£5,819,081	-£5,825,947	-£5,861,675	-£6,103,553	-£6,251,954
60% LAR : 40% CIR	10%	-£5,484,669	-£5,940,334	-£5,944,030	-£5,950,873	-£5,986,548	-£6,229,565	-£6,378,221
60% LAR : 40% CIR	**12%**	**-£5,540,264**	**-£5,990,508**	**-£5,994,199**	**-£6,001,034**	**-£6,036,688**	**-£6,280,347**	**-£6,428,934**
60% LAR : 40% CIR	15%	-£5,623,861	-£6,065,970	-£6,069,654	-£6,076,477	-£6,112,102	-£6,356,735	-£6,505,224
60% LAR : 40% CIR	20%	-£5,763,727	-£6,193,192	-£6,196,922	-£6,203,831	-£6,239,954	-£6,484,619	-£6,632,955
60% LAR : 40% CIR	25%	-£5,904,260	-£6,322,096	-£6,325,815	-£6,332,708	-£6,368,791	-£6,613,209	-£6,761,409
60% LAR : 40% CIR	30%	-£6,045,453	-£6,451,665	-£6,455,377	-£6,462,256	-£6,498,301	-£6,742,500	-£6,890,578
60% LAR : 40% CIR	35%	-£6,188,141	-£6,581,895	-£6,585,599	-£6,592,464	-£6,628,478	-£6,872,484	-£7,020,454
60% LAR : 40% CIR	40%	-£6,332,810	-£6,712,775	-£6,716,474	-£6,723,328	-£6,759,314	-£7,003,154	-£7,151,032
60% LAR : 40% CIR	45%	-£6,478,129	-£6,844,304	-£6,847,997	-£6,854,842	-£6,890,804	-£7,134,503	-£7,282,303
60% LAR : 40% CIR	50%	-£6,624,093	-£6,976,471	-£6,980,161	-£6,986,998	-£7,022,941	-£7,266,525	-£7,414,261

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,667,330	-£3,150,094	-£3,153,817	-£3,160,704	-£3,196,492	-£3,438,721	-£3,585,518
60% LAR : 40% CIR	5%	-£2,805,157	-£3,274,373	-£3,278,082	-£3,284,947	-£3,320,676	-£3,562,554	-£3,710,955
60% LAR : 40% CIR	10%	-£2,943,669	-£3,399,335	-£3,403,030	-£3,409,874	-£3,445,548	-£3,688,566	-£3,837,222
60% LAR : 40% CIR	**12%**	**-£2,999,265**	**-£3,449,508**	**-£3,453,200**	**-£3,460,034**	**-£3,495,689**	**-£3,739,348**	**-£3,887,935**
60% LAR : 40% CIR	15%	-£3,082,862	-£3,524,971	-£3,528,654	-£3,535,478	-£3,571,103	-£3,815,735	-£3,964,225
60% LAR : 40% CIR	20%	-£3,222,728	-£3,652,193	-£3,655,922	-£3,662,832	-£3,698,954	-£3,943,619	-£4,091,956
60% LAR : 40% CIR	25%	-£3,363,261	-£3,781,097	-£3,784,816	-£3,791,709	-£3,827,792	-£4,072,210	-£4,220,410
60% LAR : 40% CIR	30%	-£3,504,454	-£3,910,666	-£3,914,378	-£3,921,257	-£3,957,302	-£4,201,501	-£4,349,578
60% LAR : 40% CIR	35%	-£3,647,142	-£4,040,895	-£4,044,599	-£4,051,465	-£4,087,479	-£4,331,484	-£4,479,455
60% LAR : 40% CIR	40%	-£3,791,810	-£4,171,776	-£4,175,475	-£4,182,329	-£4,218,315	-£4,462,154	-£4,610,033
60% LAR : 40% CIR	45%	-£3,937,129	-£4,303,304	-£4,306,998	-£4,313,843	-£4,349,805	-£4,593,503	-£4,741,304
60% LAR : 40% CIR	50%	-£4,083,094	-£4,435,472	-£4,439,162	-£4,445,999	-£4,481,941	-£4,725,526	-£4,873,262

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,614,457	-£2,097,221	-£2,100,944	-£2,107,832	-£2,143,619	-£2,385,849	-£2,532,645
60% LAR : 40% CIR	5%	-£1,752,284	-£2,221,501	-£2,225,209	-£2,232,075	-£2,267,803	-£2,509,681	-£2,658,082
60% LAR : 40% CIR	10%	-£1,890,797	-£2,346,462	-£2,350,158	-£2,357,001	-£2,392,676	-£2,635,693	-£2,784,349
60% LAR : 40% CIR	**12%**	**-£1,946,392**	**-£2,396,636**	**-£2,400,327**	**-£2,407,162**	**-£2,442,816**	**-£2,686,475**	**-£2,835,062**
60% LAR : 40% CIR	15%	-£2,029,989	-£2,472,098	-£2,475,782	-£2,482,605	-£2,518,230	-£2,762,863	-£2,911,352
60% LAR : 40% CIR	20%	-£2,169,855	-£2,599,320	-£2,603,049	-£2,609,959	-£2,646,082	-£2,890,747	-£3,039,083
60% LAR : 40% CIR	25%	-£2,310,388	-£2,728,224	-£2,731,943	-£2,738,836	-£2,774,919	-£3,019,337	-£3,167,537
60% LAR : 40% CIR	30%	-£2,451,581	-£2,857,793	-£2,861,505	-£2,868,384	-£2,904,429	-£3,148,628	-£3,296,706
60% LAR : 40% CIR	35%	-£2,594,269	-£2,988,023	-£2,991,727	-£2,998,592	-£3,034,606	-£3,278,612	-£3,426,582
60% LAR : 40% CIR	40%	-£2,738,938	-£3,118,903	-£3,122,602	-£3,129,456	-£3,165,442	-£3,409,282	-£3,557,160
60% LAR : 40% CIR	45%	-£2,884,257	-£3,250,431	-£3,254,125	-£3,260,970	-£3,296,932	-£3,540,631	-£3,688,431
60% LAR : 40% CIR	50%	-£3,030,221	-£3,382,599	-£3,386,289	-£3,393,126	-£3,429,069	-£3,672,653	-£3,820,389

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£369,862	-£852,626	-£856,348	-£863,236	-£899,023	-£1,141,253	-£1,288,050
60% LAR : 40% CIR	5%	-£507,688	-£976,905	-£980,614	-£987,479	-£1,023,208	-£1,265,085	-£1,413,487
60% LAR : 40% CIR	10%	-£646,201	-£1,101,867	-£1,105,562	-£1,112,406	-£1,148,080	-£1,391,098	-£1,539,754
60% LAR : 40% CIR	**12%**	**-£701,796**	**-£1,152,040**	**-£1,155,732**	**-£1,162,566**	**-£1,198,221**	**-£1,441,880**	**-£1,590,467**
60% LAR : 40% CIR	15%	-£785,394	-£1,227,502	-£1,231,186	-£1,238,010	-£1,273,635	-£1,518,267	-£1,666,757
60% LAR : 40% CIR	20%	-£925,259	-£1,354,724	-£1,358,454	-£1,365,363	-£1,401,486	-£1,646,151	-£1,794,488
60% LAR : 40% CIR	25%	-£1,065,793	-£1,483,628	-£1,487,348	-£1,494,241	-£1,530,323	-£1,774,742	-£1,922,941
60% LAR : 40% CIR	30%	-£1,206,985	-£1,613,198	-£1,616,909	-£1,623,788	-£1,659,834	-£1,904,033	-£2,052,110
60% LAR : 40% CIR	35%	-£1,349,673	-£1,743,427	-£1,747,131	-£1,753,996	-£1,790,010	-£2,034,016	-£2,181,987
60% LAR : 40% CIR	40%	-£1,494,342	-£1,874,308	-£1,878,007	-£1,884,861	-£1,920,847	-£2,164,686	-£2,312,564
60% LAR : 40% CIR	45%	-£1,639,661	-£2,005,836	-£2,009,529	-£2,016,375	-£2,052,337	-£2,296,035	-£2,443,836
60% LAR : 40% CIR	50%	-£1,785,625	-£2,138,003	-£2,141,694	-£2,148,531	-£2,184,473	-£2,428,058	-£2,575,794

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR in Perp		Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft

No Units	7
Site Area	0.06 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,264,381	£776,171	£772,449	£765,561	£729,774	£487,544	£340,747
60% LAR : 40% CIR	5%	£1,109,527	£635,138	£631,428	£624,564	£588,835	£346,958	£200,356
60% LAR : 40% CIR	10%	£953,988	£493,421	£489,726	£482,882	£447,208	£205,654	£59,232
60% LAR : 40% CIR	**12%**	**£891,581**	**£436,546**	**£432,854**	**£426,020**	**£390,365**	**£148,934**	**£2,579**
60% LAR : 40% CIR	15%	£797,768	£351,030	£347,346	£340,523	£304,898	£63,641	-£83,877
60% LAR : 40% CIR	20%	£640,875	£207,971	£204,298	£197,493	£161,912	-£80,282	-£228,619
60% LAR : 40% CIR	25%	£483,316	£64,250	£60,586	£53,797	£18,257	-£225,883	-£374,082
60% LAR : 40% CIR	30%	£325,096	-£81,350	-£85,062	-£91,940	-£127,985	-£372,184	-£520,262
60% LAR : 40% CIR	35%	£166,221	-£228,589	-£232,294	-£239,159	-£275,172	-£519,178	-£667,149
60% LAR : 40% CIR	40%	£6,700	-£376,480	-£380,180	-£387,033	-£423,019	-£666,859	-£814,737
60% LAR : 40% CIR	45%	-£155,804	-£525,019	-£528,712	-£535,557	-£571,519	-£815,219	-£963,018
60% LAR : 40% CIR	50%	-£319,054	-£674,197	-£677,886	-£684,724	-£720,666	-£964,251	-£1,111,987

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,867,790	-£5,356,000	-£5,359,722	-£5,366,610	-£5,402,397	-£5,644,627	-£5,791,423
60% LAR : 40% CIR	5%	-£5,022,644	-£5,497,033	-£5,500,742	-£5,507,607	-£5,543,336	-£5,785,213	-£5,931,815
60% LAR : 40% CIR	10%	-£5,178,183	-£5,638,750	-£5,642,445	-£5,649,289	-£5,684,963	-£5,926,517	-£6,072,939
60% LAR : 40% CIR	**12%**	**-£5,240,590**	**-£5,695,625**	**-£5,699,316**	**-£5,706,151**	**-£5,741,806**	**-£5,983,237**	**-£6,129,591**
60% LAR : 40% CIR	15%	-£5,334,403	-£5,781,141	-£5,784,824	-£5,791,648	-£5,827,273	-£6,068,530	-£6,216,048
60% LAR : 40% CIR	20%	-£5,491,296	-£5,924,200	-£5,927,873	-£5,934,678	-£5,970,259	-£6,212,453	-£6,360,790
60% LAR : 40% CIR	25%	-£5,648,855	-£6,067,921	-£6,071,585	-£6,078,374	-£6,113,914	-£6,358,054	-£6,506,253
60% LAR : 40% CIR	30%	-£5,807,075	-£6,213,521	-£6,217,233	-£6,224,111	-£6,260,156	-£6,504,355	-£6,652,433
60% LAR : 40% CIR	35%	-£5,965,950	-£6,360,760	-£6,364,465	-£6,371,330	-£6,407,343	-£6,651,349	-£6,799,320
60% LAR : 40% CIR	40%	-£6,125,471	-£6,508,651	-£6,512,351	-£6,519,204	-£6,555,190	-£6,799,029	-£6,946,908
60% LAR : 40% CIR	45%	-£6,287,974	-£6,657,190	-£6,660,883	-£6,667,728	-£6,703,690	-£6,947,390	-£7,095,189
60% LAR : 40% CIR	50%	-£6,451,225	-£6,806,367	-£6,810,057	-£6,816,895	-£6,852,837	-£7,096,422	-£7,244,158

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,326,791	-£2,815,001	-£2,818,723	-£2,825,611	-£2,861,398	-£3,103,628	-£3,250,424
60% LAR : 40% CIR	5%	-£2,481,645	-£2,956,034	-£2,959,743	-£2,966,608	-£3,002,336	-£3,244,214	-£3,390,816
60% LAR : 40% CIR	10%	-£2,637,184	-£3,097,751	-£3,101,446	-£3,108,289	-£3,143,964	-£3,385,518	-£3,531,940
60% LAR : 40% CIR	**12%**	**-£2,699,591**	**-£3,154,626**	**-£3,158,317**	**-£3,165,152**	**-£3,200,807**	**-£3,442,238**	**-£3,588,592**
60% LAR : 40% CIR	15%	-£2,793,403	-£3,240,141	-£3,243,825	-£3,250,648	-£3,286,274	-£3,527,531	-£3,675,048
60% LAR : 40% CIR	20%	-£2,950,296	-£3,383,200	-£3,386,874	-£3,393,679	-£3,429,259	-£3,671,454	-£3,819,791
60% LAR : 40% CIR	25%	-£3,107,856	-£3,526,922	-£3,530,586	-£3,537,375	-£3,572,915	-£3,817,055	-£3,965,254
60% LAR : 40% CIR	30%	-£3,266,076	-£3,672,522	-£3,676,234	-£3,683,112	-£3,719,157	-£3,963,356	-£4,111,433
60% LAR : 40% CIR	35%	-£3,424,951	-£3,819,761	-£3,823,466	-£3,830,331	-£3,866,344	-£4,110,350	-£4,258,320
60% LAR : 40% CIR	40%	-£3,584,472	-£3,967,652	-£3,971,352	-£3,978,205	-£4,014,191	-£4,258,030	-£4,405,908
60% LAR : 40% CIR	45%	-£3,746,975	-£4,116,191	-£4,119,884	-£4,126,729	-£4,162,691	-£4,406,391	-£4,554,190
60% LAR : 40% CIR	50%	-£3,910,225	-£4,265,368	-£4,269,058	-£4,275,896	-£4,311,838	-£4,555,423	-£4,703,159

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,273,918	-£1,762,128	-£1,765,850	-£1,772,738	-£1,808,525	-£2,050,755	-£2,197,551
60% LAR : 40% CIR	5%	-£1,428,772	-£1,903,161	-£1,906,870	-£1,913,735	-£1,949,464	-£2,191,341	-£2,337,943
60% LAR : 40% CIR	10%	-£1,584,311	-£2,044,878	-£2,048,573	-£2,055,417	-£2,091,091	-£2,332,645	-£2,479,067
60% LAR : 40% CIR	**12%**	**-£1,646,718**	**-£2,101,753**	**-£2,105,444**	**-£2,112,279**	**-£2,147,934**	**-£2,389,365**	**-£2,535,719**
60% LAR : 40% CIR	15%	-£1,740,531	-£2,187,268	-£2,190,952	-£2,197,776	-£2,233,401	-£2,474,658	-£2,622,176
60% LAR : 40% CIR	20%	-£1,897,424	-£2,330,328	-£2,334,001	-£2,340,806	-£2,376,386	-£2,618,581	-£2,766,918
60% LAR : 40% CIR	25%	-£2,054,983	-£2,474,049	-£2,477,713	-£2,484,502	-£2,520,042	-£2,764,182	-£2,912,381
60% LAR : 40% CIR	30%	-£2,213,203	-£2,619,649	-£2,623,361	-£2,630,239	-£2,666,284	-£2,910,483	-£3,058,561
60% LAR : 40% CIR	35%	-£2,372,078	-£2,766,888	-£2,770,593	-£2,777,458	-£2,813,471	-£3,057,477	-£3,205,448
60% LAR : 40% CIR	40%	-£2,531,599	-£2,914,779	-£2,918,479	-£2,925,332	-£2,961,318	-£3,205,157	-£3,353,036
60% LAR : 40% CIR	45%	-£2,694,102	-£3,063,318	-£3,067,011	-£3,073,856	-£3,109,818	-£3,353,518	-£3,501,317
60% LAR : 40% CIR	50%	-£2,857,353	-£3,212,495	-£3,216,185	-£3,223,023	-£3,258,965	-£3,502,550	-£3,650,286

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£29,323	-£517,532	-£521,255	-£528,143	-£563,930	-£806,160	-£952,956
60% LAR : 40% CIR	5%	-£184,176	-£658,566	-£662,275	-£669,140	-£704,868	-£946,746	-£1,093,348
60% LAR : 40% CIR	10%	-£339,716	-£800,282	-£803,978	-£810,821	-£846,496	-£1,088,050	-£1,234,472
60% LAR : 40% CIR	**12%**	**-£402,122**	**-£857,158**	**-£860,849**	**-£867,684**	**-£903,338**	**-£1,144,770**	**-£1,291,124**
60% LAR : 40% CIR	15%	-£495,935	-£942,673	-£946,357	-£953,180	-£988,806	-£1,230,063	-£1,377,580
60% LAR : 40% CIR	20%	-£652,828	-£1,085,732	-£1,089,406	-£1,096,211	-£1,131,791	-£1,373,985	-£1,522,323
60% LAR : 40% CIR	25%	-£810,388	-£1,229,454	-£1,233,117	-£1,239,907	-£1,275,447	-£1,519,586	-£1,667,786
60% LAR : 40% CIR	30%	-£968,608	-£1,375,054	-£1,378,765	-£1,385,643	-£1,421,689	-£1,665,888	-£1,813,965
60% LAR : 40% CIR	35%	-£1,127,482	-£1,522,293	-£1,525,998	-£1,532,863	-£1,568,876	-£1,812,882	-£1,960,852
60% LAR : 40% CIR	40%	-£1,287,004	-£1,670,184	-£1,673,883	-£1,680,737	-£1,716,723	-£1,960,562	-£2,108,440
60% LAR : 40% CIR	45%	-£1,449,507	-£1,818,722	-£1,822,416	-£1,829,261	-£1,865,223	-£2,108,922	-£2,256,722
60% LAR : 40% CIR	50%	-£1,612,757	-£1,967,900	-£1,971,589	-£1,978,427	-£2,014,370	-£2,257,954	-£2,405,691

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR in Perp	

Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,945,459	£1,446,359	£1,442,636	£1,435,748	£1,399,961	£1,157,731	£1,010,935
60% LAR : 40% CIR	5%	£1,756,552	£1,271,816	£1,268,106	£1,261,242	£1,225,513	£983,636	£837,034
60% LAR : 40% CIR	10%	£1,566,958	£1,096,590	£1,092,894	£1,086,051	£1,050,376	£808,822	£662,400
60% LAR : 40% CIR	**12%**	**£1,490,930**	**£1,026,311**	**£1,022,619**	**£1,015,785**	**£980,130**	**£738,699**	**£592,344**
60% LAR : 40% CIR	15%	£1,376,684	£920,690	£917,006	£910,183	£874,557	£633,300	£487,043
60% LAR : 40% CIR	20%	£1,185,738	£744,121	£740,448	£733,642	£698,062	£457,074	£310,967
60% LAR : 40% CIR	25%	£994,124	£566,891	£563,226	£556,437	£520,898	£280,152	£134,180
60% LAR : 40% CIR	30%	£801,850	£389,004	£385,347	£378,573	£343,069	£102,540	-£43,973
60% LAR : 40% CIR	35%	£608,922	£210,468	£206,819	£200,058	£164,585	-£76,910	-£224,879
60% LAR : 40% CIR	40%	£415,347	£31,290	£27,647	£20,895	-£14,771	-£258,610	-£406,488
60% LAR : 40% CIR	45%	£221,131	-£150,791	-£154,486	-£161,330	-£197,292	-£440,991	-£588,791
60% LAR : 40% CIR	50%	£26,280	-£333,990	-£337,679	-£344,517	-£380,460	-£624,044	-£771,780

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,186,712	-£4,685,812	-£4,689,535	-£4,696,423	-£4,732,210	-£4,974,440	-£5,121,236
60% LAR : 40% CIR	5%	-£4,375,619	-£4,860,355	-£4,864,065	-£4,870,929	-£4,906,658	-£5,148,535	-£5,295,137
60% LAR : 40% CIR	10%	-£4,565,213	-£5,035,581	-£5,039,276	-£5,046,120	-£5,081,794	-£5,323,349	-£5,469,770
60% LAR : 40% CIR	**12%**	**-£4,641,241**	**-£5,105,860**	**-£5,109,551**	**-£5,116,386**	**-£5,152,041**	**-£5,393,472**	**-£5,539,826**
60% LAR : 40% CIR	15%	-£4,755,487	-£5,211,481	-£5,215,165	-£5,221,988	-£5,257,614	-£5,498,871	-£5,645,128
60% LAR : 40% CIR	20%	-£4,946,433	-£5,388,049	-£5,391,723	-£5,398,529	-£5,434,109	-£5,675,097	-£5,821,204
60% LAR : 40% CIR	25%	-£5,138,047	-£5,565,280	-£5,568,945	-£5,575,733	-£5,611,273	-£5,852,018	-£5,997,991
60% LAR : 40% CIR	30%	-£5,330,321	-£5,743,167	-£5,746,823	-£5,753,598	-£5,789,102	-£6,029,631	-£6,176,144
60% LAR : 40% CIR	35%	-£5,523,249	-£5,921,703	-£5,925,352	-£5,932,113	-£5,967,586	-£6,209,081	-£6,357,050
60% LAR : 40% CIR	40%	-£5,716,824	-£6,100,881	-£6,104,524	-£6,111,276	-£6,146,942	-£6,390,781	-£6,538,659
60% LAR : 40% CIR	45%	-£5,911,040	-£6,282,962	-£6,286,657	-£6,293,501	-£6,329,463	-£6,573,162	-£6,720,962
60% LAR : 40% CIR	50%	-£6,105,891	-£6,466,161	-£6,469,850	-£6,476,688	-£6,512,631	-£6,756,215	-£6,903,951

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,645,712	-£2,144,812	-£2,148,536	-£2,155,424	-£2,191,211	-£2,433,441	-£2,580,237
60% LAR : 40% CIR	5%	-£1,834,620	-£2,319,356	-£2,323,065	-£2,329,930	-£2,365,658	-£2,607,536	-£2,754,138
60% LAR : 40% CIR	10%	-£2,024,213	-£2,494,582	-£2,498,277	-£2,505,121	-£2,540,795	-£2,782,349	-£2,928,771
60% LAR : 40% CIR	**12%**	**-£2,100,242**	**-£2,564,861**	**-£2,568,552**	**-£2,575,387**	**-£2,611,042**	**-£2,852,473**	**-£2,998,827**
60% LAR : 40% CIR	15%	-£2,214,488	-£2,670,482	-£2,674,166	-£2,680,989	-£2,716,615	-£2,957,871	-£3,104,128
60% LAR : 40% CIR	20%	-£2,405,434	-£2,847,050	-£2,850,724	-£2,857,530	-£2,893,110	-£3,134,098	-£3,280,205
60% LAR : 40% CIR	25%	-£2,597,048	-£3,024,281	-£3,027,946	-£3,034,734	-£3,070,274	-£3,311,019	-£3,456,992
60% LAR : 40% CIR	30%	-£2,789,322	-£3,202,167	-£3,205,824	-£3,212,598	-£3,248,103	-£3,488,632	-£3,635,144
60% LAR : 40% CIR	35%	-£2,982,250	-£3,380,703	-£3,384,353	-£3,391,114	-£3,426,586	-£3,668,082	-£3,816,051
60% LAR : 40% CIR	40%	-£3,175,825	-£3,559,882	-£3,563,525	-£3,570,277	-£3,605,943	-£3,849,782	-£3,997,660
60% LAR : 40% CIR	45%	-£3,370,041	-£3,741,963	-£3,745,657	-£3,752,502	-£3,788,464	-£4,032,163	-£4,179,963
60% LAR : 40% CIR	50%	-£3,564,891	-£3,925,162	-£3,928,851	-£3,935,689	-£3,971,632	-£4,215,216	-£4,362,952

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£592,840	-£1,091,940	-£1,095,663	-£1,102,551	-£1,138,338	-£1,380,568	-£1,527,364
60% LAR : 40% CIR	5%	-£781,747	-£1,266,483	-£1,270,192	-£1,277,057	-£1,312,786	-£1,554,663	-£1,701,265
60% LAR : 40% CIR	10%	-£971,341	-£1,441,709	-£1,445,404	-£1,452,248	-£1,487,922	-£1,729,477	-£1,875,898
60% LAR : 40% CIR	**12%**	**-£1,047,369**	**-£1,511,988**	**-£1,515,679**	**-£1,522,514**	**-£1,558,169**	**-£1,799,600**	**-£1,945,954**
60% LAR : 40% CIR	15%	-£1,161,615	-£1,617,609	-£1,621,293	-£1,628,116	-£1,663,742	-£1,904,999	-£2,051,256
60% LAR : 40% CIR	20%	-£1,352,561	-£1,794,177	-£1,797,851	-£1,804,657	-£1,840,237	-£2,081,225	-£2,227,332
60% LAR : 40% CIR	25%	-£1,544,175	-£1,971,408	-£1,975,073	-£1,981,861	-£2,017,401	-£2,258,146	-£2,404,119
60% LAR : 40% CIR	30%	-£1,736,449	-£2,149,295	-£2,152,951	-£2,159,726	-£2,195,230	-£2,435,759	-£2,582,272
60% LAR : 40% CIR	35%	-£1,929,377	-£2,327,831	-£2,331,480	-£2,338,241	-£2,373,714	-£2,615,209	-£2,763,178
60% LAR : 40% CIR	40%	-£2,122,952	-£2,507,009	-£2,510,652	-£2,517,404	-£2,553,070	-£2,796,909	-£2,944,787
60% LAR : 40% CIR	45%	-£2,317,168	-£2,689,090	-£2,692,785	-£2,699,629	-£2,735,591	-£2,979,290	-£3,127,090
60% LAR : 40% CIR	50%	-£2,512,019	-£2,872,289	-£2,875,978	-£2,882,816	-£2,918,759	-£3,162,343	-£3,310,079

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£651,756	£152,656	£148,932	£142,045	£106,257	-£135,972	-£282,769
60% LAR : 40% CIR	5%	£462,848	-£21,888	-£25,597	-£32,462	-£68,190	-£310,068	-£456,670
60% LAR : 40% CIR	10%	£273,255	-£197,114	-£200,809	-£207,653	-£243,327	-£484,881	-£631,303
60% LAR : 40% CIR	**12%**	**£197,226**	**-£267,393**	**-£271,084**	**-£277,919**	**-£313,573**	**-£555,005**	**-£701,359**
60% LAR : 40% CIR	15%	£82,981	-£373,014	-£376,698	-£383,521	-£419,146	-£660,403	-£806,660
60% LAR : 40% CIR	20%	-£107,966	-£549,582	-£553,256	-£560,062	-£595,642	-£836,630	-£982,737
60% LAR : 40% CIR	25%	-£299,580	-£726,813	-£730,477	-£737,266	-£772,806	-£1,013,551	-£1,159,524
60% LAR : 40% CIR	30%	-£491,854	-£904,699	-£908,356	-£915,130	-£950,634	-£1,191,163	-£1,337,676
60% LAR : 40% CIR	35%	-£684,782	-£1,083,235	-£1,086,884	-£1,093,646	-£1,129,118	-£1,370,613	-£1,518,583
60% LAR : 40% CIR	40%	-£878,356	-£1,262,414	-£1,266,057	-£1,272,809	-£1,308,475	-£1,552,314	-£1,700,192
60% LAR : 40% CIR	45%	-£1,072,573	-£1,444,495	-£1,448,189	-£1,455,034	-£1,490,996	-£1,734,695	-£1,882,494
60% LAR : 40% CIR	50%	-£1,267,423	-£1,627,693	-£1,631,383	-£1,638,221	-£1,674,163	-£1,917,748	-£2,065,484

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR in Perp	
Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft

No Units	7	
Site Area	0.06 Ha	
Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,796,806	£2,284,093	£2,280,371	£2,273,483	£2,237,695	£1,995,466	£1,848,669
60% LAR : 40% CIR	5%	£2,565,332	£2,067,662	£2,063,954	£2,057,090	£2,021,361	£1,779,482	£1,632,881
60% LAR : 40% CIR	10%	£2,333,171	£1,850,551	£1,846,855	£1,840,012	£1,804,337	£1,562,783	£1,416,361
60% LAR : 40% CIR	**12%**	**£2,240,115**	**£1,763,517**	**£1,759,826**	**£1,752,991**	**£1,717,337**	**£1,475,904**	**£1,329,550**
60% LAR : 40% CIR	15%	£2,100,330	£1,632,764	£1,629,080	£1,622,257	£1,586,631	£1,345,374	£1,199,117
60% LAR : 40% CIR	20%	£1,866,816	£1,414,309	£1,410,635	£1,403,830	£1,368,250	£1,127,261	£981,155
60% LAR : 40% CIR	25%	£1,632,635	£1,195,191	£1,191,527	£1,184,738	£1,149,198	£908,453	£762,480
60% LAR : 40% CIR	30%	£1,397,793	£975,418	£971,762	£964,987	£929,484	£688,955	£543,102
60% LAR : 40% CIR	35%	£1,162,298	£754,995	£751,347	£744,584	£709,112	£468,774	£323,027
60% LAR : 40% CIR	40%	£926,155	£533,931	£530,288	£523,536	£488,091	£247,917	£102,261
60% LAR : 40% CIR	45%	£689,371	£312,228	£308,590	£301,849	£266,426	£26,391	-£121,007
60% LAR : 40% CIR	50%	£451,954	£89,897	£86,262	£79,528	£44,125	-£198,786	-£346,522

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,335,365	-£3,848,078	-£3,851,800	-£3,858,688	-£3,894,475	-£4,136,705	-£4,283,502
60% LAR : 40% CIR	5%	-£3,566,839	-£4,064,508	-£4,068,217	-£4,075,081	-£4,110,810	-£4,352,689	-£4,499,289
60% LAR : 40% CIR	10%	-£3,799,000	-£4,281,620	-£4,285,316	-£4,292,159	-£4,327,834	-£4,569,388	-£4,715,810
60% LAR : 40% CIR	**12%**	**-£3,892,056**	**-£4,368,654**	**-£4,372,345**	**-£4,379,180**	**-£4,414,834**	**-£4,656,267**	**-£4,802,621**
60% LAR : 40% CIR	15%	-£4,031,841	-£4,499,407	-£4,503,091	-£4,509,914	-£4,545,540	-£4,786,797	-£4,933,054
60% LAR : 40% CIR	20%	-£4,265,355	-£4,717,862	-£4,721,536	-£4,728,341	-£4,763,921	-£5,004,910	-£5,151,016
60% LAR : 40% CIR	25%	-£4,499,536	-£4,936,980	-£4,940,643	-£4,947,433	-£4,982,973	-£5,223,718	-£5,369,691
60% LAR : 40% CIR	30%	-£4,734,378	-£5,156,753	-£5,160,409	-£5,167,184	-£5,202,687	-£5,443,216	-£5,589,069
60% LAR : 40% CIR	35%	-£4,969,873	-£5,377,176	-£5,380,824	-£5,387,587	-£5,423,059	-£5,663,397	-£5,809,144
60% LAR : 40% CIR	40%	-£5,206,016	-£5,598,240	-£5,601,883	-£5,608,635	-£5,644,080	-£5,884,254	-£6,029,910
60% LAR : 40% CIR	45%	-£5,442,800	-£5,819,943	-£5,823,580	-£5,830,322	-£5,865,744	-£6,105,780	-£6,253,177
60% LAR : 40% CIR	50%	-£5,680,217	-£6,042,274	-£6,045,909	-£6,052,643	-£6,088,045	-£6,330,957	-£6,478,693

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£794,365	-£1,307,079	-£1,310,801	-£1,317,689	-£1,353,476	-£1,595,706	-£1,742,502
60% LAR : 40% CIR	5%	-£1,025,840	-£1,523,509	-£1,527,218	-£1,534,082	-£1,569,811	-£1,811,689	-£1,958,290
60% LAR : 40% CIR	10%	-£1,258,001	-£1,740,621	-£1,744,316	-£1,751,160	-£1,786,834	-£2,028,389	-£2,174,810
60% LAR : 40% CIR	**12%**	**-£1,351,056**	**-£1,827,655**	**-£1,831,345**	**-£1,838,181**	**-£1,873,835**	**-£2,115,267**	**-£2,261,621**
60% LAR : 40% CIR	15%	-£1,490,842	-£1,958,408	-£1,962,092	-£1,968,915	-£2,004,540	-£2,245,797	-£2,392,054
60% LAR : 40% CIR	20%	-£1,724,356	-£2,176,863	-£2,180,537	-£2,187,342	-£2,222,922	-£2,463,911	-£2,610,017
60% LAR : 40% CIR	25%	-£1,958,537	-£2,395,981	-£2,399,644	-£2,406,434	-£2,441,974	-£2,682,719	-£2,828,691
60% LAR : 40% CIR	30%	-£2,193,379	-£2,615,754	-£2,619,410	-£2,626,185	-£2,661,688	-£2,902,217	-£3,048,070
60% LAR : 40% CIR	35%	-£2,428,874	-£2,836,177	-£2,839,825	-£2,846,587	-£2,882,060	-£3,122,398	-£3,268,145
60% LAR : 40% CIR	40%	-£2,665,017	-£3,057,241	-£3,060,884	-£3,067,636	-£3,103,081	-£3,343,255	-£3,488,910
60% LAR : 40% CIR	45%	-£2,901,801	-£3,278,943	-£3,282,581	-£3,289,323	-£3,324,745	-£3,564,781	-£3,712,178
60% LAR : 40% CIR	50%	-£3,139,218	-£3,501,275	-£3,504,910	-£3,511,643	-£3,547,046	-£3,789,957	-£3,937,693

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£258,507	-£254,206	-£257,928	-£264,816	-£300,603	-£542,833	-£689,630
60% LAR : 40% CIR	5%	£27,033	-£470,636	-£474,345	-£481,209	-£516,938	-£758,817	-£905,417
60% LAR : 40% CIR	10%	-£205,128	-£687,748	-£691,444	-£698,287	-£733,962	-£975,516	-£1,121,938
60% LAR : 40% CIR	**12%**	**-£298,184**	**-£774,782**	**-£778,473**	**-£785,308**	**-£820,962**	**-£1,062,394**	**-£1,208,749**
60% LAR : 40% CIR	15%	-£437,969	-£905,535	-£909,219	-£916,042	-£951,668	-£1,192,925	-£1,339,182
60% LAR : 40% CIR	20%	-£671,483	-£1,123,990	-£1,127,664	-£1,134,469	-£1,170,049	-£1,411,038	-£1,557,144
60% LAR : 40% CIR	25%	-£905,664	-£1,343,108	-£1,346,771	-£1,353,561	-£1,389,101	-£1,629,846	-£1,775,819
60% LAR : 40% CIR	30%	-£1,140,506	-£1,562,881	-£1,566,537	-£1,573,312	-£1,608,815	-£1,849,344	-£1,995,197
60% LAR : 40% CIR	35%	-£1,376,001	-£1,783,304	-£1,786,952	-£1,793,715	-£1,829,187	-£2,069,525	-£2,215,272
60% LAR : 40% CIR	40%	-£1,612,144	-£2,004,368	-£2,008,011	-£2,014,763	-£2,050,208	-£2,290,382	-£2,436,038
60% LAR : 40% CIR	45%	-£1,848,928	-£2,226,071	-£2,229,708	-£2,236,450	-£2,271,872	-£2,511,908	-£2,659,305
60% LAR : 40% CIR	50%	-£2,086,345	-£2,448,402	-£2,452,037	-£2,458,771	-£2,494,173	-£2,737,084	-£2,884,821

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,503,103	£990,389	£986,667	£979,779	£943,992	£701,762	£554,966
60% LAR : 40% CIR	5%	£1,271,628	£773,959	£770,251	£763,386	£727,658	£485,779	£339,178
60% LAR : 40% CIR	10%	£1,039,467	£556,847	£553,152	£546,308	£510,634	£269,080	£122,658
60% LAR : 40% CIR	**12%**	**£946,412**	**£469,813**	**£466,123**	**£459,287**	**£423,633**	**£182,201**	**£35,847**
60% LAR : 40% CIR	15%	£806,626	£339,060	£335,376	£328,553	£292,928	£51,671	-£94,586
60% LAR : 40% CIR	20%	£573,112	£120,605	£116,932	£110,127	£74,546	-£166,442	-£312,549
60% LAR : 40% CIR	25%	£338,931	-£98,512	-£102,176	-£108,966	-£144,505	-£385,251	-£531,223
60% LAR : 40% CIR	30%	£104,090	-£318,286	-£321,941	-£328,717	-£364,220	-£604,749	-£750,601
60% LAR : 40% CIR	35%	-£131,406	-£538,708	-£542,357	-£549,119	-£584,591	-£824,930	-£970,677
60% LAR : 40% CIR	40%	-£367,549	-£759,773	-£763,416	-£770,168	-£805,612	-£1,045,787	-£1,191,442
60% LAR : 40% CIR	45%	-£604,332	-£981,475	-£985,113	-£991,855	-£1,027,277	-£1,267,313	-£1,414,710
60% LAR : 40% CIR	50%	-£841,750	-£1,203,806	-£1,207,441	-£1,214,175	-£1,249,578	-£1,492,489	-£1,640,225

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR in Perp	

Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,307,615	£2,786,734	£2,783,011	£2,776,123	£2,740,335	£2,498,107	£2,351,309
60% LAR : 40% CIR	5%	£3,050,600	£2,545,172	£2,541,462	£2,534,598	£2,498,869	£2,256,992	£2,110,390
60% LAR : 40% CIR	10%	£2,792,898	£2,302,927	£2,299,232	£2,292,388	£2,256,714	£2,015,160	£1,868,738
60% LAR : 40% CIR	**12%**	**£2,689,627**	**£2,205,841**	**£2,202,150**	**£2,195,315**	**£2,159,660**	**£1,918,228**	**£1,771,875**
60% LAR : 40% CIR	15%	£2,534,517	£2,060,009	£2,056,325	£2,049,502	£2,013,876	£1,772,618	£1,626,361
60% LAR : 40% CIR	20%	£2,275,462	£1,816,421	£1,812,747	£1,805,942	£1,770,362	£1,529,374	£1,383,267
60% LAR : 40% CIR	25%	£2,015,741	£1,572,172	£1,568,508	£1,561,718	£1,526,178	£1,285,433	£1,139,461
60% LAR : 40% CIR	30%	£1,755,359	£1,327,267	£1,323,611	£1,316,836	£1,281,332	£1,040,803	£894,951
60% LAR : 40% CIR	35%	£1,494,323	£1,081,712	£1,078,063	£1,071,300	£1,035,829	£795,490	£649,744
60% LAR : 40% CIR	40%	£1,232,640	£835,515	£831,872	£825,120	£789,675	£549,501	£403,846
60% LAR : 40% CIR	45%	£970,316	£588,681	£585,042	£578,300	£542,879	£302,842	£157,264
60% LAR : 40% CIR	50%	£707,358	£341,217	£337,583	£330,848	£295,445	£55,522	-£91,367

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,824,556	-£3,345,437	-£3,349,159	-£3,356,048	-£3,391,836	-£3,634,064	-£3,780,862
60% LAR : 40% CIR	5%	-£3,081,571	-£3,586,999	-£3,590,709	-£3,597,573	-£3,633,302	-£3,875,179	-£4,021,781
60% LAR : 40% CIR	10%	-£3,339,273	-£3,829,244	-£3,832,939	-£3,839,783	-£3,875,457	-£4,117,011	-£4,263,433
60% LAR : 40% CIR	**12%**	**-£3,442,544**	**-£3,926,330**	**-£3,930,021**	**-£3,936,856**	**-£3,972,511**	**-£4,213,943**	**-£4,360,296**
60% LAR : 40% CIR	15%	-£3,597,654	-£4,072,162	-£4,075,846	-£4,082,669	-£4,118,295	-£4,359,553	-£4,505,810
60% LAR : 40% CIR	20%	-£3,856,709	-£4,315,750	-£4,319,424	-£4,326,229	-£4,361,809	-£4,602,797	-£4,748,904
60% LAR : 40% CIR	25%	-£4,116,430	-£4,559,999	-£4,563,663	-£4,570,453	-£4,605,992	-£4,846,738	-£4,992,710
60% LAR : 40% CIR	30%	-£4,376,811	-£4,804,904	-£4,808,560	-£4,815,335	-£4,850,839	-£5,091,367	-£5,237,220
60% LAR : 40% CIR	35%	-£4,637,848	-£5,050,459	-£5,054,108	-£5,060,871	-£5,096,342	-£5,336,681	-£5,482,427
60% LAR : 40% CIR	40%	-£4,899,530	-£5,296,656	-£5,300,299	-£5,307,051	-£5,342,496	-£5,582,670	-£5,728,325
60% LAR : 40% CIR	45%	-£5,161,855	-£5,543,490	-£5,547,129	-£5,553,871	-£5,589,292	-£5,829,328	-£5,974,907
60% LAR : 40% CIR	50%	-£5,424,813	-£5,790,954	-£5,794,588	-£5,801,323	-£5,836,725	-£6,076,649	-£6,223,538

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£283,557	-£804,438	-£808,160	-£815,049	-£850,836	-£1,093,065	-£1,239,862
60% LAR : 40% CIR	5%	-£540,572	-£1,046,000	-£1,049,709	-£1,056,574	-£1,092,302	-£1,334,180	-£1,480,782
60% LAR : 40% CIR	10%	-£798,274	-£1,288,244	-£1,291,940	-£1,298,783	-£1,334,458	-£1,576,012	-£1,722,434
60% LAR : 40% CIR	**12%**	**-£901,545**	**-£1,385,331**	**-£1,389,022**	**-£1,395,857**	**-£1,431,512**	**-£1,672,944**	**-£1,819,297**
60% LAR : 40% CIR	15%	-£1,056,655	-£1,531,163	-£1,534,847	-£1,541,670	-£1,577,296	-£1,818,554	-£1,964,811
60% LAR : 40% CIR	20%	-£1,315,710	-£1,774,751	-£1,778,424	-£1,785,229	-£1,820,810	-£2,061,797	-£2,207,905
60% LAR : 40% CIR	25%	-£1,575,431	-£2,019,000	-£2,022,664	-£2,029,453	-£2,064,993	-£2,305,738	-£2,451,711
60% LAR : 40% CIR	30%	-£1,835,812	-£2,263,905	-£2,267,561	-£2,274,336	-£2,309,840	-£2,550,368	-£2,696,221
60% LAR : 40% CIR	35%	-£2,096,848	-£2,509,460	-£2,513,109	-£2,519,871	-£2,555,343	-£2,795,682	-£2,941,428
60% LAR : 40% CIR	40%	-£2,358,531	-£2,755,657	-£2,759,300	-£2,766,051	-£2,801,496	-£3,041,670	-£3,187,326
60% LAR : 40% CIR	45%	-£2,620,856	-£3,002,491	-£3,006,130	-£3,012,871	-£3,048,293	-£3,288,329	-£3,433,907
60% LAR : 40% CIR	50%	-£2,883,814	-£3,249,955	-£3,253,589	-£3,260,323	-£3,295,726	-£3,535,650	-£3,682,539

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£769,316	£248,435	£244,713	£237,824	£202,037	-£40,192	-£186,990
60% LAR : 40% CIR	5%	£512,301	£6,873	£3,163	-£3,701	-£39,430	-£281,307	-£427,909
60% LAR : 40% CIR	10%	£254,599	-£235,372	-£239,067	-£245,910	-£281,585	-£523,139	-£669,561
60% LAR : 40% CIR	**12%**	**£151,328**	**-£332,458**	**-£336,149**	**-£342,984**	**-£378,639**	**-£620,071**	**-£766,424**
60% LAR : 40% CIR	15%	-£3,782	-£478,290	-£481,974	-£488,797	-£524,423	-£765,681	-£911,938
60% LAR : 40% CIR	20%	-£262,837	-£721,878	-£725,552	-£732,357	-£767,937	-£1,008,925	-£1,155,032
60% LAR : 40% CIR	25%	-£522,558	-£966,127	-£969,791	-£976,581	-£1,012,120	-£1,252,866	-£1,398,838
60% LAR : 40% CIR	30%	-£782,939	-£1,211,032	-£1,214,688	-£1,221,463	-£1,256,967	-£1,497,495	-£1,643,348
60% LAR : 40% CIR	35%	-£1,043,976	-£1,456,587	-£1,460,236	-£1,466,999	-£1,502,470	-£1,742,809	-£1,888,555
60% LAR : 40% CIR	40%	-£1,305,658	-£1,702,784	-£1,706,427	-£1,713,179	-£1,748,623	-£1,988,798	-£2,134,453
60% LAR : 40% CIR	45%	-£1,567,983	-£1,949,618	-£1,953,257	-£1,959,999	-£1,995,420	-£2,235,456	-£2,381,035
60% LAR : 40% CIR	50%	-£1,830,941	-£2,197,082	-£2,200,716	-£2,207,451	-£2,242,853	-£2,482,777	-£2,629,666

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,013,912	£1,493,030	£1,489,308	£1,482,419	£1,446,632	£1,204,403	£1,057,606
60% LAR : 40% CIR	5%	£1,756,896	£1,251,468	£1,247,759	£1,240,894	£1,205,166	£963,288	£816,686
60% LAR : 40% CIR	10%	£1,499,194	£1,009,224	£1,005,528	£998,685	£963,010	£721,456	£575,034
60% LAR : 40% CIR	**12%**	**£1,395,923**	**£912,137**	**£908,446**	**£901,611**	**£865,957**	**£624,524**	**£478,171**
60% LAR : 40% CIR	15%	£1,240,813	£766,305	£762,621	£755,798	£720,173	£478,915	£332,658
60% LAR : 40% CIR	20%	£981,759	£522,717	£519,044	£512,239	£476,658	£235,671	£89,563
60% LAR : 40% CIR	25%	£722,038	£278,468	£274,804	£268,015	£232,475	-£8,270	-£154,243
60% LAR : 40% CIR	30%	£461,656	£33,563	£29,907	£23,132	-£12,372	-£252,900	-£398,753
60% LAR : 40% CIR	35%	£200,620	-£211,991	-£215,641	-£222,403	-£257,874	-£498,213	-£643,960
60% LAR : 40% CIR	40%	-£61,063	-£458,189	-£461,831	-£468,583	-£504,028	-£744,202	-£889,858
60% LAR : 40% CIR	45%	-£323,388	-£705,023	-£708,661	-£715,403	-£750,824	-£990,861	-£1,136,439
60% LAR : 40% CIR	50%	-£586,346	-£952,487	-£956,120	-£962,855	-£998,258	-£1,238,182	-£1,385,071

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR for 15 Years

Value Area	**Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£131,586	-£343,674	-£347,454	-£354,447	-£390,780	-£636,706	-£785,742
60% LAR : 40% CIR	5%	£44,841	-£418,819	-£422,585	-£429,554	-£465,828	-£711,397	-£860,235
60% LAR : 40% CIR	10%	-£43,241	-£494,656	-£498,408	-£505,356	-£541,575	-£786,815	-£935,471
60% LAR : 40% CIR	**12%**	**-£78,941**	**-£525,183**	**-£528,931**	**-£535,869**	**-£572,068**	**-£817,184**	**-£965,771**
60% LAR : 40% CIR	15%	-£132,697	-£571,178	-£574,918	-£581,846	-£618,015	-£862,954	-£1,011,442
60% LAR : 40% CIR	20%	-£222,838	-£648,378	-£652,108	-£659,018	-£695,141	-£939,805	-£1,088,143
60% LAR : 40% CIR	25%	-£313,653	-£726,252	-£729,972	-£736,865	-£772,947	-£1,017,366	-£1,165,565
60% LAR : 40% CIR	30%	-£405,141	-£804,790	-£808,503	-£815,381	-£851,426	-£1,095,625	-£1,243,703
60% LAR : 40% CIR	35%	-£497,292	-£883,989	-£887,694	-£894,559	-£930,572	-£1,174,578	-£1,322,548
60% LAR : 40% CIR	40%	-£590,100	-£963,839	-£967,538	-£974,392	-£1,010,377	-£1,254,217	-£1,402,094
60% LAR : 40% CIR	45%	-£683,560	-£1,044,336	-£1,048,029	-£1,054,874	-£1,090,836	-£1,334,535	-£1,482,335
60% LAR : 40% CIR	50%	-£777,663	-£1,125,472	-£1,129,162	-£1,135,999	-£1,171,942	-£1,415,526	-£1,563,262

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,000,585	-£6,475,845	-£6,479,624	-£6,486,618	-£6,522,951	-£6,768,877	-£6,917,913
60% LAR : 40% CIR	5%	-£6,087,330	-£6,550,990	-£6,554,756	-£6,561,725	-£6,597,999	-£6,843,568	-£6,992,406
60% LAR : 40% CIR	10%	-£6,175,412	-£6,626,827	-£6,630,579	-£6,637,527	-£6,673,746	-£6,918,986	-£7,067,641
60% LAR : 40% CIR	**12%**	**-£6,211,112**	**-£6,657,354**	**-£6,661,102**	**-£6,668,040**	**-£6,704,239**	**-£6,949,355**	**-£7,097,942**
60% LAR : 40% CIR	15%	-£6,264,868	-£6,703,349	-£6,707,089	-£6,714,017	-£6,750,186	-£6,995,124	-£7,143,613
60% LAR : 40% CIR	20%	-£6,355,008	-£6,780,549	-£6,784,279	-£6,791,189	-£6,827,312	-£7,071,976	-£7,220,314
60% LAR : 40% CIR	25%	-£6,445,824	-£6,858,423	-£6,862,143	-£6,869,036	-£6,905,118	-£7,149,537	-£7,297,736
60% LAR : 40% CIR	30%	-£6,537,312	-£6,936,961	-£6,940,674	-£6,947,552	-£6,983,597	-£7,227,796	-£7,375,874
60% LAR : 40% CIR	35%	-£6,629,463	-£7,016,159	-£7,019,864	-£7,026,730	-£7,062,743	-£7,306,748	-£7,454,719
60% LAR : 40% CIR	40%	-£6,722,271	-£7,096,010	-£7,099,709	-£7,106,563	-£7,142,548	-£7,386,388	-£7,534,265
60% LAR : 40% CIR	45%	-£6,815,731	-£7,176,507	-£7,180,200	-£7,187,045	-£7,223,007	-£7,466,706	-£7,614,506
60% LAR : 40% CIR	50%	-£6,909,834	-£7,257,643	-£7,261,333	-£7,268,170	-£7,304,113	-£7,547,697	-£7,695,433

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,459,585	-£3,934,846	-£3,938,625	-£3,945,619	-£3,981,952	-£4,227,877	-£4,376,914
60% LAR : 40% CIR	5%	-£3,546,331	-£4,009,991	-£4,013,757	-£4,020,726	-£4,057,000	-£4,302,569	-£4,451,407
60% LAR : 40% CIR	10%	-£3,634,413	-£4,085,827	-£4,089,579	-£4,096,528	-£4,132,747	-£4,377,986	-£4,526,642
60% LAR : 40% CIR	**12%**	**-£3,670,112**	**-£4,116,355**	**-£4,120,102**	**-£4,127,041**	**-£4,163,240**	**-£4,408,356**	**-£4,556,943**
60% LAR : 40% CIR	15%	-£3,723,869	-£4,162,350	-£4,166,090	-£4,173,018	-£4,209,187	-£4,454,125	-£4,602,614
60% LAR : 40% CIR	20%	-£3,814,009	-£4,239,550	-£4,243,280	-£4,250,189	-£4,286,313	-£4,530,977	-£4,679,314
60% LAR : 40% CIR	25%	-£3,904,825	-£4,317,424	-£4,321,144	-£4,328,036	-£4,364,119	-£4,608,538	-£4,756,737
60% LAR : 40% CIR	30%	-£3,996,312	-£4,395,962	-£4,399,675	-£4,406,553	-£4,442,598	-£4,686,797	-£4,834,874
60% LAR : 40% CIR	35%	-£4,088,464	-£4,475,160	-£4,478,865	-£4,485,730	-£4,521,743	-£4,765,749	-£4,913,720
60% LAR : 40% CIR	40%	-£4,181,272	-£4,555,011	-£4,558,709	-£4,565,564	-£4,601,549	-£4,845,389	-£4,993,266
60% LAR : 40% CIR	45%	-£4,274,732	-£4,635,508	-£4,639,201	-£4,646,046	-£4,682,008	-£4,925,707	-£5,073,507
60% LAR : 40% CIR	50%	-£4,368,835	-£4,716,643	-£4,720,334	-£4,727,171	-£4,763,113	-£5,006,698	-£5,154,434

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,406,713	-£2,881,973	-£2,885,752	-£2,892,746	-£2,929,079	-£3,175,005	-£3,324,041
60% LAR : 40% CIR	5%	-£2,493,458	-£2,957,118	-£2,960,884	-£2,967,853	-£3,004,127	-£3,249,696	-£3,398,534
60% LAR : 40% CIR	10%	-£2,581,540	-£3,032,955	-£3,036,707	-£3,043,655	-£3,079,874	-£3,325,113	-£3,473,769
60% LAR : 40% CIR	**12%**	**-£2,617,240**	**-£3,063,482**	**-£3,067,230**	**-£3,074,168**	**-£3,110,367**	**-£3,355,483**	**-£3,504,070**
60% LAR : 40% CIR	15%	-£2,670,996	-£3,109,477	-£3,113,217	-£3,120,145	-£3,156,314	-£3,401,252	-£3,549,741
60% LAR : 40% CIR	20%	-£2,761,136	-£3,186,677	-£3,190,407	-£3,197,317	-£3,233,440	-£3,478,104	-£3,626,442
60% LAR : 40% CIR	25%	-£2,851,952	-£3,264,551	-£3,268,271	-£3,275,163	-£3,311,246	-£3,555,665	-£3,703,864
60% LAR : 40% CIR	30%	-£2,943,440	-£3,343,089	-£3,346,802	-£3,353,680	-£3,389,725	-£3,633,924	-£3,782,002
60% LAR : 40% CIR	35%	-£3,035,591	-£3,422,287	-£3,425,992	-£3,432,858	-£3,468,871	-£3,712,876	-£3,860,847
60% LAR : 40% CIR	40%	-£3,128,399	-£3,502,138	-£3,505,837	-£3,512,691	-£3,548,676	-£3,792,516	-£3,940,393
60% LAR : 40% CIR	45%	-£3,221,859	-£3,582,635	-£3,586,328	-£3,593,173	-£3,629,135	-£3,872,834	-£4,020,634
60% LAR : 40% CIR	50%	-£3,315,962	-£3,663,771	-£3,667,461	-£3,674,298	-£3,710,241	-£3,953,825	-£4,101,561

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,162,117	-£1,637,378	-£1,641,157	-£1,648,151	-£1,684,484	-£1,930,409	-£2,079,446
60% LAR : 40% CIR	5%	-£1,248,863	-£1,712,522	-£1,716,288	-£1,723,257	-£1,759,532	-£2,005,100	-£2,153,938
60% LAR : 40% CIR	10%	-£1,336,944	-£1,788,359	-£1,792,111	-£1,799,060	-£1,835,278	-£2,080,518	-£2,229,174
60% LAR : 40% CIR	**12%**	**-£1,372,644**	**-£1,818,887**	**-£1,822,634**	**-£1,829,573**	**-£1,865,771**	**-£2,110,887**	**-£2,259,475**
60% LAR : 40% CIR	15%	-£1,426,400	-£1,864,881	-£1,868,622	-£1,875,550	-£1,911,718	-£2,156,657	-£2,305,146
60% LAR : 40% CIR	20%	-£1,516,541	-£1,942,082	-£1,945,812	-£1,952,721	-£1,988,845	-£2,233,509	-£2,381,846
60% LAR : 40% CIR	25%	-£1,607,357	-£2,019,956	-£2,023,675	-£2,030,568	-£2,066,651	-£2,311,069	-£2,459,269
60% LAR : 40% CIR	30%	-£1,698,844	-£2,098,494	-£2,102,206	-£2,109,084	-£2,145,130	-£2,389,329	-£2,537,406
60% LAR : 40% CIR	35%	-£1,790,996	-£2,177,692	-£2,181,397	-£2,188,262	-£2,224,275	-£2,468,281	-£2,616,252
60% LAR : 40% CIR	40%	-£1,883,804	-£2,257,543	-£2,261,241	-£2,268,095	-£2,304,081	-£2,547,921	-£2,695,798
60% LAR : 40% CIR	45%	-£1,977,264	-£2,338,039	-£2,341,733	-£2,348,578	-£2,384,540	-£2,628,238	-£2,776,039
60% LAR : 40% CIR	50%	-£2,071,367	-£2,419,175	-£2,422,866	-£2,429,703	-£2,465,645	-£2,709,230	-£2,856,966

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR for 15 Years		**Value Area**	**Zone B - Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft**
No Units	**7**	**Sales value inflation**	**Base**
Site Area	**0.06 Ha**	**Build cost inflation**	**Base**
		Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£472,126	-£3,468	-£7,247	-£14,241	-£50,574	-£296,499	-£445,536
60% LAR : 40% CIR	5%	£368,352	-£95,623	-£99,389	-£106,358	-£142,631	-£388,200	-£537,039
60% LAR : 40% CIR	10%	£263,894	-£188,470	-£192,222	-£199,170	-£235,389	-£480,629	-£629,285
60% LAR : 40% CIR	**12%**	**£221,919**	**-£225,801**	**-£229,549**	**-£236,488**	**-£272,686**	**-£517,802**	**-£666,389**
60% LAR : 40% CIR	15%	£158,755	-£282,003	-£285,743	-£292,670	-£328,839	-£573,777	-£722,266
60% LAR : 40% CIR	20%	£52,943	-£376,214	-£379,943	-£386,853	-£422,976	-£667,641	-£815,977
60% LAR : 40% CIR	25%	-£54,352	-£471,097	-£474,817	-£481,710	-£517,792	-£762,210	-£910,410
60% LAR : 40% CIR	30%	-£163,127	-£566,646	-£570,358	-£577,236	-£613,281	-£857,480	-£1,005,558
60% LAR : 40% CIR	35%	-£272,564	-£662,854	-£666,559	-£673,424	-£709,437	-£953,443	-£1,101,413
60% LAR : 40% CIR	40%	-£382,660	-£759,715	-£763,413	-£770,268	-£806,254	-£1,050,093	-£1,197,970
60% LAR : 40% CIR	45%	-£493,405	-£857,222	-£860,915	-£867,761	-£903,723	-£1,147,422	-£1,295,222
60% LAR : 40% CIR	50%	-£604,795	-£955,368	-£959,059	-£965,896	-£1,001,838	-£1,245,423	-£1,393,159

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,660,045	-£6,135,639	-£6,139,418	-£6,146,411	-£6,182,745	-£6,428,670	-£6,577,707
60% LAR : 40% CIR	5%	-£5,763,818	-£6,227,794	-£6,231,560	-£6,238,529	-£6,274,802	-£6,520,371	-£6,669,210
60% LAR : 40% CIR	10%	-£5,868,277	-£6,320,641	-£6,324,393	-£6,331,340	-£6,367,560	-£6,612,800	-£6,761,456
60% LAR : 40% CIR	**12%**	**-£5,910,252**	**-£6,357,972**	**-£6,361,719**	**-£6,368,659**	**-£6,404,857**	**-£6,649,973**	**-£6,798,560**
60% LAR : 40% CIR	15%	-£5,973,416	-£6,414,174	-£6,417,914	-£6,424,841	-£6,461,009	-£6,705,948	-£6,854,437
60% LAR : 40% CIR	20%	-£6,079,228	-£6,508,385	-£6,512,114	-£6,519,024	-£6,555,146	-£6,799,811	-£6,948,148
60% LAR : 40% CIR	25%	-£6,186,523	-£6,603,268	-£6,606,988	-£6,613,881	-£6,649,963	-£6,894,381	-£7,042,581
60% LAR : 40% CIR	30%	-£6,295,297	-£6,698,817	-£6,702,529	-£6,709,407	-£6,745,452	-£6,989,651	-£7,137,729
60% LAR : 40% CIR	35%	-£6,404,735	-£6,795,025	-£6,798,730	-£6,805,595	-£6,841,608	-£7,085,614	-£7,233,584
60% LAR : 40% CIR	40%	-£6,514,831	-£6,891,886	-£6,895,584	-£6,902,439	-£6,938,425	-£7,182,264	-£7,330,141
60% LAR : 40% CIR	45%	-£6,625,576	-£6,989,393	-£6,993,086	-£6,999,932	-£7,035,894	-£7,279,593	-£7,427,392
60% LAR : 40% CIR	50%	-£6,736,966	-£7,087,539	-£7,091,230	-£7,098,067	-£7,134,009	-£7,377,594	-£7,525,330

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,119,046	-£3,594,639	-£3,598,419	-£3,605,412	-£3,641,745	-£3,887,671	-£4,036,708
60% LAR : 40% CIR	5%	-£3,222,819	-£3,686,794	-£3,690,560	-£3,697,529	-£3,733,803	-£3,979,371	-£4,128,210
60% LAR : 40% CIR	10%	-£3,327,278	-£3,779,642	-£3,783,394	-£3,790,341	-£3,826,561	-£4,071,801	-£4,220,457
60% LAR : 40% CIR	**12%**	**-£3,369,252**	**-£3,816,973**	**-£3,820,720**	**-£3,827,660**	**-£3,863,857**	**-£4,108,973**	**-£4,257,561**
60% LAR : 40% CIR	15%	-£3,432,416	-£3,873,174	-£3,876,915	-£3,883,842	-£3,920,010	-£4,164,949	-£4,313,437
60% LAR : 40% CIR	20%	-£3,538,229	-£3,967,385	-£3,971,115	-£3,978,024	-£4,014,147	-£4,258,812	-£4,407,149
60% LAR : 40% CIR	25%	-£3,645,524	-£4,062,268	-£4,065,989	-£4,072,882	-£4,108,964	-£4,353,382	-£4,501,581
60% LAR : 40% CIR	30%	-£3,754,298	-£4,157,818	-£4,161,530	-£4,168,408	-£4,204,453	-£4,448,652	-£4,596,729
60% LAR : 40% CIR	35%	-£3,863,736	-£4,254,026	-£4,257,731	-£4,264,596	-£4,300,609	-£4,544,615	-£4,692,585
60% LAR : 40% CIR	40%	-£3,973,832	-£4,350,887	-£4,354,585	-£4,361,439	-£4,397,426	-£4,641,265	-£4,789,142
60% LAR : 40% CIR	45%	-£4,084,577	-£4,448,394	-£4,452,087	-£4,458,932	-£4,494,894	-£4,738,594	-£4,886,393
60% LAR : 40% CIR	50%	-£4,195,967	-£4,546,540	-£4,550,231	-£4,557,068	-£4,593,010	-£4,836,595	-£4,984,331

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,066,173	-£2,541,767	-£2,545,546	-£2,552,539	-£2,588,873	-£2,834,798	-£2,983,835
60% LAR : 40% CIR	5%	-£2,169,946	-£2,633,922	-£2,637,688	-£2,644,657	-£2,680,930	-£2,926,499	-£3,075,338
60% LAR : 40% CIR	10%	-£2,274,405	-£2,726,769	-£2,730,521	-£2,737,468	-£2,773,688	-£3,018,928	-£3,167,584
60% LAR : 40% CIR	**12%**	**-£2,316,380**	**-£2,764,100**	**-£2,767,847**	**-£2,774,787**	**-£2,810,985**	**-£3,056,101**	**-£3,204,688**
60% LAR : 40% CIR	15%	-£2,379,544	-£2,820,302	-£2,824,042	-£2,830,969	-£2,867,137	-£3,112,076	-£3,260,565
60% LAR : 40% CIR	20%	-£2,485,356	-£2,914,512	-£2,918,242	-£2,925,152	-£2,961,274	-£3,205,939	-£3,354,276
60% LAR : 40% CIR	25%	-£2,592,651	-£3,009,396	-£3,013,116	-£3,020,009	-£3,056,091	-£3,300,509	-£3,448,709
60% LAR : 40% CIR	30%	-£2,701,425	-£3,104,945	-£3,108,657	-£3,115,535	-£3,151,580	-£3,395,779	-£3,543,857
60% LAR : 40% CIR	35%	-£2,810,863	-£3,201,153	-£3,204,858	-£3,211,723	-£3,247,736	-£3,491,742	-£3,639,712
60% LAR : 40% CIR	40%	-£2,920,959	-£3,298,014	-£3,301,712	-£3,308,567	-£3,344,553	-£3,588,392	-£3,736,269
60% LAR : 40% CIR	45%	-£3,031,704	-£3,395,521	-£3,399,214	-£3,406,060	-£3,442,022	-£3,685,721	-£3,833,520
60% LAR : 40% CIR	50%	-£3,143,094	-£3,493,667	-£3,497,358	-£3,504,195	-£3,540,137	-£3,783,722	-£3,931,458

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£821,578	-£1,297,171	-£1,300,950	-£1,307,944	-£1,344,277	-£1,590,203	-£1,739,239
60% LAR : 40% CIR	5%	-£925,351	-£1,389,326	-£1,393,092	-£1,400,061	-£1,436,335	-£1,681,903	-£1,830,742
60% LAR : 40% CIR	10%	-£1,029,809	-£1,482,174	-£1,485,926	-£1,492,873	-£1,529,093	-£1,774,332	-£1,922,988
60% LAR : 40% CIR	**12%**	**-£1,071,784**	**-£1,519,504**	**-£1,523,252**	**-£1,530,192**	**-£1,566,389**	**-£1,811,505**	**-£1,960,092**
60% LAR : 40% CIR	15%	-£1,134,948	-£1,575,706	-£1,579,446	-£1,586,373	-£1,622,542	-£1,867,481	-£2,015,969
60% LAR : 40% CIR	20%	-£1,240,761	-£1,669,917	-£1,673,647	-£1,680,556	-£1,716,679	-£1,961,344	-£2,109,680
60% LAR : 40% CIR	25%	-£1,348,056	-£1,764,800	-£1,768,521	-£1,775,414	-£1,811,495	-£2,055,914	-£2,204,113
60% LAR : 40% CIR	30%	-£1,456,830	-£1,860,350	-£1,864,061	-£1,870,939	-£1,906,985	-£2,151,184	-£2,299,261
60% LAR : 40% CIR	35%	-£1,566,268	-£1,956,557	-£1,960,262	-£1,967,128	-£2,003,141	-£2,247,146	-£2,395,117
60% LAR : 40% CIR	40%	-£1,676,363	-£2,053,418	-£2,057,117	-£2,063,971	-£2,099,957	-£2,343,797	-£2,491,674
60% LAR : 40% CIR	45%	-£1,787,108	-£2,150,926	-£2,154,619	-£2,161,464	-£2,197,426	-£2,441,126	-£2,588,925
60% LAR : 40% CIR	50%	-£1,898,499	-£2,249,072	-£2,252,762	-£2,259,599	-£2,295,542	-£2,539,126	-£2,686,863

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR for 15 Years	
Value Area	**Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£642,395	£164,132	£160,408	£153,520	£117,733	-£126,396	-£275,433
60% LAR : 40% CIR	5%	£530,109	£64,984	£61,275	£54,410	£18,682	-£226,602	-£375,440
60% LAR : 40% CIR	10%	£417,136	-£35,377	-£39,129	-£46,077	-£82,296	-£327,536	-£476,191
60% LAR : 40% CIR	**12%**	**£371,757**	**-£76,110**	**-£79,857**	**-£86,797**	**-£122,995**	**-£368,111**	**-£516,698**
60% LAR : 40% CIR	15%	£303,484	-£137,415	-£141,155	-£148,083	-£184,251	-£429,190	-£577,679
60% LAR : 40% CIR	20%	£189,159	-£240,131	-£243,861	-£250,769	-£286,893	-£531,558	-£679,894
60% LAR : 40% CIR	25%	£74,167	-£343,519	-£347,240	-£354,132	-£390,214	-£634,633	-£782,832
60% LAR : 40% CIR	30%	-£42,119	-£447,573	-£451,286	-£458,164	-£494,209	-£738,408	-£886,486
60% LAR : 40% CIR	35%	-£160,201	-£552,287	-£555,992	-£562,857	-£598,871	-£842,877	-£990,846
60% LAR : 40% CIR	40%	-£278,939	-£657,653	-£661,352	-£668,206	-£704,191	-£948,030	-£1,095,909
60% LAR : 40% CIR	45%	-£398,328	-£763,665	-£767,359	-£774,204	-£810,166	-£1,053,865	-£1,201,665
60% LAR : 40% CIR	50%	-£518,362	-£870,316	-£874,007	-£880,844	-£916,787	-£1,160,372	-£1,308,108

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,489,776	-£5,968,039	-£5,971,763	-£5,978,650	-£6,014,438	-£6,258,567	-£6,407,603
60% LAR : 40% CIR	5%	-£5,602,061	-£6,067,187	-£6,070,896	-£6,077,761	-£6,113,489	-£6,358,773	-£6,507,611
60% LAR : 40% CIR	10%	-£5,715,035	-£6,167,548	-£6,171,300	-£6,178,248	-£6,214,467	-£6,459,707	-£6,608,362
60% LAR : 40% CIR	**12%**	**-£5,760,414**	**-£6,208,281**	**-£6,212,028**	**-£6,218,968**	**-£6,255,166**	**-£6,500,282**	**-£6,648,869**
60% LAR : 40% CIR	15%	-£5,828,687	-£6,269,585	-£6,273,326	-£6,280,254	-£6,316,422	-£6,561,361	-£6,709,849
60% LAR : 40% CIR	20%	-£5,943,012	-£6,372,302	-£6,376,032	-£6,382,940	-£6,419,064	-£6,663,729	-£6,812,065
60% LAR : 40% CIR	25%	-£6,058,004	-£6,475,690	-£6,479,411	-£6,486,303	-£6,522,385	-£6,766,804	-£6,915,003
60% LAR : 40% CIR	30%	-£6,174,290	-£6,579,744	-£6,583,457	-£6,590,335	-£6,626,380	-£6,870,579	-£7,018,657
60% LAR : 40% CIR	35%	-£6,292,372	-£6,684,458	-£6,688,163	-£6,695,028	-£6,731,042	-£6,975,048	-£7,123,017
60% LAR : 40% CIR	40%	-£6,411,110	-£6,789,824	-£6,793,523	-£6,800,377	-£6,836,362	-£7,080,201	-£7,228,080
60% LAR : 40% CIR	45%	-£6,530,499	-£6,895,836	-£6,899,529	-£6,906,375	-£6,942,337	-£7,186,036	-£7,333,836
60% LAR : 40% CIR	50%	-£6,650,533	-£7,002,487	-£7,006,178	-£7,013,015	-£7,048,958	-£7,292,543	-£7,440,279

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,948,777	-£3,427,040	-£3,430,764	-£3,437,651	-£3,473,439	-£3,717,568	-£3,866,604
60% LAR : 40% CIR	5%	-£3,061,062	-£3,526,188	-£3,529,897	-£3,536,762	-£3,572,490	-£3,817,774	-£3,966,612
60% LAR : 40% CIR	10%	-£3,174,035	-£3,626,549	-£3,630,301	-£3,637,248	-£3,673,468	-£3,918,708	-£4,067,363
60% LAR : 40% CIR	**12%**	**-£3,219,415**	**-£3,667,282**	**-£3,671,029**	**-£3,677,968**	**-£3,714,167**	**-£3,959,283**	**-£4,107,870**
60% LAR : 40% CIR	15%	-£3,287,688	-£3,728,586	-£3,732,326	-£3,739,254	-£3,775,423	-£4,020,362	-£4,168,850
60% LAR : 40% CIR	20%	-£3,402,013	-£3,831,303	-£3,835,033	-£3,841,941	-£3,878,065	-£4,122,730	-£4,271,066
60% LAR : 40% CIR	25%	-£3,517,005	-£3,934,691	-£3,938,411	-£3,945,304	-£3,981,386	-£4,225,804	-£4,374,004
60% LAR : 40% CIR	30%	-£3,633,291	-£4,038,745	-£4,042,458	-£4,049,336	-£4,085,381	-£4,329,580	-£4,477,657
60% LAR : 40% CIR	35%	-£3,751,373	-£4,143,458	-£4,147,163	-£4,154,029	-£4,190,043	-£4,434,048	-£4,582,018
60% LAR : 40% CIR	40%	-£3,870,111	-£4,248,825	-£4,252,524	-£4,259,378	-£4,295,363	-£4,539,202	-£4,687,080
60% LAR : 40% CIR	45%	-£3,989,500	-£4,354,837	-£4,358,530	-£4,365,376	-£4,401,338	-£4,645,037	-£4,792,836
60% LAR : 40% CIR	50%	-£4,109,534	-£4,461,488	-£4,465,178	-£4,472,015	-£4,507,959	-£4,751,543	-£4,899,280

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,895,904	-£2,374,167	-£2,377,891	-£2,384,778	-£2,420,566	-£2,664,695	-£2,813,731
60% LAR : 40% CIR	5%	-£2,008,189	-£2,473,315	-£2,477,024	-£2,483,889	-£2,519,617	-£2,764,901	-£2,913,739
60% LAR : 40% CIR	10%	-£2,121,163	-£2,573,676	-£2,577,428	-£2,584,376	-£2,620,595	-£2,865,835	-£3,014,490
60% LAR : 40% CIR	**12%**	**-£2,166,542**	**-£2,614,409**	**-£2,618,156**	**-£2,625,096**	**-£2,661,294**	**-£2,906,410**	**-£3,054,997**
60% LAR : 40% CIR	15%	-£2,234,815	-£2,675,713	-£2,679,454	-£2,686,382	-£2,722,550	-£2,967,489	-£3,115,977
60% LAR : 40% CIR	20%	-£2,349,140	-£2,778,430	-£2,782,160	-£2,789,068	-£2,825,192	-£3,069,857	-£3,218,193
60% LAR : 40% CIR	25%	-£2,464,132	-£2,881,818	-£2,885,539	-£2,892,431	-£2,928,513	-£3,172,932	-£3,321,131
60% LAR : 40% CIR	30%	-£2,580,418	-£2,985,872	-£2,989,585	-£2,996,463	-£3,032,508	-£3,276,707	-£3,424,785
60% LAR : 40% CIR	35%	-£2,698,500	-£3,090,586	-£3,094,291	-£3,101,156	-£3,137,170	-£3,381,176	-£3,529,145
60% LAR : 40% CIR	40%	-£2,817,238	-£3,195,952	-£3,199,651	-£3,206,505	-£3,242,490	-£3,486,329	-£3,634,208
60% LAR : 40% CIR	45%	-£2,936,627	-£3,301,964	-£3,305,657	-£3,312,503	-£3,348,465	-£3,592,164	-£3,739,964
60% LAR : 40% CIR	50%	-£3,056,661	-£3,408,615	-£3,412,306	-£3,419,143	-£3,455,086	-£3,698,671	-£3,846,407

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£651,308	-£1,129,572	-£1,133,295	-£1,140,183	-£1,175,970	-£1,420,099	-£1,569,136
60% LAR : 40% CIR	5%	-£763,594	-£1,228,719	-£1,232,429	-£1,239,293	-£1,275,022	-£1,520,306	-£1,669,144
60% LAR : 40% CIR	10%	-£876,567	-£1,329,081	-£1,332,833	-£1,339,780	-£1,376,000	-£1,621,239	-£1,769,894
60% LAR : 40% CIR	**12%**	**-£921,947**	**-£1,369,814**	**-£1,373,560**	**-£1,380,500**	**-£1,416,699**	**-£1,661,815**	**-£1,810,402**
60% LAR : 40% CIR	15%	-£990,220	-£1,431,118	-£1,434,858	-£1,441,786	-£1,477,955	-£1,722,894	-£1,871,382
60% LAR : 40% CIR	20%	-£1,104,544	-£1,533,835	-£1,537,564	-£1,544,473	-£1,580,597	-£1,825,262	-£1,973,598
60% LAR : 40% CIR	25%	-£1,219,537	-£1,637,223	-£1,640,943	-£1,647,836	-£1,683,918	-£1,928,336	-£2,076,536
60% LAR : 40% CIR	30%	-£1,335,823	-£1,741,277	-£1,744,989	-£1,751,867	-£1,787,913	-£2,032,112	-£2,180,189
60% LAR : 40% CIR	35%	-£1,453,905	-£1,845,990	-£1,849,695	-£1,856,560	-£1,892,574	-£2,136,580	-£2,284,550
60% LAR : 40% CIR	40%	-£1,572,642	-£1,951,357	-£1,955,055	-£1,961,910	-£1,997,895	-£2,241,734	-£2,389,612
60% LAR : 40% CIR	45%	-£1,692,031	-£2,057,369	-£2,061,062	-£2,067,907	-£2,103,869	-£2,347,569	-£2,495,368
60% LAR : 40% CIR	50%	-£1,812,065	-£2,164,020	-£2,167,710	-£2,174,547	-£2,210,491	-£2,454,075	-£2,601,811

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR for 15 Years

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft

No Units	7
Site Area	0.06 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£812,665	£331,678	£327,955	£321,067	£285,280	£43,051	-£105,329
60% LAR : 40% CIR	5%	£691,865	£224,153	£220,444	£213,580	£177,851	-£65,004	-£213,842
60% LAR : 40% CIR	10%	£570,379	£115,946	£112,251	£105,408	£69,733	-£174,442	-£323,098
60% LAR : 40% CIR	**12%**	**£521,594**	**£72,475**	**£68,783**	**£61,949**	**£26,295**	**-£218,420**	**-£367,008**
60% LAR : 40% CIR	15%	£448,214	£7,065	£3,381	-£3,495	-£39,663	-£284,602	-£433,090
60% LAR : 40% CIR	20%	£325,374	-£104,048	-£107,778	-£114,687	-£150,811	-£395,476	-£543,812
60% LAR : 40% CIR	25%	£201,868	-£215,942	-£219,662	-£226,555	-£262,637	-£507,056	-£655,255
60% LAR : 40% CIR	30%	£77,703	-£328,501	-£332,213	-£339,091	-£375,136	-£619,335	-£767,413
60% LAR : 40% CIR	35%	-£47,837	-£441,720	-£445,424	-£452,290	-£488,304	-£732,309	-£880,280
60% LAR : 40% CIR	40%	-£175,219	-£555,591	-£559,289	-£566,144	-£602,130	-£845,969	-£993,847
60% LAR : 40% CIR	45%	-£303,251	-£670,108	-£673,802	-£680,647	-£716,609	-£960,308	-£1,108,108
60% LAR : 40% CIR	50%	-£431,928	-£785,265	-£788,956	-£795,793	-£831,735	-£1,075,320	-£1,223,056

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,319,506	-£5,800,493	-£5,804,215	-£5,811,104	-£5,846,890	-£6,089,120	-£6,237,500
60% LAR : 40% CIR	5%	-£5,440,306	-£5,908,018	-£5,911,726	-£5,918,591	-£5,954,319	-£6,197,174	-£6,346,013
60% LAR : 40% CIR	10%	-£5,561,792	-£6,016,224	-£6,019,920	-£6,026,763	-£6,062,438	-£6,306,613	-£6,455,269
60% LAR : 40% CIR	**12%**	**-£5,610,577**	**-£6,059,696**	**-£6,063,387**	**-£6,070,222**	**-£6,105,876**	**-£6,350,591**	**-£6,499,179**
60% LAR : 40% CIR	15%	-£5,683,957	-£6,125,106	-£6,128,790	-£6,135,665	-£6,171,834	-£6,416,773	-£6,565,261
60% LAR : 40% CIR	20%	-£5,806,797	-£6,236,219	-£6,239,948	-£6,246,858	-£6,282,982	-£6,527,647	-£6,675,983
60% LAR : 40% CIR	25%	-£5,930,303	-£6,348,113	-£6,351,833	-£6,358,726	-£6,394,808	-£6,639,227	-£6,787,426
60% LAR : 40% CIR	30%	-£6,054,468	-£6,460,672	-£6,464,384	-£6,471,262	-£6,507,307	-£6,751,506	-£6,899,584
60% LAR : 40% CIR	35%	-£6,180,008	-£6,573,891	-£6,577,595	-£6,584,461	-£6,620,474	-£6,864,480	-£7,012,451
60% LAR : 40% CIR	40%	-£6,307,390	-£6,687,762	-£6,691,460	-£6,698,315	-£6,734,301	-£6,978,140	-£7,126,018
60% LAR : 40% CIR	45%	-£6,435,422	-£6,802,279	-£6,805,973	-£6,812,818	-£6,848,780	-£7,092,479	-£7,240,279
60% LAR : 40% CIR	50%	-£6,564,099	-£6,917,436	-£6,921,126	-£6,927,964	-£6,963,906	-£7,207,490	-£7,355,227

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,778,507	-£3,259,494	-£3,263,216	-£3,270,105	-£3,305,891	-£3,548,121	-£3,696,501
60% LAR : 40% CIR	5%	-£2,899,306	-£3,367,019	-£3,370,727	-£3,377,592	-£3,413,320	-£3,656,175	-£3,805,014
60% LAR : 40% CIR	10%	-£3,020,793	-£3,475,225	-£3,478,921	-£3,485,764	-£3,521,439	-£3,765,614	-£3,914,270
60% LAR : 40% CIR	**12%**	**-£3,069,577**	**-£3,518,697**	**-£3,522,388**	**-£3,529,223**	**-£3,564,877**	**-£3,809,592**	**-£3,958,179**
60% LAR : 40% CIR	15%	-£3,142,958	-£3,584,107	-£3,587,791	-£3,594,666	-£3,630,835	-£3,875,774	-£4,024,262
60% LAR : 40% CIR	20%	-£3,265,798	-£3,695,219	-£3,698,949	-£3,705,859	-£3,741,982	-£3,986,647	-£4,134,984
60% LAR : 40% CIR	25%	-£3,389,304	-£3,807,114	-£3,810,834	-£3,817,726	-£3,853,809	-£4,098,228	-£4,246,427
60% LAR : 40% CIR	30%	-£3,513,469	-£3,919,673	-£3,923,385	-£3,930,263	-£3,966,308	-£4,210,507	-£4,358,584
60% LAR : 40% CIR	35%	-£3,639,009	-£4,032,892	-£4,036,596	-£4,043,461	-£4,079,475	-£4,323,481	-£4,471,452
60% LAR : 40% CIR	40%	-£3,766,390	-£4,146,762	-£4,150,461	-£4,157,315	-£4,193,301	-£4,437,141	-£4,585,019
60% LAR : 40% CIR	45%	-£3,894,422	-£4,261,280	-£4,264,973	-£4,271,819	-£4,307,781	-£4,551,480	-£4,699,280
60% LAR : 40% CIR	50%	-£4,023,100	-£4,376,437	-£4,380,127	-£4,386,964	-£4,422,907	-£4,666,491	-£4,814,227

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,725,634	-£2,206,621	-£2,210,343	-£2,217,232	-£2,253,018	-£2,495,248	-£2,643,628
60% LAR : 40% CIR	5%	-£1,846,434	-£2,314,146	-£2,317,854	-£2,324,719	-£2,360,447	-£2,603,302	-£2,752,141
60% LAR : 40% CIR	10%	-£1,967,920	-£2,422,352	-£2,426,048	-£2,432,891	-£2,468,566	-£2,712,741	-£2,861,397
60% LAR : 40% CIR	**12%**	**-£2,016,705**	**-£2,465,824**	**-£2,469,515**	**-£2,476,350**	**-£2,512,004**	**-£2,756,719**	**-£2,905,307**
60% LAR : 40% CIR	15%	-£2,090,085	-£2,531,234	-£2,534,918	-£2,541,793	-£2,577,962	-£2,822,901	-£2,971,389
60% LAR : 40% CIR	20%	-£2,212,925	-£2,642,347	-£2,646,076	-£2,652,986	-£2,689,110	-£2,933,775	-£3,082,111
60% LAR : 40% CIR	25%	-£2,336,431	-£2,754,241	-£2,757,961	-£2,764,854	-£2,800,936	-£3,045,355	-£3,193,554
60% LAR : 40% CIR	30%	-£2,460,596	-£2,866,800	-£2,870,512	-£2,877,390	-£2,913,435	-£3,157,634	-£3,305,712
60% LAR : 40% CIR	35%	-£2,586,136	-£2,980,019	-£2,983,723	-£2,990,588	-£3,026,602	-£3,270,608	-£3,418,579
60% LAR : 40% CIR	40%	-£2,713,518	-£3,093,890	-£3,097,588	-£3,104,443	-£3,140,429	-£3,384,268	-£3,532,146
60% LAR : 40% CIR	45%	-£2,841,550	-£3,208,407	-£3,212,101	-£3,218,946	-£3,254,908	-£3,498,607	-£3,646,407
60% LAR : 40% CIR	50%	-£2,970,227	-£3,323,564	-£3,327,254	-£3,334,091	-£3,370,034	-£3,613,618	-£3,761,355

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£481,039	-£962,026	-£965,748	-£972,637	-£1,008,423	-£1,250,653	-£1,399,033
60% LAR : 40% CIR	5%	-£601,838	-£1,069,551	-£1,073,259	-£1,080,124	-£1,115,852	-£1,358,707	-£1,507,546
60% LAR : 40% CIR	10%	-£723,325	-£1,177,757	-£1,181,452	-£1,188,296	-£1,223,970	-£1,468,146	-£1,616,802
60% LAR : 40% CIR	**12%**	**-£772,109**	**-£1,221,229**	**-£1,224,920**	**-£1,231,755**	**-£1,267,408**	**-£1,512,124**	**-£1,660,711**
60% LAR : 40% CIR	15%	-£845,490	-£1,286,639	-£1,290,322	-£1,297,198	-£1,333,367	-£1,578,305	-£1,726,794
60% LAR : 40% CIR	20%	-£968,329	-£1,397,751	-£1,401,481	-£1,408,390	-£1,444,514	-£1,689,179	-£1,837,516
60% LAR : 40% CIR	25%	-£1,091,835	-£1,509,646	-£1,513,365	-£1,520,258	-£1,556,341	-£1,800,759	-£1,948,959
60% LAR : 40% CIR	30%	-£1,216,001	-£1,622,205	-£1,625,916	-£1,632,794	-£1,668,840	-£1,913,039	-£2,061,116
60% LAR : 40% CIR	35%	-£1,341,540	-£1,735,424	-£1,739,128	-£1,745,993	-£1,782,007	-£2,026,013	-£2,173,983
60% LAR : 40% CIR	40%	-£1,468,922	-£1,849,294	-£1,852,993	-£1,859,847	-£1,895,833	-£2,139,672	-£2,287,551
60% LAR : 40% CIR	45%	-£1,596,954	-£1,963,812	-£1,967,505	-£1,974,350	-£2,010,312	-£2,254,012	-£2,401,811
60% LAR : 40% CIR	50%	-£1,725,631	-£2,078,969	-£2,082,659	-£2,089,496	-£2,125,439	-£2,369,023	-£2,516,759

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR for 15 Years	
Value Area	**Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,153,204	£666,772	£663,049	£656,161	£620,374	£378,144	£231,348
60% LAR : 40% CIR	5%	£1,015,377	£542,492	£538,784	£531,918	£496,190	£254,312	£107,710
60% LAR : 40% CIR	10%	£876,864	£417,531	£413,835	£406,992	£371,317	£129,763	-£16,912
60% LAR : 40% CIR	**12%**	**£821,268**	**£367,357**	**£363,666**	**£356,831**	**£321,177**	**£79,745**	**-£67,626**
60% LAR : 40% CIR	15%	£737,671	£291,895	£288,211	£281,388	£245,763	£4,505	-£143,915
60% LAR : 40% CIR	20%	£597,805	£165,590	£161,917	£155,112	£119,531	-£123,310	-£271,646
60% LAR : 40% CIR	25%	£457,273	£38,624	£34,959	£28,171	-£7,482	-£251,900	-£400,100
60% LAR : 40% CIR	30%	£316,079	-£90,356	-£94,069	-£100,947	-£136,992	-£381,191	-£529,269
60% LAR : 40% CIR	35%	£174,233	-£220,586	-£224,290	-£231,156	-£267,169	-£511,175	-£659,145
60% LAR : 40% CIR	40%	£31,738	-£351,467	-£355,166	-£362,020	-£398,006	-£641,845	-£789,723
60% LAR : 40% CIR	45%	-£113,097	-£482,995	-£486,689	-£493,533	-£529,495	-£773,195	-£920,994
60% LAR : 40% CIR	50%	-£259,061	-£615,162	-£618,852	-£625,689	-£661,632	-£905,216	-£1,052,952

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,978,967	-£5,465,399	-£5,469,122	-£5,476,010	-£5,511,797	-£5,754,027	-£5,900,823
60% LAR : 40% CIR	5%	-£5,116,794	-£5,589,679	-£5,593,387	-£5,600,253	-£5,635,981	-£5,877,859	-£6,024,461
60% LAR : 40% CIR	10%	-£5,255,307	-£5,714,640	-£5,718,336	-£5,725,179	-£5,760,854	-£6,002,408	-£6,149,083
60% LAR : 40% CIR	**12%**	**-£5,310,903**	**-£5,764,814**	**-£5,768,505**	**-£5,775,340**	**-£5,810,994**	**-£6,052,426**	**-£6,199,796**
60% LAR : 40% CIR	15%	-£5,394,500	-£5,840,276	-£5,843,960	-£5,850,783	-£5,886,408	-£6,127,666	-£6,276,086
60% LAR : 40% CIR	20%	-£5,534,366	-£5,966,581	-£5,970,254	-£5,977,059	-£6,012,640	-£6,255,481	-£6,403,817
60% LAR : 40% CIR	25%	-£5,674,898	-£6,093,547	-£6,097,212	-£6,104,000	-£6,139,653	-£6,384,071	-£6,532,271
60% LAR : 40% CIR	30%	-£5,816,092	-£6,222,527	-£6,226,240	-£6,233,118	-£6,269,163	-£6,513,362	-£6,661,440
60% LAR : 40% CIR	35%	-£5,957,938	-£6,352,757	-£6,356,461	-£6,363,327	-£6,399,340	-£6,643,346	-£6,791,316
60% LAR : 40% CIR	40%	-£6,100,433	-£6,483,637	-£6,487,337	-£6,494,191	-£6,530,176	-£6,774,016	-£6,921,894
60% LAR : 40% CIR	45%	-£6,245,268	-£6,615,166	-£6,618,860	-£6,625,704	-£6,661,666	-£6,905,366	-£7,053,165
60% LAR : 40% CIR	50%	-£6,391,232	-£6,747,333	-£6,751,023	-£6,757,860	-£6,793,803	-£7,037,387	-£7,185,123

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,437,968	-£2,924,400	-£2,928,123	-£2,935,010	-£2,970,798	-£3,213,027	-£3,359,824
60% LAR : 40% CIR	5%	-£2,575,794	-£3,048,679	-£3,052,388	-£3,059,253	-£3,094,982	-£3,336,860	-£3,483,461
60% LAR : 40% CIR	10%	-£2,714,307	-£3,173,641	-£3,177,336	-£3,184,180	-£3,219,854	-£3,461,408	-£3,608,084
60% LAR : 40% CIR	**12%**	**-£2,769,904**	**-£3,223,814**	**-£3,227,506**	**-£3,234,340**	**-£3,269,995**	**-£3,511,427**	**-£3,658,797**
60% LAR : 40% CIR	15%	-£2,853,501	-£3,299,277	-£3,302,960	-£3,309,784	-£3,345,409	-£3,586,667	-£3,735,087
60% LAR : 40% CIR	20%	-£2,993,366	-£3,425,581	-£3,429,255	-£3,436,060	-£3,471,640	-£3,714,482	-£3,862,818
60% LAR : 40% CIR	25%	-£3,133,899	-£3,552,548	-£3,556,213	-£3,563,001	-£3,598,654	-£3,843,072	-£3,991,272
60% LAR : 40% CIR	30%	-£3,275,092	-£3,681,528	-£3,685,241	-£3,692,119	-£3,728,164	-£3,972,363	-£4,120,440
60% LAR : 40% CIR	35%	-£3,416,939	-£3,811,757	-£3,815,461	-£3,822,328	-£3,858,341	-£4,102,346	-£4,250,317
60% LAR : 40% CIR	40%	-£3,559,434	-£3,942,638	-£3,946,338	-£3,953,192	-£3,989,177	-£4,233,016	-£4,380,895
60% LAR : 40% CIR	45%	-£3,704,268	-£4,074,166	-£4,077,861	-£4,084,705	-£4,120,667	-£4,364,366	-£4,512,166
60% LAR : 40% CIR	50%	-£3,850,232	-£4,206,334	-£4,210,024	-£4,216,861	-£4,252,804	-£4,496,388	-£4,644,124

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,385,095	-£1,871,527	-£1,875,250	-£1,882,138	-£1,917,925	-£2,160,155	-£2,306,951
60% LAR : 40% CIR	5%	-£1,522,922	-£1,995,807	-£1,999,515	-£2,006,381	-£2,042,109	-£2,283,987	-£2,430,589
60% LAR : 40% CIR	10%	-£1,661,435	-£2,120,768	-£2,124,464	-£2,131,307	-£2,166,981	-£2,408,536	-£2,555,211
60% LAR : 40% CIR	**12%**	**-£1,717,031**	**-£2,170,942**	**-£2,174,633**	**-£2,181,468**	**-£2,217,122**	**-£2,458,554**	**-£2,605,924**
60% LAR : 40% CIR	15%	-£1,800,628	-£2,246,404	-£2,250,088	-£2,256,911	-£2,292,536	-£2,533,794	-£2,682,214
60% LAR : 40% CIR	20%	-£1,940,494	-£2,372,709	-£2,376,382	-£2,383,187	-£2,418,768	-£2,661,609	-£2,809,945
60% LAR : 40% CIR	25%	-£2,081,026	-£2,499,675	-£2,503,340	-£2,510,128	-£2,545,781	-£2,790,199	-£2,938,399
60% LAR : 40% CIR	30%	-£2,222,220	-£2,628,655	-£2,632,368	-£2,639,246	-£2,675,291	-£2,919,490	-£3,067,568
60% LAR : 40% CIR	35%	-£2,364,066	-£2,758,885	-£2,762,589	-£2,769,455	-£2,805,468	-£3,049,474	-£3,197,444
60% LAR : 40% CIR	40%	-£2,506,561	-£2,889,765	-£2,893,465	-£2,900,319	-£2,936,304	-£3,180,144	-£3,328,022
60% LAR : 40% CIR	45%	-£2,651,396	-£3,021,294	-£3,024,988	-£3,031,832	-£3,067,794	-£3,311,494	-£3,459,293
60% LAR : 40% CIR	50%	-£2,797,360	-£3,153,461	-£3,157,151	-£3,163,988	-£3,199,931	-£3,443,515	-£3,591,251

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£140,500	-£626,932	-£630,654	-£637,542	-£673,329	-£915,559	-£1,062,356
60% LAR : 40% CIR	5%	-£278,326	-£751,211	-£754,920	-£761,785	-£797,514	-£1,039,391	-£1,185,993
60% LAR : 40% CIR	10%	-£416,839	-£876,173	-£879,868	-£886,712	-£922,386	-£1,163,940	-£1,310,616
60% LAR : 40% CIR	**12%**	**-£472,435**	**-£926,346**	**-£930,037**	**-£936,872**	**-£972,527**	**-£1,213,958**	**-£1,361,329**
60% LAR : 40% CIR	15%	-£556,032	-£1,001,808	-£1,005,492	-£1,012,315	-£1,047,941	-£1,289,199	-£1,437,619
60% LAR : 40% CIR	20%	-£695,898	-£1,128,113	-£1,131,787	-£1,138,592	-£1,174,172	-£1,417,013	-£1,565,350
60% LAR : 40% CIR	25%	-£836,430	-£1,255,080	-£1,258,744	-£1,265,533	-£1,301,185	-£1,545,604	-£1,693,803
60% LAR : 40% CIR	30%	-£977,624	-£1,384,060	-£1,387,772	-£1,394,650	-£1,430,696	-£1,674,895	-£1,822,972
60% LAR : 40% CIR	35%	-£1,119,471	-£1,514,289	-£1,517,993	-£1,524,860	-£1,560,872	-£1,804,878	-£1,952,849
60% LAR : 40% CIR	40%	-£1,261,966	-£1,645,170	-£1,648,870	-£1,655,724	-£1,691,709	-£1,935,548	-£2,083,426
60% LAR : 40% CIR	45%	-£1,406,800	-£1,776,698	-£1,780,392	-£1,787,237	-£1,823,199	-£2,066,898	-£2,214,698
60% LAR : 40% CIR	50%	-£1,552,764	-£1,908,865	-£1,912,556	-£1,919,393	-£1,955,335	-£2,198,920	-£2,346,656

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR for 15 Years	
Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft

No Units	7
Site Area	0.06 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,493,742	£1,001,866	£998,143	£991,255	£955,468	£713,238	£566,442
60% LAR : 40% CIR	5%	£1,338,889	£860,832	£857,122	£850,258	£814,529	£572,652	£426,050
60% LAR : 40% CIR	10%	£1,183,349	£719,115	£715,420	£708,576	£672,902	£431,348	£284,926
60% LAR : 40% CIR	**12%**	**£1,120,942**	**£662,240**	**£658,549**	**£651,714**	**£616,059**	**£374,628**	**£228,273**
60% LAR : 40% CIR	15%	£1,027,129	£576,724	£573,040	£566,217	£530,592	£289,335	£143,078
60% LAR : 40% CIR	20%	£870,236	£433,665	£429,992	£423,187	£387,606	£146,619	£511
60% LAR : 40% CIR	25%	£712,677	£289,944	£286,280	£279,491	£243,951	£3,206	-£144,945
60% LAR : 40% CIR	30%	£554,457	£145,567	£141,911	£135,136	£99,633	-£143,046	-£291,124
60% LAR : 40% CIR	35%	£395,583	£541	-£3,156	-£10,021	-£46,034	-£290,040	-£438,011
60% LAR : 40% CIR	40%	£236,062	-£147,343	-£151,042	-£157,896	-£193,881	-£437,721	-£585,599
60% LAR : 40% CIR	45%	£75,899	-£295,881	-£299,575	-£306,420	-£342,382	-£586,081	-£733,880
60% LAR : 40% CIR	50%	-£86,193	-£445,059	-£448,749	-£455,586	-£491,529	-£735,113	-£882,849

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,638,429	-£5,130,305	-£5,134,028	-£5,140,916	-£5,176,703	-£5,418,933	-£5,565,729
60% LAR : 40% CIR	5%	-£4,793,282	-£5,271,339	-£5,275,048	-£5,281,913	-£5,317,642	-£5,559,519	-£5,706,121
60% LAR : 40% CIR	10%	-£4,948,822	-£5,413,056	-£5,416,751	-£5,423,595	-£5,459,269	-£5,700,823	-£5,847,245
60% LAR : 40% CIR	**12%**	**-£5,011,229**	**-£5,469,931**	**-£5,473,622**	**-£5,480,457**	**-£5,516,112**	**-£5,757,543**	**-£5,903,897**
60% LAR : 40% CIR	15%	-£5,105,041	-£5,555,446	-£5,559,130	-£5,565,954	-£5,601,579	-£5,842,836	-£5,989,093
60% LAR : 40% CIR	20%	-£5,261,934	-£5,698,506	-£5,702,179	-£5,708,984	-£5,744,564	-£5,985,552	-£6,131,660
60% LAR : 40% CIR	25%	-£5,419,494	-£5,842,227	-£5,845,891	-£5,852,680	-£5,888,220	-£6,128,965	-£6,277,116
60% LAR : 40% CIR	30%	-£5,577,714	-£5,986,604	-£5,990,260	-£5,997,035	-£6,032,538	-£6,275,217	-£6,423,295
60% LAR : 40% CIR	35%	-£5,736,588	-£6,131,630	-£6,135,327	-£6,142,192	-£6,178,205	-£6,422,211	-£6,570,182
60% LAR : 40% CIR	40%	-£5,896,109	-£6,279,514	-£6,283,213	-£6,290,067	-£6,326,052	-£6,569,891	-£6,717,770
60% LAR : 40% CIR	45%	-£6,056,272	-£6,428,052	-£6,431,746	-£6,438,590	-£6,474,552	-£6,718,252	-£6,866,051
60% LAR : 40% CIR	50%	-£6,218,364	-£6,577,230	-£6,580,920	-£6,587,757	-£6,623,699	-£6,867,284	-£7,015,020

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,097,430	-£2,589,306	-£2,593,029	-£2,599,917	-£2,635,704	-£2,877,934	-£3,024,730
60% LAR : 40% CIR	5%	-£2,252,282	-£2,730,340	-£2,734,049	-£2,740,914	-£2,776,642	-£3,018,520	-£3,165,122
60% LAR : 40% CIR	10%	-£2,407,823	-£2,872,056	-£2,875,752	-£2,882,595	-£2,918,270	-£3,159,824	-£3,306,246
60% LAR : 40% CIR	**12%**	**-£2,470,230**	**-£2,928,932**	**-£2,932,623**	**-£2,939,458**	**-£2,975,113**	**-£3,216,544**	**-£3,362,898**
60% LAR : 40% CIR	15%	-£2,564,042	-£3,014,447	-£3,018,131	-£3,024,954	-£3,060,580	-£3,301,837	-£3,448,094
60% LAR : 40% CIR	20%	-£2,720,935	-£3,157,506	-£3,161,180	-£3,167,985	-£3,203,565	-£3,444,553	-£3,590,660
60% LAR : 40% CIR	25%	-£2,878,495	-£3,301,228	-£3,304,892	-£3,311,681	-£3,347,221	-£3,587,966	-£3,736,117
60% LAR : 40% CIR	30%	-£3,036,715	-£3,445,605	-£3,449,261	-£3,456,036	-£3,491,539	-£3,734,218	-£3,882,295
60% LAR : 40% CIR	35%	-£3,195,589	-£3,590,631	-£3,594,328	-£3,601,193	-£3,637,206	-£3,881,212	-£4,029,182
60% LAR : 40% CIR	40%	-£3,355,110	-£3,738,515	-£3,742,214	-£3,749,068	-£3,785,053	-£4,028,892	-£4,176,770
60% LAR : 40% CIR	45%	-£3,515,273	-£3,887,053	-£3,890,747	-£3,897,591	-£3,933,553	-£4,177,253	-£4,325,052
60% LAR : 40% CIR	50%	-£3,677,364	-£4,036,230	-£4,039,921	-£4,046,758	-£4,082,700	-£4,326,285	-£4,474,021

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,044,557	-£1,536,433	-£1,540,156	-£1,547,044	-£1,582,831	-£1,825,061	-£1,971,857
60% LAR : 40% CIR	5%	-£1,199,410	-£1,677,467	-£1,681,176	-£1,688,041	-£1,723,769	-£1,965,647	-£2,112,249
60% LAR : 40% CIR	10%	-£1,354,950	-£1,819,184	-£1,822,879	-£1,829,723	-£1,865,397	-£2,106,951	-£2,253,373
60% LAR : 40% CIR	**12%**	**-£1,417,357**	**-£1,876,059**	**-£1,879,750**	**-£1,886,585**	**-£1,922,240**	**-£2,163,671**	**-£2,310,025**
60% LAR : 40% CIR	15%	-£1,511,169	-£1,961,574	-£1,965,258	-£1,972,082	-£2,007,707	-£2,248,964	-£2,395,221
60% LAR : 40% CIR	20%	-£1,668,062	-£2,104,634	-£2,108,307	-£2,115,112	-£2,150,692	-£2,391,680	-£2,537,788
60% LAR : 40% CIR	25%	-£1,825,622	-£2,248,355	-£2,252,019	-£2,258,808	-£2,294,348	-£2,535,093	-£2,683,244
60% LAR : 40% CIR	30%	-£1,983,842	-£2,392,732	-£2,396,388	-£2,403,163	-£2,438,666	-£2,681,345	-£2,829,423
60% LAR : 40% CIR	35%	-£2,142,716	-£2,537,758	-£2,541,455	-£2,548,320	-£2,584,333	-£2,828,339	-£2,976,310
60% LAR : 40% CIR	40%	-£2,302,237	-£2,685,642	-£2,689,341	-£2,696,195	-£2,732,180	-£2,976,019	-£3,123,898
60% LAR : 40% CIR	45%	-£2,462,400	-£2,834,180	-£2,837,874	-£2,844,718	-£2,880,680	-£3,124,380	-£3,272,179
60% LAR : 40% CIR	50%	-£2,624,491	-£2,983,357	-£2,987,048	-£2,993,885	-£3,029,827	-£3,273,412	-£3,421,148

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£200,039	-£291,837	-£295,561	-£302,449	-£338,236	-£580,466	-£727,262
60% LAR : 40% CIR	5%	£45,186	-£432,872	-£436,581	-£443,446	-£479,174	-£721,052	-£867,654
60% LAR : 40% CIR	10%	-£110,354	-£574,588	-£578,284	-£585,127	-£620,802	-£862,356	-£1,008,778
60% LAR : 40% CIR	**12%**	**-£172,761**	**-£631,464**	**-£635,155**	**-£641,990**	**-£677,644**	**-£919,076**	**-£1,065,430**
60% LAR : 40% CIR	15%	-£266,574	-£716,979	-£720,663	-£727,486	-£763,112	-£1,004,369	-£1,150,626
60% LAR : 40% CIR	20%	-£423,467	-£860,038	-£863,712	-£870,517	-£906,097	-£1,147,085	-£1,293,192
60% LAR : 40% CIR	25%	-£581,027	-£1,003,760	-£1,007,423	-£1,014,213	-£1,049,753	-£1,290,498	-£1,438,649
60% LAR : 40% CIR	30%	-£739,247	-£1,148,137	-£1,151,793	-£1,158,568	-£1,194,071	-£1,436,750	-£1,584,827
60% LAR : 40% CIR	35%	-£898,120	-£1,293,163	-£1,296,860	-£1,303,725	-£1,339,738	-£1,583,744	-£1,731,714
60% LAR : 40% CIR	40%	-£1,057,642	-£1,441,047	-£1,444,745	-£1,451,600	-£1,487,585	-£1,731,424	-£1,879,302
60% LAR : 40% CIR	45%	-£1,217,805	-£1,589,584	-£1,593,279	-£1,600,123	-£1,636,085	-£1,879,784	-£2,027,584
60% LAR : 40% CIR	50%	-£1,379,896	-£1,738,762	-£1,742,452	-£1,749,290	-£1,785,232	-£2,028,816	-£2,176,553

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR for 15 Years

Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,174,820	£1,672,053	£1,668,330	£1,661,442	£1,625,655	£1,383,425	£1,236,629
60% LAR : 40% CIR	5%	£1,985,913	£1,497,510	£1,493,800	£1,486,936	£1,451,207	£1,209,330	£1,062,728
60% LAR : 40% CIR	10%	£1,796,319	£1,322,284	£1,318,588	£1,311,745	£1,276,070	£1,034,516	£888,094
60% LAR : 40% CIR	**12%**	**£1,720,291**	**£1,252,005**	**£1,248,314**	**£1,241,479**	**£1,205,824**	**£964,393**	**£818,039**
60% LAR : 40% CIR	15%	£1,606,046	£1,146,384	£1,142,700	£1,135,877	£1,100,251	£858,994	£712,737
60% LAR : 40% CIR	20%	£1,415,099	£969,815	£966,142	£959,336	£923,756	£682,768	£536,661
60% LAR : 40% CIR	25%	£1,223,486	£792,585	£788,920	£782,131	£746,592	£505,846	£359,874
60% LAR : 40% CIR	30%	£1,031,211	£614,698	£611,043	£604,267	£568,763	£328,235	£182,382
60% LAR : 40% CIR	35%	£838,284	£436,162	£432,513	£425,752	£390,279	£149,940	£4,194
60% LAR : 40% CIR	40%	£644,708	£256,984	£253,341	£246,589	£211,145	-£29,473	-£177,350
60% LAR : 40% CIR	45%	£450,492	£77,169	£73,530	£66,789	£31,366	-£211,853	-£359,653
60% LAR : 40% CIR	50%	£255,641	-£104,852	-£108,542	-£115,379	-£151,322	-£394,906	-£542,643

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,957,350	-£4,460,118	-£4,463,841	-£4,470,729	-£4,506,516	-£4,748,746	-£4,895,542
60% LAR : 40% CIR	5%	-£4,146,258	-£4,634,661	-£4,638,370	-£4,645,235	-£4,680,964	-£4,922,841	-£5,069,443
60% LAR : 40% CIR	10%	-£4,335,852	-£4,809,887	-£4,813,582	-£4,820,426	-£4,856,100	-£5,097,655	-£5,244,076
60% LAR : 40% CIR	**12%**	**-£4,411,880**	**-£4,880,166**	**-£4,883,857**	**-£4,890,692**	**-£4,926,347**	**-£5,167,778**	**-£5,314,132**
60% LAR : 40% CIR	15%	-£4,526,125	-£4,985,787	-£4,989,471	-£4,996,294	-£5,031,920	-£5,273,177	-£5,419,434
60% LAR : 40% CIR	20%	-£4,717,072	-£5,162,355	-£5,166,029	-£5,172,835	-£5,208,415	-£5,449,403	-£5,595,510
60% LAR : 40% CIR	25%	-£4,908,685	-£5,339,586	-£5,343,251	-£5,350,039	-£5,385,579	-£5,626,324	-£5,772,297
60% LAR : 40% CIR	30%	-£5,100,960	-£5,517,473	-£5,521,128	-£5,527,904	-£5,563,408	-£5,803,936	-£5,949,788
60% LAR : 40% CIR	35%	-£5,293,887	-£5,696,009	-£5,699,658	-£5,706,419	-£5,741,892	-£5,982,231	-£6,127,977
60% LAR : 40% CIR	40%	-£5,487,463	-£5,875,187	-£5,878,830	-£5,885,582	-£5,921,026	-£6,161,644	-£6,309,521
60% LAR : 40% CIR	45%	-£5,681,679	-£6,055,002	-£6,058,640	-£6,065,382	-£6,100,804	-£6,344,024	-£6,491,824
60% LAR : 40% CIR	50%	-£5,876,529	-£6,237,023	-£6,240,713	-£6,247,550	-£6,283,493	-£6,527,077	-£6,674,813

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,416,351	-£1,919,118	-£1,922,842	-£1,929,729	-£1,965,517	-£2,207,747	-£2,354,543
60% LAR : 40% CIR	5%	-£1,605,259	-£2,093,662	-£2,097,371	-£2,104,236	-£2,139,964	-£2,381,842	-£2,528,444
60% LAR : 40% CIR	10%	-£1,794,852	-£2,268,888	-£2,272,583	-£2,279,427	-£2,315,101	-£2,556,655	-£2,703,077
60% LAR : 40% CIR	**12%**	**-£1,870,881**	**-£2,339,167**	**-£2,342,858**	**-£2,349,693**	**-£2,385,348**	**-£2,626,779**	**-£2,773,133**
60% LAR : 40% CIR	15%	-£1,985,125	-£2,444,788	-£2,448,472	-£2,455,295	-£2,490,920	-£2,732,177	-£2,878,434
60% LAR : 40% CIR	20%	-£2,176,073	-£2,621,356	-£2,625,030	-£2,631,836	-£2,667,416	-£2,908,404	-£3,054,511
60% LAR : 40% CIR	25%	-£2,367,686	-£2,798,587	-£2,802,252	-£2,809,040	-£2,844,580	-£3,085,325	-£3,231,298
60% LAR : 40% CIR	30%	-£2,559,961	-£2,976,473	-£2,980,129	-£2,986,904	-£3,022,408	-£3,262,937	-£3,408,789
60% LAR : 40% CIR	35%	-£2,752,888	-£3,155,009	-£3,158,659	-£3,165,420	-£3,200,892	-£3,441,231	-£3,586,978
60% LAR : 40% CIR	40%	-£2,946,464	-£3,334,188	-£3,337,831	-£3,344,583	-£3,380,027	-£3,620,645	-£3,768,522
60% LAR : 40% CIR	45%	-£3,140,680	-£3,514,003	-£3,517,641	-£3,524,383	-£3,559,805	-£3,803,025	-£3,950,825
60% LAR : 40% CIR	50%	-£3,335,530	-£3,696,024	-£3,699,714	-£3,706,551	-£3,742,494	-£3,986,078	-£4,133,814

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£363,478	-£866,246	-£869,969	-£876,857	-£912,644	-£1,154,874	-£1,301,670
60% LAR : 40% CIR	5%	-£552,386	-£1,040,789	-£1,044,498	-£1,051,363	-£1,087,092	-£1,328,969	-£1,475,571
60% LAR : 40% CIR	10%	-£741,979	-£1,216,015	-£1,219,710	-£1,226,554	-£1,262,228	-£1,503,783	-£1,650,204
60% LAR : 40% CIR	**12%**	**-£818,008**	**-£1,286,294**	**-£1,289,985**	**-£1,296,820**	**-£1,332,475**	**-£1,573,906**	**-£1,720,260**
60% LAR : 40% CIR	15%	-£932,253	-£1,391,915	-£1,395,599	-£1,402,422	-£1,438,048	-£1,679,305	-£1,825,562
60% LAR : 40% CIR	20%	-£1,123,200	-£1,568,483	-£1,572,157	-£1,578,963	-£1,614,543	-£1,855,531	-£2,001,638
60% LAR : 40% CIR	25%	-£1,314,813	-£1,745,714	-£1,749,379	-£1,756,167	-£1,791,707	-£2,032,452	-£2,178,425
60% LAR : 40% CIR	30%	-£1,507,088	-£1,923,601	-£1,927,256	-£1,934,031	-£1,969,536	-£2,210,064	-£2,355,916
60% LAR : 40% CIR	35%	-£1,700,015	-£2,102,137	-£2,105,786	-£2,112,547	-£2,148,019	-£2,388,359	-£2,534,105
60% LAR : 40% CIR	40%	-£1,893,591	-£2,281,315	-£2,284,958	-£2,291,710	-£2,327,154	-£2,567,772	-£2,715,649
60% LAR : 40% CIR	45%	-£2,087,807	-£2,461,130	-£2,464,768	-£2,471,510	-£2,506,932	-£2,750,152	-£2,897,952
60% LAR : 40% CIR	50%	-£2,282,657	-£2,643,151	-£2,646,841	-£2,653,678	-£2,689,621	-£2,933,205	-£3,080,941

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£881,117	£378,350	£374,626	£367,739	£331,951	£89,722	-£57,075
60% LAR : 40% CIR	5%	£692,210	£203,806	£200,097	£193,232	£157,504	-£84,374	-£230,976
60% LAR : 40% CIR	10%	£502,616	£28,580	£24,885	£18,041	-£17,633	-£259,187	-£405,609
60% LAR : 40% CIR	**12%**	**£426,588**	**-£41,699**	**-£45,390**	**-£52,225**	**-£87,879**	**-£329,311**	**-£475,665**
60% LAR : 40% CIR	15%	£312,343	-£147,320	-£151,004	-£157,827	-£193,452	-£434,709	-£580,966
60% LAR : 40% CIR	20%	£121,395	-£323,888	-£327,562	-£334,368	-£369,948	-£610,936	-£757,043
60% LAR : 40% CIR	25%	-£70,218	-£501,119	-£504,783	-£511,572	-£547,112	-£787,857	-£933,830
60% LAR : 40% CIR	30%	-£262,492	-£679,005	-£682,661	-£689,436	-£724,940	-£965,468	-£1,111,321
60% LAR : 40% CIR	35%	-£455,420	-£857,541	-£861,190	-£867,952	-£903,424	-£1,143,763	-£1,289,510
60% LAR : 40% CIR	40%	-£648,995	-£1,036,720	-£1,040,363	-£1,047,115	-£1,082,558	-£1,323,177	-£1,471,054
60% LAR : 40% CIR	45%	-£843,212	-£1,216,534	-£1,220,173	-£1,226,915	-£1,262,337	-£1,505,557	-£1,653,356
60% LAR : 40% CIR	50%	-£1,038,062	-£1,398,555	-£1,402,246	-£1,409,083	-£1,445,025	-£1,688,610	-£1,836,346

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR for 15 Years	
Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,026,168	£2,509,787	£2,506,065	£2,499,177	£2,463,389	£2,221,160	£2,074,363
60% LAR : 40% CIR	5%	£2,794,693	£2,293,357	£2,289,648	£2,282,784	£2,247,055	£2,005,177	£1,858,575
60% LAR : 40% CIR	10%	£2,562,532	£2,076,245	£2,072,549	£2,065,706	£2,030,031	£1,788,477	£1,642,055
60% LAR : 40% CIR	**12%**	**£2,469,478**	**£1,989,211**	**£1,985,520**	**£1,978,685**	**£1,943,031**	**£1,701,598**	**£1,555,244**
60% LAR : 40% CIR	15%	£2,329,692	£1,858,458	£1,854,774	£1,847,951	£1,812,325	£1,571,068	£1,424,811
60% LAR : 40% CIR	20%	£2,096,177	£1,640,003	£1,636,329	£1,629,524	£1,593,944	£1,352,955	£1,206,849
60% LAR : 40% CIR	25%	£1,861,996	£1,420,885	£1,417,221	£1,410,432	£1,374,892	£1,134,147	£988,174
60% LAR : 40% CIR	30%	£1,627,155	£1,201,112	£1,197,456	£1,190,681	£1,155,178	£914,649	£768,797
60% LAR : 40% CIR	35%	£1,391,660	£980,690	£977,041	£970,278	£934,806	£694,468	£548,722
60% LAR : 40% CIR	40%	£1,155,517	£759,625	£755,982	£749,230	£713,785	£473,611	£327,955
60% LAR : 40% CIR	45%	£918,733	£537,922	£534,285	£527,543	£492,121	£252,085	£106,506
60% LAR : 40% CIR	50%	£681,315	£315,591	£311,956	£305,222	£269,820	£29,896	-£117,384

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,106,002	-£3,622,384	-£3,626,106	-£3,632,994	-£3,668,781	-£3,911,011	-£4,057,808
60% LAR : 40% CIR	5%	-£3,337,478	-£3,838,813	-£3,842,523	-£3,849,387	-£3,885,116	-£4,126,994	-£4,273,595
60% LAR : 40% CIR	10%	-£3,569,639	-£4,055,926	-£4,059,622	-£4,066,465	-£4,102,140	-£4,343,694	-£4,490,116
60% LAR : 40% CIR	**12%**	**-£3,662,693**	**-£4,142,960**	**-£4,146,651**	**-£4,153,486**	**-£4,189,140**	**-£4,430,572**	**-£4,576,927**
60% LAR : 40% CIR	15%	-£3,802,479	-£4,273,713	-£4,277,397	-£4,284,220	-£4,319,846	-£4,561,103	-£4,707,360
60% LAR : 40% CIR	20%	-£4,035,994	-£4,492,168	-£4,495,842	-£4,502,647	-£4,538,227	-£4,779,216	-£4,925,322
60% LAR : 40% CIR	25%	-£4,270,175	-£4,711,286	-£4,714,949	-£4,721,739	-£4,757,279	-£4,998,024	-£5,143,997
60% LAR : 40% CIR	30%	-£4,505,016	-£4,931,059	-£4,934,715	-£4,941,490	-£4,976,993	-£5,217,522	-£5,363,374
60% LAR : 40% CIR	35%	-£4,740,511	-£5,151,481	-£5,155,130	-£5,161,893	-£5,197,365	-£5,437,703	-£5,583,449
60% LAR : 40% CIR	40%	-£4,976,654	-£5,372,546	-£5,376,189	-£5,382,941	-£5,418,386	-£5,658,560	-£5,804,216
60% LAR : 40% CIR	45%	-£5,213,438	-£5,594,249	-£5,597,886	-£5,604,628	-£5,640,050	-£5,880,086	-£6,025,665
60% LAR : 40% CIR	50%	-£5,450,856	-£5,816,580	-£5,820,215	-£5,826,948	-£5,862,351	-£6,102,275	-£6,249,555

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£565,003	-£1,081,385	-£1,085,107	-£1,091,995	-£1,127,782	-£1,370,012	-£1,516,808
60% LAR : 40% CIR	5%	-£796,479	-£1,297,814	-£1,301,524	-£1,308,388	-£1,344,117	-£1,585,994	-£1,732,596
60% LAR : 40% CIR	10%	-£1,028,640	-£1,514,927	-£1,518,622	-£1,525,466	-£1,561,140	-£1,802,695	-£1,949,116
60% LAR : 40% CIR	**12%**	**-£1,121,694**	**-£1,601,961**	**-£1,605,651**	**-£1,612,487**	**-£1,648,141**	**-£1,889,573**	**-£2,035,927**
60% LAR : 40% CIR	15%	-£1,261,480	-£1,732,714	-£1,736,398	-£1,743,221	-£1,778,846	-£2,020,103	-£2,166,360
60% LAR : 40% CIR	20%	-£1,494,995	-£1,951,169	-£1,954,843	-£1,961,648	-£1,997,228	-£2,238,217	-£2,384,323
60% LAR : 40% CIR	25%	-£1,729,176	-£2,170,287	-£2,173,950	-£2,180,740	-£2,216,280	-£2,457,025	-£2,602,997
60% LAR : 40% CIR	30%	-£1,964,017	-£2,390,060	-£2,393,716	-£2,400,491	-£2,435,994	-£2,676,523	-£2,822,375
60% LAR : 40% CIR	35%	-£2,199,512	-£2,610,482	-£2,614,131	-£2,620,893	-£2,656,366	-£2,896,704	-£3,042,450
60% LAR : 40% CIR	40%	-£2,435,655	-£2,831,547	-£2,835,190	-£2,841,942	-£2,877,387	-£3,117,561	-£3,263,216
60% LAR : 40% CIR	45%	-£2,672,438	-£3,053,249	-£3,056,887	-£3,063,629	-£3,099,051	-£3,339,087	-£3,484,666
60% LAR : 40% CIR	50%	-£2,909,857	-£3,275,581	-£3,279,215	-£3,285,949	-£3,321,352	-£3,561,276	-£3,708,555

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£487,870	-£28,512	-£32,234	-£39,122	-£74,909	-£317,139	-£463,936
60% LAR : 40% CIR	5%	£256,394	-£244,941	-£248,651	-£255,515	-£291,244	-£533,122	-£679,723
60% LAR : 40% CIR	10%	£24,233	-£462,054	-£465,750	-£472,593	-£508,268	-£749,822	-£896,244
60% LAR : 40% CIR	**12%**	**-£68,821**	**-£549,088**	**-£552,779**	**-£559,614**	**-£595,268**	**-£836,700**	**-£983,055**
60% LAR : 40% CIR	15%	-£208,607	-£679,841	-£683,525	-£690,348	-£725,974	-£967,231	-£1,113,488
60% LAR : 40% CIR	20%	-£442,122	-£898,296	-£901,970	-£908,775	-£944,355	-£1,185,344	-£1,331,450
60% LAR : 40% CIR	25%	-£676,303	-£1,117,414	-£1,121,077	-£1,127,867	-£1,163,407	-£1,404,152	-£1,550,125
60% LAR : 40% CIR	30%	-£911,144	-£1,337,187	-£1,340,843	-£1,347,618	-£1,383,121	-£1,623,650	-£1,769,502
60% LAR : 40% CIR	35%	-£1,146,639	-£1,557,609	-£1,561,258	-£1,568,021	-£1,603,493	-£1,843,831	-£1,989,577
60% LAR : 40% CIR	40%	-£1,382,782	-£1,778,674	-£1,782,317	-£1,789,069	-£1,824,514	-£2,064,688	-£2,210,344
60% LAR : 40% CIR	45%	-£1,619,566	-£2,000,377	-£2,004,014	-£2,010,756	-£2,046,178	-£2,286,214	-£2,431,793
60% LAR : 40% CIR	50%	-£1,856,984	-£2,222,708	-£2,226,343	-£2,233,076	-£2,268,479	-£2,508,403	-£2,655,683

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,732,465	£1,216,083	£1,212,361	£1,205,473	£1,169,686	£927,456	£780,660
60% LAR : 40% CIR	5%	£1,500,989	£999,654	£995,945	£989,080	£953,352	£711,474	£564,872
60% LAR : 40% CIR	10%	£1,268,829	£782,541	£778,846	£772,002	£736,328	£494,774	£348,352
60% LAR : 40% CIR	**12%**	**£1,175,774**	**£695,507**	**£691,817**	**£684,981**	**£649,327**	**£407,895**	**£261,541**
60% LAR : 40% CIR	15%	£1,035,988	£564,754	£561,071	£554,247	£518,622	£277,365	£131,108
60% LAR : 40% CIR	20%	£802,474	£346,299	£342,626	£335,821	£300,240	£59,252	-£86,855
60% LAR : 40% CIR	25%	£568,292	£127,182	£123,518	£116,728	£81,189	-£159,557	-£305,529
60% LAR : 40% CIR	30%	£333,452	-£92,592	-£96,247	-£103,023	-£138,526	-£379,055	-£524,906
60% LAR : 40% CIR	35%	£97,956	-£313,013	-£316,663	-£323,425	-£358,897	-£599,236	-£744,982
60% LAR : 40% CIR	40%	-£138,187	-£534,079	-£537,722	-£544,474	-£579,918	-£820,093	-£965,748
60% LAR : 40% CIR	45%	-£374,970	-£755,781	-£759,419	-£766,161	-£801,583	-£1,041,619	-£1,187,198
60% LAR : 40% CIR	50%	-£612,389	-£978,112	-£981,747	-£988,481	-£1,023,884	-£1,263,808	-£1,411,087

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 80% MR for 15 Years	
Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft

No Units	7
Site Area	0.06 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,536,976	£3,012,428	£3,008,705	£3,001,817	£2,966,029	£2,723,801	£2,577,003
60% LAR : 40% CIR	5%	£3,279,962	£2,770,866	£2,767,156	£2,760,292	£2,724,563	£2,482,686	£2,336,084
60% LAR : 40% CIR	10%	£3,022,260	£2,528,621	£2,524,926	£2,518,082	£2,482,408	£2,240,854	£2,094,432
60% LAR : 40% CIR	**12%**	**£2,918,989**	**£2,431,535**	**£2,427,844**	**£2,421,009**	**£2,385,354**	**£2,143,922**	**£1,997,569**
60% LAR : 40% CIR	15%	£2,763,879	£2,285,703	£2,282,019	£2,275,196	£2,239,570	£1,998,312	£1,852,055
60% LAR : 40% CIR	20%	£2,504,824	£2,042,115	£2,038,441	£2,031,636	£1,996,056	£1,755,068	£1,608,961
60% LAR : 40% CIR	25%	£2,245,102	£1,797,866	£1,794,202	£1,787,412	£1,751,872	£1,511,127	£1,365,155
60% LAR : 40% CIR	30%	£1,984,721	£1,552,961	£1,549,305	£1,542,530	£1,507,026	£1,266,497	£1,120,645
60% LAR : 40% CIR	35%	£1,723,685	£1,307,406	£1,303,757	£1,296,994	£1,261,523	£1,021,184	£875,438
60% LAR : 40% CIR	40%	£1,462,002	£1,061,209	£1,057,566	£1,050,814	£1,015,369	£775,195	£629,540
60% LAR : 40% CIR	45%	£1,199,678	£814,375	£810,737	£803,994	£768,573	£528,537	£382,958
60% LAR : 40% CIR	50%	£936,720	£566,911	£563,277	£556,542	£521,139	£281,216	£135,700

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,595,195	-£3,119,743	-£3,123,465	-£3,130,354	-£3,166,141	-£3,408,370	-£3,555,168
60% LAR : 40% CIR	5%	-£2,852,209	-£3,361,305	-£3,365,015	-£3,371,879	-£3,407,608	-£3,649,485	-£3,796,087
60% LAR : 40% CIR	10%	-£3,109,911	-£3,603,550	-£3,607,245	-£3,614,088	-£3,649,763	-£3,891,317	-£4,037,739
60% LAR : 40% CIR	**12%**	**-£3,213,182**	**-£3,700,636**	**-£3,704,327**	**-£3,711,162**	**-£3,746,817**	**-£3,988,249**	**-£4,134,602**
60% LAR : 40% CIR	15%	-£3,368,292	-£3,846,468	-£3,850,152	-£3,856,975	-£3,892,601	-£4,133,859	-£4,280,116
60% LAR : 40% CIR	20%	-£3,627,347	-£4,090,056	-£4,093,730	-£4,100,535	-£4,136,115	-£4,377,103	-£4,523,210
60% LAR : 40% CIR	25%	-£3,887,069	-£4,334,305	-£4,337,969	-£4,344,759	-£4,380,298	-£4,621,044	-£4,767,016
60% LAR : 40% CIR	30%	-£4,147,450	-£4,579,210	-£4,582,866	-£4,589,641	-£4,625,145	-£4,865,673	-£5,011,526
60% LAR : 40% CIR	35%	-£4,408,485	-£4,824,765	-£4,828,414	-£4,835,177	-£4,870,648	-£5,110,987	-£5,256,733
60% LAR : 40% CIR	40%	-£4,670,169	-£5,070,962	-£5,074,605	-£5,081,357	-£5,116,801	-£5,356,976	-£5,502,631
60% LAR : 40% CIR	45%	-£4,932,493	-£5,317,796	-£5,321,434	-£5,328,177	-£5,363,598	-£5,603,634	-£5,749,213
60% LAR : 40% CIR	50%	-£5,195,451	-£5,565,260	-£5,568,894	-£5,575,629	-£5,611,031	-£5,850,955	-£5,996,471

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£54,195	-£578,744	-£582,466	-£589,355	-£625,142	-£867,371	-£1,014,168
60% LAR : 40% CIR	5%	-£311,210	-£820,306	-£824,015	-£830,880	-£866,608	-£1,108,486	-£1,255,088
60% LAR : 40% CIR	10%	-£568,912	-£1,062,550	-£1,066,246	-£1,073,089	-£1,108,764	-£1,350,318	-£1,496,740
60% LAR : 40% CIR	**12%**	**-£672,183**	**-£1,159,637**	**-£1,163,328**	**-£1,170,163**	**-£1,205,818**	**-£1,447,250**	**-£1,593,603**
60% LAR : 40% CIR	15%	-£827,293	-£1,305,469	-£1,309,153	-£1,315,976	-£1,351,602	-£1,592,860	-£1,739,117
60% LAR : 40% CIR	20%	-£1,086,347	-£1,549,057	-£1,552,730	-£1,559,535	-£1,595,116	-£1,836,103	-£1,982,211
60% LAR : 40% CIR	25%	-£1,346,069	-£1,793,306	-£1,796,970	-£1,803,759	-£1,839,299	-£2,080,044	-£2,226,017
60% LAR : 40% CIR	30%	-£1,606,451	-£2,038,211	-£2,041,867	-£2,048,642	-£2,084,146	-£2,324,674	-£2,470,527
60% LAR : 40% CIR	35%	-£1,867,486	-£2,283,766	-£2,287,415	-£2,294,177	-£2,329,648	-£2,569,988	-£2,715,734
60% LAR : 40% CIR	40%	-£2,129,170	-£2,529,963	-£2,533,606	-£2,540,357	-£2,575,802	-£2,815,976	-£2,961,632
60% LAR : 40% CIR	45%	-£2,391,494	-£2,776,797	-£2,780,435	-£2,787,177	-£2,822,599	-£3,062,635	-£3,208,213
60% LAR : 40% CIR	50%	-£2,654,452	-£3,024,261	-£3,027,895	-£3,034,629	-£3,070,032	-£3,309,956	-£3,455,472

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£998,677	£474,129	£470,407	£463,518	£427,731	£185,502	£38,704
60% LAR : 40% CIR	5%	£741,663	£232,567	£228,858	£221,993	£186,264	-£55,613	-£202,215
60% LAR : 40% CIR	10%	£483,961	-£9,678	-£13,373	-£20,216	-£55,891	-£297,445	-£443,867
60% LAR : 40% CIR	**12%**	**£380,690**	**-£106,764**	**-£110,455**	**-£117,290**	**-£152,945**	**-£394,377**	**-£540,730**
60% LAR : 40% CIR	15%	£225,580	-£252,596	-£256,280	-£263,103	-£298,729	-£539,987	-£686,244
60% LAR : 40% CIR	20%	-£33,475	-£496,184	-£499,858	-£506,663	-£542,243	-£783,231	-£929,338
60% LAR : 40% CIR	25%	-£293,197	-£740,433	-£744,097	-£750,887	-£786,426	-£1,027,172	-£1,173,144
60% LAR : 40% CIR	30%	-£553,578	-£985,338	-£988,994	-£995,769	-£1,031,273	-£1,271,801	-£1,417,654
60% LAR : 40% CIR	35%	-£814,613	-£1,230,893	-£1,234,542	-£1,241,304	-£1,276,776	-£1,517,115	-£1,662,861
60% LAR : 40% CIR	40%	-£1,076,297	-£1,477,090	-£1,480,733	-£1,487,485	-£1,522,929	-£1,763,104	-£1,908,759
60% LAR : 40% CIR	45%	-£1,338,621	-£1,723,924	-£1,727,562	-£1,734,305	-£1,769,726	-£2,009,762	-£2,155,340
60% LAR : 40% CIR	50%	-£1,601,579	-£1,971,388	-£1,975,022	-£1,981,757	-£2,017,159	-£2,257,083	-£2,402,599

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,243,273	£1,718,724	£1,715,002	£1,708,113	£1,672,326	£1,430,097	£1,283,300
60% LAR : 40% CIR	5%	£1,986,258	£1,477,162	£1,473,453	£1,466,588	£1,430,860	£1,188,982	£1,042,380
60% LAR : 40% CIR	10%	£1,728,557	£1,234,918	£1,231,222	£1,224,379	£1,188,704	£947,150	£800,728
60% LAR : 40% CIR	**12%**	**£1,625,285**	**£1,137,831**	**£1,134,140**	**£1,127,305**	**£1,091,651**	**£850,218**	**£703,865**
60% LAR : 40% CIR	15%	£1,470,175	£991,999	£988,315	£981,492	£945,867	£704,609	£558,352
60% LAR : 40% CIR	20%	£1,211,121	£748,411	£744,738	£737,933	£702,353	£461,365	£315,257
60% LAR : 40% CIR	25%	£951,399	£504,162	£500,498	£493,709	£458,169	£217,424	£71,451
60% LAR : 40% CIR	30%	£691,017	£259,257	£255,601	£248,826	£213,322	-£27,206	-£173,059
60% LAR : 40% CIR	35%	£429,982	£13,703	£10,053	£3,291	-£32,180	-£272,519	-£418,266
60% LAR : 40% CIR	40%	£168,298	-£232,495	-£236,137	-£242,889	-£278,334	-£518,508	-£664,164
60% LAR : 40% CIR	45%	-£94,025	-£479,329	-£482,966	-£489,709	-£525,130	-£765,167	-£910,745
60% LAR : 40% CIR	50%	-£356,984	-£726,792	-£730,426	-£737,161	-£772,564	-£1,012,488	-£1,158,003

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR for 15 Years	
Value Area	**Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft**

No Units	**7**	**Sales value inflation**	**Base**
Site Area	**0.06 Ha**	**Build cost inflation**	**Base**
		Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£40,125	-£441,170	-£438,826	-£445,819	-£482,152	-£728,078	-£877,115
60% LAR : 40% CIR	5%	-£47,332	-£516,291	-£513,957	-£520,927	-£557,200	-£802,769	-£951,607
60% LAR : 40% CIR	10%	-£136,098	-£592,107	-£589,781	-£596,728	-£632,947	-£878,186	-£1,026,842
60% LAR : 40% CIR	**12%**	**-£171,798**	**-£622,625**	**-£620,303**	**-£627,242**	**-£663,440**	**-£908,556**	**-£1,057,143**
60% LAR : 40% CIR	15%	-£225,554	-£668,609	-£666,291	-£673,218	-£709,387	-£954,325	-£1,102,814
60% LAR : 40% CIR	20%	-£315,694	-£745,793	-£743,481	-£750,390	-£786,513	-£1,031,178	-£1,179,515
60% LAR : 40% CIR	25%	-£406,510	-£823,650	-£821,345	-£828,237	-£864,319	-£1,108,738	-£1,256,937
60% LAR : 40% CIR	30%	-£497,998	-£902,176	-£899,875	-£906,753	-£942,798	-£1,186,997	-£1,335,075
60% LAR : 40% CIR	35%	-£590,149	-£981,362	-£979,065	-£985,931	-£1,021,945	-£1,265,950	-£1,413,920
60% LAR : 40% CIR	40%	-£682,957	-£1,061,203	-£1,058,909	-£1,065,764	-£1,101,750	-£1,345,589	-£1,493,467
60% LAR : 40% CIR	45%	-£776,417	-£1,141,692	-£1,139,402	-£1,146,246	-£1,182,208	-£1,425,908	-£1,573,707
60% LAR : 40% CIR	50%	-£870,520	-£1,222,822	-£1,220,534	-£1,227,371	-£1,263,315	-£1,506,899	-£1,654,635

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,092,046	-£6,573,341	-£6,570,997	-£6,577,990	-£6,614,323	-£6,860,248	-£7,009,286
60% LAR : 40% CIR	5%	-£6,179,503	-£6,648,462	-£6,646,128	-£6,653,098	-£6,689,371	-£6,934,940	-£7,083,778
60% LAR : 40% CIR	10%	-£6,268,269	-£6,724,278	-£6,721,951	-£6,728,899	-£6,765,118	-£7,010,357	-£7,159,013
60% LAR : 40% CIR	**12%**	**-£6,303,969**	**-£6,754,796**	**-£6,752,473**	**-£6,759,413**	**-£6,795,611**	**-£7,040,727**	**-£7,189,314**
60% LAR : 40% CIR	15%	-£6,357,725	-£6,800,780	-£6,798,462	-£6,805,389	-£6,841,558	-£7,086,496	-£7,234,985
60% LAR : 40% CIR	20%	-£6,447,865	-£6,877,964	-£6,875,652	-£6,882,561	-£6,918,684	-£7,163,349	-£7,311,685
60% LAR : 40% CIR	25%	-£6,538,681	-£6,955,821	-£6,953,516	-£6,960,408	-£6,996,490	-£7,240,909	-£7,389,108
60% LAR : 40% CIR	30%	-£6,630,169	-£7,034,347	-£7,032,046	-£7,038,924	-£7,074,969	-£7,319,168	-£7,467,246
60% LAR : 40% CIR	35%	-£6,722,320	-£7,113,533	-£7,111,236	-£7,118,102	-£7,154,115	-£7,398,121	-£7,546,091
60% LAR : 40% CIR	40%	-£6,815,128	-£7,193,374	-£7,191,080	-£7,197,935	-£7,233,921	-£7,477,760	-£7,625,638
60% LAR : 40% CIR	45%	-£6,908,588	-£7,273,863	-£7,271,573	-£7,278,417	-£7,314,379	-£7,558,079	-£7,705,878
60% LAR : 40% CIR	50%	-£7,002,691	-£7,354,993	-£7,352,705	-£7,359,542	-£7,395,485	-£7,639,070	-£7,786,806

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,551,047	-£4,032,341	-£4,029,998	-£4,036,991	-£4,073,324	-£4,319,249	-£4,468,287
60% LAR : 40% CIR	5%	-£3,638,504	-£4,107,463	-£4,105,128	-£4,112,098	-£4,148,372	-£4,393,940	-£4,542,778
60% LAR : 40% CIR	10%	-£3,727,270	-£4,183,278	-£4,180,952	-£4,187,900	-£4,224,118	-£4,469,358	-£4,618,014
60% LAR : 40% CIR	**12%**	**-£3,762,969**	**-£4,213,797**	**-£4,211,474**	**-£4,218,414**	**-£4,254,611**	**-£4,499,727**	**-£4,648,315**
60% LAR : 40% CIR	15%	-£3,816,726	-£4,259,781	-£4,257,463	-£4,264,390	-£4,300,558	-£4,545,497	-£4,693,986
60% LAR : 40% CIR	20%	-£3,906,866	-£4,336,965	-£4,334,653	-£4,341,562	-£4,377,685	-£4,622,350	-£4,770,686
60% LAR : 40% CIR	25%	-£3,997,682	-£4,414,822	-£4,412,516	-£4,419,409	-£4,455,491	-£4,699,909	-£4,848,109
60% LAR : 40% CIR	30%	-£4,089,169	-£4,493,348	-£4,491,046	-£4,497,925	-£4,533,970	-£4,778,169	-£4,926,246
60% LAR : 40% CIR	35%	-£4,181,321	-£4,572,534	-£4,570,237	-£4,577,102	-£4,613,116	-£4,857,122	-£5,005,092
60% LAR : 40% CIR	40%	-£4,274,129	-£4,652,375	-£4,650,081	-£4,656,935	-£4,692,922	-£4,936,761	-£5,084,639
60% LAR : 40% CIR	45%	-£4,367,589	-£4,732,864	-£4,730,574	-£4,737,418	-£4,773,380	-£5,017,079	-£5,164,879
60% LAR : 40% CIR	50%	-£4,461,692	-£4,813,993	-£4,811,706	-£4,818,543	-£4,854,486	-£5,098,071	-£5,245,807

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,498,174	-£2,979,469	-£2,977,125	-£2,984,118	-£3,020,451	-£3,266,376	-£3,415,414
60% LAR : 40% CIR	5%	-£2,585,631	-£3,054,590	-£3,052,256	-£3,059,226	-£3,095,499	-£3,341,068	-£3,489,906
60% LAR : 40% CIR	10%	-£2,674,397	-£3,130,406	-£3,128,079	-£3,135,027	-£3,171,246	-£3,416,485	-£3,565,141
60% LAR : 40% CIR	**12%**	**-£2,710,096**	**-£3,160,924**	**-£3,158,601**	**-£3,165,541**	**-£3,201,739**	**-£3,446,855**	**-£3,595,442**
60% LAR : 40% CIR	15%	-£2,763,853	-£3,206,908	-£3,204,590	-£3,211,517	-£3,247,686	-£3,492,624	-£3,641,113
60% LAR : 40% CIR	20%	-£2,853,993	-£3,284,092	-£3,281,780	-£3,288,689	-£3,324,812	-£3,569,477	-£3,717,813
60% LAR : 40% CIR	25%	-£2,944,809	-£3,361,949	-£3,359,644	-£3,366,536	-£3,402,618	-£3,647,037	-£3,795,236
60% LAR : 40% CIR	30%	-£3,036,297	-£3,440,475	-£3,438,174	-£3,445,052	-£3,481,097	-£3,725,296	-£3,873,373
60% LAR : 40% CIR	35%	-£3,128,448	-£3,519,661	-£3,517,364	-£3,524,229	-£3,560,243	-£3,804,249	-£3,952,219
60% LAR : 40% CIR	40%	-£3,221,256	-£3,599,502	-£3,597,208	-£3,604,063	-£3,640,049	-£3,883,888	-£4,031,766
60% LAR : 40% CIR	45%	-£3,314,716	-£3,679,991	-£3,677,701	-£3,684,545	-£3,720,507	-£3,964,207	-£4,112,006
60% LAR : 40% CIR	50%	-£3,408,819	-£3,761,121	-£3,758,833	-£3,765,670	-£3,801,613	-£4,045,198	-£4,192,934

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,253,579	-£1,734,873	-£1,732,530	-£1,739,522	-£1,775,856	-£2,021,781	-£2,170,819
60% LAR : 40% CIR	5%	-£1,341,036	-£1,809,995	-£1,807,660	-£1,814,630	-£1,850,904	-£2,096,472	-£2,245,310
60% LAR : 40% CIR	10%	-£1,429,801	-£1,885,810	-£1,883,484	-£1,890,432	-£1,926,650	-£2,171,890	-£2,320,546
60% LAR : 40% CIR	**12%**	**-£1,465,501**	**-£1,916,329**	**-£1,914,006**	**-£1,920,946**	**-£1,957,143**	**-£2,202,259**	**-£2,350,846**
60% LAR : 40% CIR	15%	-£1,519,257	-£1,962,313	-£1,959,995	-£1,966,921	-£2,003,090	-£2,248,029	-£2,396,517
60% LAR : 40% CIR	20%	-£1,609,398	-£2,039,497	-£2,037,185	-£2,044,094	-£2,080,217	-£2,324,882	-£2,473,218
60% LAR : 40% CIR	25%	-£1,700,214	-£2,117,354	-£2,115,048	-£2,121,941	-£2,158,023	-£2,402,441	-£2,550,641
60% LAR : 40% CIR	30%	-£1,791,701	-£2,195,880	-£2,193,578	-£2,200,456	-£2,236,502	-£2,480,701	-£2,628,778
60% LAR : 40% CIR	35%	-£1,883,853	-£2,275,065	-£2,272,769	-£2,279,634	-£2,315,648	-£2,559,654	-£2,707,623
60% LAR : 40% CIR	40%	-£1,976,661	-£2,354,906	-£2,352,613	-£2,359,467	-£2,395,453	-£2,639,293	-£2,787,171
60% LAR : 40% CIR	45%	-£2,070,121	-£2,435,396	-£2,433,105	-£2,439,950	-£2,475,912	-£2,719,611	-£2,867,411
60% LAR : 40% CIR	50%	-£2,164,224	-£2,516,525	-£2,514,237	-£2,521,075	-£2,557,018	-£2,800,602	-£2,948,339

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR for 15 Years		Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft

No Units	7
Site Area	0.06 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£380,664	-£100,963	-£98,620	-£105,612	-£141,946	-£387,871	-£536,908
60% LAR : 40% CIR	5%	£276,892	-£193,095	-£190,761	-£197,730	-£234,004	-£479,572	-£628,410
60% LAR : 40% CIR	10%	£172,432	-£285,921	-£283,595	-£290,542	-£326,761	-£572,001	-£720,657
60% LAR : 40% CIR	**12%**	**£130,459**	**-£323,244**	**-£320,920**	**-£327,860**	**-£364,058**	**-£609,174**	**-£757,762**
60% LAR : 40% CIR	15%	£67,294	-£379,434	-£377,115	-£384,043	-£420,211	-£665,150	-£813,639
60% LAR : 40% CIR	20%	-£39,106	-£473,627	-£471,315	-£478,225	-£514,347	-£759,012	-£907,350
60% LAR : 40% CIR	25%	-£147,209	-£568,496	-£566,189	-£573,082	-£609,165	-£853,582	-£1,001,783
60% LAR : 40% CIR	30%	-£255,983	-£664,031	-£661,730	-£668,608	-£704,653	-£948,852	-£1,096,930
60% LAR : 40% CIR	35%	-£365,421	-£760,228	-£757,931	-£764,796	-£800,810	-£1,044,816	-£1,192,786
60% LAR : 40% CIR	40%	-£475,517	-£857,079	-£854,786	-£861,641	-£897,626	-£1,141,465	-£1,289,343
60% LAR : 40% CIR	45%	-£586,262	-£954,579	-£952,288	-£959,133	-£995,096	-£1,238,794	-£1,386,593
60% LAR : 40% CIR	50%	-£697,652	-£1,052,718	-£1,050,431	-£1,057,268	-£1,093,211	-£1,336,796	-£1,484,532

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,751,507	-£6,233,134	-£6,230,791	-£6,237,783	-£6,274,116	-£6,520,042	-£6,669,079
60% LAR : 40% CIR	5%	-£5,855,279	-£6,325,266	-£6,322,931	-£6,329,900	-£6,366,175	-£6,611,743	-£6,760,581
60% LAR : 40% CIR	10%	-£5,959,738	-£6,418,092	-£6,415,766	-£6,422,713	-£6,458,932	-£6,704,172	-£6,852,828
60% LAR : 40% CIR	**12%**	**-£6,001,712**	**-£6,455,415**	**-£6,453,091**	**-£6,460,031**	**-£6,496,229**	**-£6,741,345**	**-£6,889,933**
60% LAR : 40% CIR	15%	-£6,064,877	-£6,511,605	-£6,509,286	-£6,516,214	-£6,552,382	-£6,797,321	-£6,945,809
60% LAR : 40% CIR	20%	-£6,171,277	-£6,605,798	-£6,603,486	-£6,610,395	-£6,646,518	-£6,891,183	-£7,039,521
60% LAR : 40% CIR	25%	-£6,279,380	-£6,700,667	-£6,698,360	-£6,705,253	-£6,741,336	-£6,985,753	-£7,133,953
60% LAR : 40% CIR	30%	-£6,388,154	-£6,796,202	-£6,793,901	-£6,800,779	-£6,836,824	-£7,081,023	-£7,229,100
60% LAR : 40% CIR	35%	-£6,497,592	-£6,892,399	-£6,890,102	-£6,896,967	-£6,932,981	-£7,176,987	-£7,324,957
60% LAR : 40% CIR	40%	-£6,607,688	-£6,989,250	-£6,986,957	-£6,993,812	-£7,029,797	-£7,273,636	-£7,421,514
60% LAR : 40% CIR	45%	-£6,718,433	-£7,086,749	-£7,084,459	-£7,091,303	-£7,127,266	-£7,370,965	-£7,518,764
60% LAR : 40% CIR	50%	-£6,829,823	-£7,184,889	-£7,182,602	-£7,189,439	-£7,225,382	-£7,468,967	-£7,616,703

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,210,508	-£3,692,135	-£3,689,791	-£3,696,784	-£3,733,117	-£3,979,043	-£4,128,079
60% LAR : 40% CIR	5%	-£3,314,280	-£3,784,267	-£3,781,932	-£3,788,901	-£3,825,176	-£4,070,744	-£4,219,582
60% LAR : 40% CIR	10%	-£3,418,739	-£3,877,093	-£3,874,767	-£3,881,714	-£3,917,933	-£4,163,172	-£4,311,828
60% LAR : 40% CIR	**12%**	**-£3,460,713**	**-£3,914,416**	**-£3,912,092**	**-£3,919,032**	**-£3,955,230**	**-£4,200,346**	**-£4,348,933**
60% LAR : 40% CIR	15%	-£3,523,878	-£3,970,606	-£3,968,286	-£3,975,214	-£4,011,383	-£4,256,322	-£4,404,810
60% LAR : 40% CIR	20%	-£3,630,278	-£4,064,799	-£4,062,487	-£4,069,396	-£4,105,519	-£4,350,184	-£4,498,521
60% LAR : 40% CIR	25%	-£3,738,381	-£4,159,668	-£4,157,361	-£4,164,254	-£4,200,336	-£4,444,754	-£4,592,954
60% LAR : 40% CIR	30%	-£3,847,155	-£4,255,203	-£4,252,901	-£4,259,779	-£4,295,825	-£4,540,024	-£4,688,101
60% LAR : 40% CIR	35%	-£3,956,593	-£4,351,400	-£4,349,102	-£4,355,968	-£4,391,982	-£4,635,987	-£4,783,958
60% LAR : 40% CIR	40%	-£4,066,689	-£4,448,250	-£4,445,958	-£4,452,812	-£4,488,797	-£4,732,637	-£4,880,515
60% LAR : 40% CIR	45%	-£4,177,434	-£4,545,750	-£4,543,460	-£4,550,304	-£4,586,267	-£4,829,966	-£4,977,765
60% LAR : 40% CIR	50%	-£4,288,824	-£4,643,890	-£4,641,602	-£4,648,439	-£4,684,383	-£4,927,967	-£5,075,704

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,157,635	-£2,639,262	-£2,636,919	-£2,643,911	-£2,680,244	-£2,926,170	-£3,075,206
60% LAR : 40% CIR	5%	-£2,261,407	-£2,731,394	-£2,729,059	-£2,736,028	-£2,772,303	-£3,017,871	-£3,166,709
60% LAR : 40% CIR	10%	-£2,365,866	-£2,824,220	-£2,821,894	-£2,828,841	-£2,865,060	-£3,110,300	-£3,258,956
60% LAR : 40% CIR	**12%**	**-£2,407,840**	**-£2,861,543**	**-£2,859,219**	**-£2,866,159**	**-£2,902,357**	**-£3,147,473**	**-£3,296,061**
60% LAR : 40% CIR	15%	-£2,471,005	-£2,917,733	-£2,915,414	-£2,922,342	-£2,958,510	-£3,203,449	-£3,351,937
60% LAR : 40% CIR	20%	-£2,577,405	-£3,011,926	-£3,009,614	-£3,016,523	-£3,052,646	-£3,297,311	-£3,445,649
60% LAR : 40% CIR	25%	-£2,685,508	-£3,106,795	-£3,104,488	-£3,111,381	-£3,147,464	-£3,391,881	-£3,540,081
60% LAR : 40% CIR	30%	-£2,794,282	-£3,202,330	-£3,200,029	-£3,206,907	-£3,242,952	-£3,487,151	-£3,635,228
60% LAR : 40% CIR	35%	-£2,903,720	-£3,298,527	-£3,296,230	-£3,303,095	-£3,339,109	-£3,583,115	-£3,731,085
60% LAR : 40% CIR	40%	-£3,013,816	-£3,395,378	-£3,393,085	-£3,399,939	-£3,435,925	-£3,679,764	-£3,827,642
60% LAR : 40% CIR	45%	-£3,124,561	-£3,492,877	-£3,490,587	-£3,497,431	-£3,533,394	-£3,777,093	-£3,924,892
60% LAR : 40% CIR	50%	-£3,235,951	-£3,591,017	-£3,588,730	-£3,595,567	-£3,631,510	-£3,875,095	-£4,022,831

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£913,040	-£1,394,667	-£1,392,323	-£1,399,316	-£1,435,649	-£1,681,574	-£1,830,611
60% LAR : 40% CIR	5%	-£1,016,812	-£1,486,799	-£1,484,464	-£1,491,433	-£1,527,707	-£1,773,276	-£1,922,114
60% LAR : 40% CIR	10%	-£1,121,271	-£1,579,624	-£1,577,298	-£1,584,246	-£1,620,464	-£1,865,704	-£2,014,360
60% LAR : 40% CIR	**12%**	**-£1,163,245**	**-£1,616,948**	**-£1,614,624**	**-£1,621,564**	**-£1,657,762**	**-£1,902,878**	**-£2,051,465**
60% LAR : 40% CIR	15%	-£1,226,410	-£1,673,137	-£1,670,818	-£1,677,746	-£1,713,915	-£1,958,854	-£2,107,342
60% LAR : 40% CIR	20%	-£1,332,810	-£1,767,331	-£1,765,019	-£1,771,928	-£1,808,051	-£2,052,716	-£2,201,053
60% LAR : 40% CIR	25%	-£1,440,913	-£1,862,200	-£1,859,893	-£1,866,785	-£1,902,868	-£2,147,286	-£2,295,486
60% LAR : 40% CIR	30%	-£1,549,687	-£1,957,735	-£1,955,433	-£1,962,311	-£1,998,357	-£2,242,556	-£2,390,633
60% LAR : 40% CIR	35%	-£1,659,125	-£2,053,932	-£2,051,634	-£2,058,500	-£2,094,513	-£2,338,519	-£2,486,490
60% LAR : 40% CIR	40%	-£1,769,220	-£2,150,782	-£2,148,490	-£2,155,344	-£2,191,329	-£2,435,168	-£2,583,047
60% LAR : 40% CIR	45%	-£1,879,965	-£2,248,282	-£2,245,992	-£2,252,836	-£2,288,799	-£2,532,497	-£2,680,297
60% LAR : 40% CIR	50%	-£1,991,356	-£2,346,422	-£2,344,134	-£2,350,971	-£2,386,915	-£2,630,499	-£2,778,235

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR for 15 Years	
Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft

No Units	7
Site Area	0.06 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£550,934	£68,101	£70,410	£63,521	£27,734	-£217,768	-£366,804
60% LAR : 40% CIR	5%	£438,648	-£31,497	-£29,162	-£36,132	-£72,405	-£317,974	-£466,813
60% LAR : 40% CIR	10%	£325,675	-£132,828	-£130,501	-£137,449	-£173,668	-£418,908	-£567,564
60% LAR : 40% CIR	**12%**	**£280,295**	**-£173,553**	**-£171,230**	**-£178,169**	**-£214,367**	**-£459,483**	**-£608,070**
60% LAR : 40% CIR	15%	£212,023	-£234,846	-£232,528	-£239,455	-£275,623	-£520,562	-£669,050
60% LAR : 40% CIR	20%	£97,697	-£337,545	-£335,233	-£342,142	-£378,265	-£622,930	-£771,266
60% LAR : 40% CIR	25%	-£17,559	-£440,918	-£438,611	-£445,504	-£481,587	-£726,005	-£874,205
60% LAR : 40% CIR	30%	-£134,976	-£544,959	-£542,658	-£549,536	-£585,581	-£829,780	-£977,858
60% LAR : 40% CIR	35%	-£253,058	-£649,661	-£647,363	-£654,230	-£690,243	-£934,248	-£1,082,219
60% LAR : 40% CIR	40%	-£371,796	-£755,017	-£752,724	-£759,578	-£795,564	-£1,039,403	-£1,187,280
60% LAR : 40% CIR	45%	-£491,185	-£861,022	-£858,731	-£865,576	-£901,539	-£1,145,237	-£1,293,037
60% LAR : 40% CIR	50%	-£611,219	-£967,667	-£965,379	-£972,217	-£1,008,159	-£1,251,744	-£1,399,480

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,581,237	-£6,064,070	-£6,061,761	-£6,068,650	-£6,104,437	-£6,349,939	-£6,498,975
60% LAR : 40% CIR	5%	-£5,693,523	-£6,163,668	-£6,161,333	-£6,168,303	-£6,204,576	-£6,450,145	-£6,598,984
60% LAR : 40% CIR	10%	-£5,806,496	-£6,264,999	-£6,262,672	-£6,269,620	-£6,305,839	-£6,551,079	-£6,699,735
60% LAR : 40% CIR	**12%**	**-£5,851,876**	**-£6,305,724**	**-£6,303,401**	**-£6,310,340**	**-£6,346,538**	**-£6,591,654**	**-£6,740,241**
60% LAR : 40% CIR	15%	-£5,920,148	-£6,367,017	-£6,364,698	-£6,371,625	-£6,407,794	-£6,652,733	-£6,801,221
60% LAR : 40% CIR	20%	-£6,034,473	-£6,469,716	-£6,467,404	-£6,474,313	-£6,510,436	-£6,755,101	-£6,903,437
60% LAR : 40% CIR	25%	-£6,149,730	-£6,573,089	-£6,570,782	-£6,577,675	-£6,613,758	-£6,858,176	-£7,006,376
60% LAR : 40% CIR	30%	-£6,267,147	-£6,677,130	-£6,674,829	-£6,681,707	-£6,717,752	-£6,961,951	-£7,110,028
60% LAR : 40% CIR	35%	-£6,385,229	-£6,781,832	-£6,779,534	-£6,786,401	-£6,822,414	-£7,066,419	-£7,214,390
60% LAR : 40% CIR	40%	-£6,503,967	-£6,887,188	-£6,884,895	-£6,891,749	-£6,927,735	-£7,171,574	-£7,319,451
60% LAR : 40% CIR	45%	-£6,623,356	-£6,993,193	-£6,990,902	-£6,997,747	-£7,033,710	-£7,277,408	-£7,425,207
60% LAR : 40% CIR	50%	-£6,743,390	-£7,099,838	-£7,097,550	-£7,104,387	-£7,140,330	-£7,383,914	-£7,531,651

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,040,238	-£3,523,070	-£3,520,762	-£3,527,651	-£3,563,438	-£3,808,939	-£3,957,976
60% LAR : 40% CIR	5%	-£3,152,524	-£3,622,668	-£3,620,334	-£3,627,304	-£3,663,577	-£3,909,146	-£4,057,985
60% LAR : 40% CIR	10%	-£3,265,497	-£3,724,000	-£3,721,673	-£3,728,621	-£3,764,840	-£4,010,079	-£4,158,735
60% LAR : 40% CIR	**12%**	**-£3,310,877**	**-£3,764,724**	**-£3,762,402**	**-£3,769,341**	**-£3,805,539**	**-£4,050,655**	**-£4,199,242**
60% LAR : 40% CIR	15%	-£3,379,148	-£3,826,017	-£3,823,699	-£3,830,626	-£3,866,795	-£4,111,734	-£4,260,222
60% LAR : 40% CIR	20%	-£3,493,474	-£3,928,717	-£3,926,404	-£3,933,314	-£3,969,437	-£4,214,102	-£4,362,438
60% LAR : 40% CIR	25%	-£3,608,731	-£4,032,090	-£4,029,783	-£4,036,676	-£4,072,759	-£4,317,177	-£4,465,377
60% LAR : 40% CIR	30%	-£3,726,148	-£4,136,131	-£4,133,829	-£4,140,707	-£4,176,753	-£4,420,952	-£4,569,029
60% LAR : 40% CIR	35%	-£3,844,230	-£4,240,833	-£4,238,535	-£4,245,401	-£4,281,414	-£4,525,420	-£4,673,391
60% LAR : 40% CIR	40%	-£3,962,968	-£4,346,189	-£4,343,895	-£4,350,750	-£4,386,736	-£4,630,575	-£4,778,452
60% LAR : 40% CIR	45%	-£4,082,357	-£4,452,193	-£4,449,903	-£4,456,747	-£4,492,710	-£4,736,409	-£4,884,208
60% LAR : 40% CIR	50%	-£4,202,391	-£4,558,839	-£4,556,551	-£4,563,388	-£4,599,331	-£4,842,915	-£4,990,651

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,987,365	-£2,470,198	-£2,467,889	-£2,474,778	-£2,510,565	-£2,756,067	-£2,905,103
60% LAR : 40% CIR	5%	-£2,099,651	-£2,569,796	-£2,567,461	-£2,574,431	-£2,610,704	-£2,856,273	-£3,005,112
60% LAR : 40% CIR	10%	-£2,212,624	-£2,671,127	-£2,668,800	-£2,675,748	-£2,711,967	-£2,957,207	-£3,105,863
60% LAR : 40% CIR	**12%**	**-£2,258,004**	**-£2,711,852**	**-£2,709,529**	**-£2,716,468**	**-£2,752,666**	**-£2,997,782**	**-£3,146,369**
60% LAR : 40% CIR	15%	-£2,326,276	-£2,773,145	-£2,770,826	-£2,777,753	-£2,813,922	-£3,058,861	-£3,207,349
60% LAR : 40% CIR	20%	-£2,440,601	-£2,875,844	-£2,873,532	-£2,880,441	-£2,916,564	-£3,161,229	-£3,309,565
60% LAR : 40% CIR	25%	-£2,555,858	-£2,979,217	-£2,976,910	-£2,983,803	-£3,019,886	-£3,264,304	-£3,412,504
60% LAR : 40% CIR	30%	-£2,673,275	-£3,083,258	-£3,080,957	-£3,087,835	-£3,123,880	-£3,368,079	-£3,516,156
60% LAR : 40% CIR	35%	-£2,791,357	-£3,187,960	-£3,185,662	-£3,192,529	-£3,228,542	-£3,472,547	-£3,620,518
60% LAR : 40% CIR	40%	-£2,910,095	-£3,293,316	-£3,291,023	-£3,297,877	-£3,333,863	-£3,577,702	-£3,725,579
60% LAR : 40% CIR	45%	-£3,029,484	-£3,399,321	-£3,397,030	-£3,403,875	-£3,439,838	-£3,683,536	-£3,831,335
60% LAR : 40% CIR	50%	-£3,149,518	-£3,505,966	-£3,503,678	-£3,510,515	-£3,546,458	-£3,790,042	-£3,937,779

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£742,770	-£1,225,602	-£1,223,294	-£1,230,182	-£1,265,970	-£1,511,471	-£1,660,508
60% LAR : 40% CIR	5%	-£855,056	-£1,325,200	-£1,322,865	-£1,329,835	-£1,366,109	-£1,611,677	-£1,760,516
60% LAR : 40% CIR	10%	-£968,029	-£1,426,532	-£1,424,204	-£1,431,153	-£1,467,372	-£1,712,611	-£1,861,267
60% LAR : 40% CIR	**12%**	**-£1,013,408**	**-£1,467,256**	**-£1,464,933**	**-£1,471,873**	**-£1,508,070**	**-£1,753,186**	**-£1,901,774**
60% LAR : 40% CIR	15%	-£1,081,680	-£1,528,549	-£1,526,231	-£1,533,158	-£1,569,327	-£1,814,265	-£1,962,754
60% LAR : 40% CIR	20%	-£1,196,006	-£1,631,248	-£1,628,936	-£1,635,846	-£1,671,968	-£1,916,633	-£2,064,970
60% LAR : 40% CIR	25%	-£1,311,263	-£1,734,622	-£1,732,315	-£1,739,208	-£1,775,290	-£2,019,709	-£2,167,908
60% LAR : 40% CIR	30%	-£1,428,680	-£1,838,662	-£1,836,361	-£1,843,239	-£1,879,285	-£2,123,484	-£2,271,561
60% LAR : 40% CIR	35%	-£1,546,761	-£1,943,364	-£1,941,067	-£1,947,933	-£1,983,946	-£2,227,952	-£2,375,922
60% LAR : 40% CIR	40%	-£1,665,499	-£2,048,721	-£2,046,427	-£2,053,282	-£2,089,268	-£2,333,107	-£2,480,984
60% LAR : 40% CIR	45%	-£1,784,888	-£2,154,725	-£2,152,435	-£2,159,279	-£2,195,242	-£2,438,941	-£2,586,740
60% LAR : 40% CIR	50%	-£1,904,922	-£2,261,371	-£2,259,083	-£2,265,920	-£2,301,863	-£2,545,447	-£2,693,183

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR for 15 Years	
Value Area	**Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	**% AH**	**Base Build Costs and Access Prt M4(2) & Building Safety Levy**	**Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon**
		£721,203	£235,649	£237,956	£231,068	£195,281	-£47,664	-£196,701
60% LAR : 40% CIR	5%	£600,404	£128,146	£130,446	£123,580	£87,852	-£156,376	-£305,214
60% LAR : 40% CIR	10%	£478,918	£19,961	£22,252	£15,409	-£20,575	-£265,815	-£414,471
60% LAR : 40% CIR	**12%**	**£430,133**	**-£23,862**	**-£21,539**	**-£28,478**	**-£64,676**	**-£309,792**	**-£458,379**
60% LAR : 40% CIR	15%	£356,752	-£90,259	-£87,939	-£94,866	-£131,035	-£375,974	-£524,462
60% LAR : 40% CIR	20%	£233,913	-£201,462	-£199,150	-£206,060	-£242,182	-£486,847	-£635,184
60% LAR : 40% CIR	25%	£110,408	-£313,341	-£311,035	-£317,928	-£354,009	-£598,428	-£746,627
60% LAR : 40% CIR	30%	-£13,969	-£425,887	-£423,586	-£430,464	-£466,509	-£710,708	-£858,786
60% LAR : 40% CIR	35%	-£140,694	-£539,094	-£536,797	-£543,662	-£579,675	-£823,681	-£971,652
60% LAR : 40% CIR	40%	-£268,076	-£652,955	-£650,662	-£657,516	-£693,502	-£937,341	-£1,085,219
60% LAR : 40% CIR	45%	-£396,108	-£767,465	-£765,175	-£772,019	-£807,982	-£1,051,680	-£1,199,480
60% LAR : 40% CIR	50%	-£524,785	-£882,615	-£880,327	-£887,164	-£923,108	-£1,166,692	-£1,314,429

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	**% AH**	**Base Build Costs and Access Prt M4(2) & Building Safety Levy**	**Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon**
	0%	-£5,410,968	-£5,896,522	-£5,894,215	-£5,901,103	-£5,936,890	-£6,179,835	-£6,328,872
60% LAR : 40% CIR	5%	-£5,531,767	-£6,004,025	-£6,001,725	-£6,008,590	-£6,044,319	-£6,288,547	-£6,437,385
60% LAR : 40% CIR	10%	-£5,653,253	-£6,112,210	-£6,109,919	-£6,116,762	-£6,152,746	-£6,397,986	-£6,546,642
60% LAR : 40% CIR	**12%**	**-£5,702,038**	**-£6,156,033**	**-£6,153,710**	**-£6,160,649**	**-£6,196,847**	**-£6,441,963**	**-£6,590,550**
60% LAR : 40% CIR	15%	-£5,775,419	-£6,222,430	-£6,220,110	-£6,227,037	-£6,263,206	-£6,508,145	-£6,656,633
60% LAR : 40% CIR	20%	-£5,898,258	-£6,333,633	-£6,331,321	-£6,338,231	-£6,374,353	-£6,619,018	-£6,767,355
60% LAR : 40% CIR	25%	-£6,021,763	-£6,445,511	-£6,443,206	-£6,450,098	-£6,486,180	-£6,730,599	-£6,878,798
60% LAR : 40% CIR	30%	-£6,146,140	-£6,558,058	-£6,555,757	-£6,562,635	-£6,598,680	-£6,842,879	-£6,990,956
60% LAR : 40% CIR	35%	-£6,272,865	-£6,671,265	-£6,668,968	-£6,675,833	-£6,711,846	-£6,955,852	-£7,103,823
60% LAR : 40% CIR	40%	-£6,400,247	-£6,785,126	-£6,782,833	-£6,789,687	-£6,825,672	-£7,069,512	-£7,217,390
60% LAR : 40% CIR	45%	-£6,528,279	-£6,899,636	-£6,897,345	-£6,904,190	-£6,940,153	-£7,183,851	-£7,331,651
60% LAR : 40% CIR	50%	-£6,656,956	-£7,014,786	-£7,012,498	-£7,019,335	-£7,055,279	-£7,298,863	-£7,446,599

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	**% AH**	**Base Build Costs and Access Prt M4(2) & Building Safety Levy**	**Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon**
	0%	-£2,869,969	-£3,355,523	-£3,353,216	-£3,360,103	-£3,395,891	-£3,638,836	-£3,787,873
60% LAR : 40% CIR	5%	-£2,990,768	-£3,463,026	-£3,460,726	-£3,467,591	-£3,503,320	-£3,747,548	-£3,896,386
60% LAR : 40% CIR	10%	-£3,112,254	-£3,571,211	-£3,568,920	-£3,575,763	-£3,611,747	-£3,856,987	-£4,005,643
60% LAR : 40% CIR	**12%**	**-£3,161,039**	**-£3,615,034**	**-£3,612,711**	**-£3,619,650**	**-£3,655,848**	**-£3,900,964**	**-£4,049,551**
60% LAR : 40% CIR	15%	-£3,234,420	-£3,681,430	-£3,679,111	-£3,686,038	-£3,722,207	-£3,967,145	-£4,115,634
60% LAR : 40% CIR	20%	-£3,357,259	-£3,792,634	-£3,790,322	-£3,797,231	-£3,833,354	-£4,078,019	-£4,226,356
60% LAR : 40% CIR	25%	-£3,480,764	-£3,904,512	-£3,902,206	-£3,909,099	-£3,945,181	-£4,189,599	-£4,337,799
60% LAR : 40% CIR	30%	-£3,605,141	-£4,017,059	-£4,014,757	-£4,021,635	-£4,057,681	-£4,301,880	-£4,449,957
60% LAR : 40% CIR	35%	-£3,731,866	-£4,130,265	-£4,127,969	-£4,134,834	-£4,170,847	-£4,414,853	-£4,562,823
60% LAR : 40% CIR	40%	-£3,859,247	-£4,244,126	-£4,241,834	-£4,248,688	-£4,284,673	-£4,528,512	-£4,676,391
60% LAR : 40% CIR	45%	-£3,987,279	-£4,358,636	-£4,356,346	-£4,363,190	-£4,399,153	-£4,642,852	-£4,790,651
60% LAR : 40% CIR	50%	-£4,115,957	-£4,473,787	-£4,471,499	-£4,478,336	-£4,514,280	-£4,757,864	-£4,905,600

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	**% AH**	**Base Build Costs and Access Prt M4(2) & Building Safety Levy**	**Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon**
	0%	-£1,817,096	-£2,302,650	-£2,300,343	-£2,307,231	-£2,343,018	-£2,585,963	-£2,735,000
60% LAR : 40% CIR	5%	-£1,937,895	-£2,410,153	-£2,407,853	-£2,414,718	-£2,450,447	-£2,694,675	-£2,843,513
60% LAR : 40% CIR	10%	-£2,059,381	-£2,518,338	-£2,516,047	-£2,522,890	-£2,558,874	-£2,804,114	-£2,952,770
60% LAR : 40% CIR	**12%**	**-£2,108,166**	**-£2,562,161**	**-£2,559,838**	**-£2,566,777**	**-£2,602,975**	**-£2,848,091**	**-£2,996,678**
60% LAR : 40% CIR	15%	-£2,181,547	-£2,628,558	-£2,626,238	-£2,633,165	-£2,669,334	-£2,914,273	-£3,062,761
60% LAR : 40% CIR	20%	-£2,304,386	-£2,739,761	-£2,737,449	-£2,744,359	-£2,780,481	-£3,025,146	-£3,173,483
60% LAR : 40% CIR	25%	-£2,427,891	-£2,851,639	-£2,849,334	-£2,856,226	-£2,892,308	-£3,136,727	-£3,284,926
60% LAR : 40% CIR	30%	-£2,552,268	-£2,964,186	-£2,961,885	-£2,968,763	-£3,004,808	-£3,249,007	-£3,397,084
60% LAR : 40% CIR	35%	-£2,678,993	-£3,077,393	-£3,075,096	-£3,081,961	-£3,117,974	-£3,361,980	-£3,509,951
60% LAR : 40% CIR	40%	-£2,806,375	-£3,191,254	-£3,188,961	-£3,195,815	-£3,231,800	-£3,475,640	-£3,623,518
60% LAR : 40% CIR	45%	-£2,934,407	-£3,305,764	-£3,303,473	-£3,310,318	-£3,346,281	-£3,589,979	-£3,737,779
60% LAR : 40% CIR	50%	-£3,063,084	-£3,420,914	-£3,418,626	-£3,425,463	-£3,461,407	-£3,704,991	-£3,852,727

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	**% AH**	**Base Build Costs and Access Prt M4(2) & Building Safety Levy**	**Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon**
	0%	-£572,500	-£1,058,055	-£1,055,747	-£1,062,635	-£1,098,422	-£1,341,368	-£1,490,405
60% LAR : 40% CIR	5%	-£693,300	-£1,165,558	-£1,163,257	-£1,170,123	-£1,205,851	-£1,450,080	-£1,598,918
60% LAR : 40% CIR	10%	-£814,785	-£1,273,742	-£1,271,452	-£1,278,294	-£1,314,279	-£1,559,518	-£1,708,174
60% LAR : 40% CIR	**12%**	**-£863,571**	**-£1,317,566**	**-£1,315,243**	**-£1,322,181**	**-£1,358,380**	**-£1,603,496**	**-£1,752,083**
60% LAR : 40% CIR	15%	-£936,951	-£1,383,962	-£1,381,643	-£1,388,570	-£1,424,739	-£1,669,677	-£1,818,166
60% LAR : 40% CIR	20%	-£1,059,791	-£1,495,166	-£1,492,854	-£1,499,763	-£1,535,886	-£1,780,551	-£1,928,887
60% LAR : 40% CIR	25%	-£1,183,296	-£1,607,044	-£1,604,738	-£1,611,631	-£1,647,713	-£1,892,131	-£2,040,331
60% LAR : 40% CIR	30%	-£1,307,673	-£1,719,590	-£1,717,289	-£1,724,167	-£1,760,213	-£2,004,412	-£2,152,489
60% LAR : 40% CIR	35%	-£1,434,397	-£1,832,797	-£1,830,501	-£1,837,366	-£1,873,379	-£2,117,385	-£2,265,355
60% LAR : 40% CIR	40%	-£1,561,779	-£1,946,658	-£1,944,366	-£1,951,220	-£1,987,205	-£2,231,044	-£2,378,922
60% LAR : 40% CIR	45%	-£1,689,811	-£2,061,168	-£2,058,878	-£2,065,722	-£2,101,685	-£2,345,384	-£2,493,183
60% LAR : 40% CIR	50%	-£1,818,488	-£2,176,319	-£2,174,031	-£2,180,868	-£2,216,811	-£2,460,396	-£2,608,132

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR for 15 Years

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft

No Units	7
Site Area	0.06 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,061,742	£570,742	£573,050	£566,162	£530,375	£288,146	£141,349
60% LAR : 40% CIR	5%	£923,916	£446,485	£448,785	£441,920	£406,192	£164,313	£17,712
60% LAR : 40% CIR	10%	£785,403	£321,545	£323,836	£316,994	£281,319	£39,765	-£108,284
60% LAR : 40% CIR	**12%**	**£729,807**	**£271,379**	**£273,668**	**£266,833**	**£231,178**	**-£10,410**	**-£158,997**
60% LAR : 40% CIR	15%	£646,210	£195,928	£198,212	£191,389	£155,763	-£86,798	-£235,287
60% LAR : 40% CIR	20%	£506,344	£69,640	£71,918	£65,112	£29,532	-£214,682	-£363,019
60% LAR : 40% CIR	25%	£365,811	-£58,186	-£55,879	-£62,772	-£98,854	-£343,272	-£491,473
60% LAR : 40% CIR	30%	£224,619	-£187,742	-£185,441	-£192,319	-£228,364	-£472,563	-£620,641
60% LAR : 40% CIR	35%	£82,771	-£317,959	-£315,663	-£322,528	-£358,541	-£602,547	-£750,517
60% LAR : 40% CIR	40%	-£60,635	-£448,831	-£446,538	-£453,392	-£489,377	-£733,217	-£881,095
60% LAR : 40% CIR	45%	-£205,954	-£580,351	-£578,061	-£584,905	-£620,868	-£864,566	-£1,012,366
60% LAR : 40% CIR	50%	-£351,918	-£712,512	-£710,224	-£717,061	-£753,005	-£996,589	-£1,144,324

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,070,429	-£5,561,429	-£5,559,121	-£5,566,009	-£5,601,796	-£5,844,025	-£5,990,822
60% LAR : 40% CIR	5%	-£5,208,255	-£5,685,685	-£5,683,386	-£5,690,251	-£5,725,979	-£5,967,858	-£6,114,459
60% LAR : 40% CIR	10%	-£5,346,768	-£5,810,626	-£5,808,335	-£5,815,177	-£5,850,852	-£6,092,406	-£6,240,455
60% LAR : 40% CIR	**12%**	**-£5,402,364**	**-£5,860,792**	**-£5,858,503**	**-£5,865,338**	**-£5,900,993**	**-£6,142,581**	**-£6,291,168**
60% LAR : 40% CIR	15%	-£5,485,960	-£5,936,243	-£5,933,959	-£5,940,782	-£5,976,408	-£6,218,969	-£6,367,458
60% LAR : 40% CIR	20%	-£5,625,827	-£6,062,531	-£6,060,253	-£6,067,059	-£6,102,639	-£6,346,853	-£6,495,190
60% LAR : 40% CIR	25%	-£5,766,359	-£6,190,357	-£6,188,050	-£6,194,943	-£6,231,025	-£6,475,443	-£6,623,644
60% LAR : 40% CIR	30%	-£5,907,552	-£6,319,913	-£6,317,612	-£6,324,490	-£6,360,535	-£6,604,734	-£6,752,811
60% LAR : 40% CIR	35%	-£6,049,400	-£6,450,130	-£6,447,833	-£6,454,699	-£6,490,712	-£6,734,718	-£6,882,688
60% LAR : 40% CIR	40%	-£6,192,805	-£6,581,002	-£6,578,709	-£6,585,563	-£6,621,548	-£6,865,387	-£7,013,266
60% LAR : 40% CIR	45%	-£6,338,124	-£6,712,522	-£6,710,232	-£6,717,076	-£6,753,039	-£6,996,737	-£7,144,537
60% LAR : 40% CIR	50%	-£6,484,089	-£6,844,683	-£6,842,395	-£6,849,232	-£6,885,176	-£7,128,760	-£7,276,495

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,529,429	-£3,020,430	-£3,018,122	-£3,025,010	-£3,060,797	-£3,303,026	-£3,449,823
60% LAR : 40% CIR	5%	-£2,667,256	-£3,144,686	-£3,142,387	-£3,149,252	-£3,184,980	-£3,426,859	-£3,573,460
60% LAR : 40% CIR	10%	-£2,805,769	-£3,269,626	-£3,267,336	-£3,274,178	-£3,309,853	-£3,551,407	-£3,699,456
60% LAR : 40% CIR	**12%**	**-£2,861,365**	**-£3,319,792**	**-£3,317,504**	**-£3,324,339**	**-£3,359,994**	**-£3,601,582**	**-£3,750,169**
60% LAR : 40% CIR	15%	-£2,944,961	-£3,395,244	-£3,392,960	-£3,399,783	-£3,435,409	-£3,677,970	-£3,826,459
60% LAR : 40% CIR	20%	-£3,084,828	-£3,521,531	-£3,519,254	-£3,526,060	-£3,561,640	-£3,805,853	-£3,954,191
60% LAR : 40% CIR	25%	-£3,225,360	-£3,649,358	-£3,647,051	-£3,653,944	-£3,690,025	-£3,934,444	-£4,082,644
60% LAR : 40% CIR	30%	-£3,366,553	-£3,778,914	-£3,776,612	-£3,783,490	-£3,819,536	-£4,063,735	-£4,211,812
60% LAR : 40% CIR	35%	-£3,508,400	-£3,909,131	-£3,906,834	-£3,913,700	-£3,949,712	-£4,193,718	-£4,341,689
60% LAR : 40% CIR	40%	-£3,651,806	-£4,040,003	-£4,037,710	-£4,044,564	-£4,080,549	-£4,324,388	-£4,472,266
60% LAR : 40% CIR	45%	-£3,797,125	-£4,171,523	-£4,169,232	-£4,176,077	-£4,212,040	-£4,455,738	-£4,603,538
60% LAR : 40% CIR	50%	-£3,943,089	-£4,303,684	-£4,301,396	-£4,308,233	-£4,344,176	-£4,587,761	-£4,735,496

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,476,557	-£1,967,557	-£1,965,249	-£1,972,137	-£2,007,924	-£2,250,153	-£2,396,950
60% LAR : 40% CIR	5%	-£1,614,383	-£2,091,813	-£2,089,514	-£2,096,379	-£2,132,107	-£2,373,986	-£2,520,587
60% LAR : 40% CIR	10%	-£1,752,896	-£2,216,754	-£2,214,463	-£2,221,305	-£2,256,980	-£2,498,534	-£2,646,583
60% LAR : 40% CIR	**12%**	**-£1,808,492**	**-£2,266,920**	**-£2,264,631**	**-£2,271,466**	**-£2,307,121**	**-£2,548,709**	**-£2,697,296**
60% LAR : 40% CIR	15%	-£1,892,088	-£2,342,371	-£2,340,087	-£2,346,910	-£2,382,536	-£2,625,097	-£2,773,586
60% LAR : 40% CIR	20%	-£2,031,955	-£2,468,659	-£2,466,381	-£2,473,187	-£2,508,767	-£2,752,981	-£2,901,318
60% LAR : 40% CIR	25%	-£2,172,487	-£2,596,485	-£2,594,178	-£2,601,071	-£2,637,153	-£2,881,571	-£3,029,772
60% LAR : 40% CIR	30%	-£2,313,680	-£2,726,041	-£2,723,740	-£2,730,618	-£2,766,663	-£3,010,862	-£3,158,939
60% LAR : 40% CIR	35%	-£2,455,528	-£2,856,258	-£2,853,961	-£2,860,827	-£2,896,840	-£3,140,845	-£3,288,816
60% LAR : 40% CIR	40%	-£2,598,933	-£2,987,130	-£2,984,837	-£2,991,691	-£3,027,676	-£3,271,515	-£3,419,394
60% LAR : 40% CIR	45%	-£2,744,252	-£3,118,650	-£3,116,360	-£3,123,204	-£3,159,167	-£3,402,865	-£3,550,665
60% LAR : 40% CIR	50%	-£2,890,217	-£3,250,811	-£3,248,523	-£3,255,360	-£3,291,304	-£3,534,888	-£3,682,623

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£231,961	-£722,961	-£720,654	-£727,542	-£763,329	-£1,005,558	-£1,152,355
60% LAR : 40% CIR	5%	-£369,788	-£847,218	-£844,919	-£851,784	-£887,512	-£1,129,391	-£1,275,992
60% LAR : 40% CIR	10%	-£508,301	-£972,158	-£969,868	-£976,710	-£1,012,384	-£1,253,939	-£1,401,988
60% LAR : 40% CIR	**12%**	**-£563,897**	**-£1,022,324**	**-£1,020,036**	**-£1,026,871**	**-£1,062,525**	**-£1,304,114**	**-£1,452,701**
60% LAR : 40% CIR	15%	-£647,493	-£1,097,775	-£1,095,492	-£1,102,315	-£1,137,940	-£1,380,502	-£1,528,990
60% LAR : 40% CIR	20%	-£787,360	-£1,224,063	-£1,221,785	-£1,228,591	-£1,264,172	-£1,508,385	-£1,656,722
60% LAR : 40% CIR	25%	-£927,892	-£1,351,890	-£1,349,583	-£1,356,476	-£1,392,557	-£1,636,976	-£1,785,176
60% LAR : 40% CIR	30%	-£1,069,085	-£1,481,445	-£1,479,144	-£1,486,022	-£1,522,068	-£1,766,267	-£1,914,344
60% LAR : 40% CIR	35%	-£1,210,932	-£1,611,663	-£1,609,366	-£1,616,231	-£1,652,244	-£1,896,250	-£2,044,221
60% LAR : 40% CIR	40%	-£1,354,338	-£1,742,535	-£1,740,241	-£1,747,096	-£1,783,081	-£2,026,920	-£2,174,798
60% LAR : 40% CIR	45%	-£1,499,657	-£1,874,055	-£1,871,764	-£1,878,609	-£1,914,572	-£2,158,270	-£2,306,069
60% LAR : 40% CIR	50%	-£1,645,621	-£2,006,215	-£2,003,928	-£2,010,765	-£2,046,708	-£2,290,293	-£2,438,028

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR for 15 Years	
Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft

No Units	7
Site Area	0.06 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,402,281	£905,836	£908,144	£901,256	£865,468	£623,240	£476,442
60% LAR : 40% CIR	5%	£1,247,428	£764,824	£767,124	£760,258	£724,530	£482,652	£336,050
60% LAR : 40% CIR	10%	£1,091,887	£623,130	£625,420	£618,578	£582,903	£341,349	£194,927
60% LAR : 40% CIR	**12%**	**£1,029,482**	**£566,262**	**£568,550**	**£561,715**	**£526,061**	**£284,628**	**£138,274**
60% LAR : 40% CIR	15%	£935,668	£480,757	£483,042	£476,218	£440,593	£199,335	£53,078
60% LAR : 40% CIR	20%	£778,775	£337,715	£339,993	£333,187	£297,607	£56,619	-£90,853
60% LAR : 40% CIR	25%	£621,215	£194,009	£196,281	£189,491	£153,951	-£88,118	-£236,317
60% LAR : 40% CIR	30%	£462,995	£49,645	£51,911	£45,137	£9,633	-£234,419	-£382,497
60% LAR : 40% CIR	35%	£304,122	-£96,826	-£94,528	-£101,393	-£137,407	-£381,413	-£529,382
60% LAR : 40% CIR	40%	£144,600	-£244,707	-£242,414	-£249,268	-£285,253	-£529,093	-£676,971
60% LAR : 40% CIR	45%	-£15,799	-£393,237	-£390,947	-£397,792	-£433,754	-£677,453	-£825,252
60% LAR : 40% CIR	50%	-£179,050	-£542,409	-£540,121	-£546,958	-£582,901	-£826,485	-£974,221

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,729,889	-£5,226,335	-£5,224,027	-£5,230,915	-£5,266,703	-£5,508,931	-£5,655,729
60% LAR : 40% CIR	5%	-£4,884,743	-£5,367,347	-£5,365,047	-£5,371,912	-£5,407,641	-£5,649,519	-£5,796,121
60% LAR : 40% CIR	10%	-£5,040,283	-£5,509,041	-£5,506,751	-£5,513,593	-£5,549,268	-£5,790,822	-£5,937,244
60% LAR : 40% CIR	**12%**	**-£5,102,689**	**-£5,565,909**	**-£5,563,621**	**-£5,570,456**	**-£5,606,110**	**-£5,847,543**	**-£5,993,897**
60% LAR : 40% CIR	15%	-£5,196,503	-£5,651,414	-£5,649,129	-£5,655,953	-£5,691,578	-£5,932,835	-£6,079,093
60% LAR : 40% CIR	20%	-£5,353,396	-£5,794,455	-£5,792,178	-£5,798,984	-£5,834,564	-£6,075,552	-£6,223,024
60% LAR : 40% CIR	25%	-£5,510,956	-£5,938,162	-£5,935,890	-£5,942,680	-£5,978,220	-£6,220,289	-£6,368,488
60% LAR : 40% CIR	30%	-£5,669,176	-£6,082,526	-£6,080,259	-£6,087,034	-£6,122,538	-£6,366,590	-£6,514,667
60% LAR : 40% CIR	35%	-£5,828,049	-£6,228,996	-£6,226,699	-£6,233,564	-£6,269,578	-£6,513,584	-£6,661,553
60% LAR : 40% CIR	40%	-£5,987,571	-£6,376,878	-£6,374,585	-£6,381,439	-£6,417,424	-£6,661,264	-£6,809,141
60% LAR : 40% CIR	45%	-£6,147,970	-£6,525,408	-£6,523,118	-£6,529,963	-£6,565,925	-£6,809,624	-£6,957,423
60% LAR : 40% CIR	50%	-£6,311,220	-£6,674,579	-£6,672,292	-£6,679,129	-£6,715,072	-£6,958,656	-£7,106,392

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,188,890	-£2,685,336	-£2,683,027	-£2,689,916	-£2,725,703	-£2,967,932	-£3,114,730
60% LAR : 40% CIR	5%	-£2,343,744	-£2,826,348	-£2,824,048	-£2,830,913	-£2,866,642	-£3,108,519	-£3,255,121
60% LAR : 40% CIR	10%	-£2,499,284	-£2,968,042	-£2,965,751	-£2,972,594	-£3,008,268	-£3,249,823	-£3,396,244
60% LAR : 40% CIR	**12%**	**-£2,561,690**	**-£3,024,910**	**-£3,022,622**	**-£3,029,456**	**-£3,065,111**	**-£3,306,543**	**-£3,452,898**
60% LAR : 40% CIR	15%	-£2,655,504	-£3,110,414	-£3,108,130	-£3,114,954	-£3,150,578	-£3,391,836	-£3,538,093
60% LAR : 40% CIR	20%	-£2,812,397	-£3,253,456	-£3,251,178	-£3,257,984	-£3,293,565	-£3,534,552	-£3,682,025
60% LAR : 40% CIR	25%	-£2,969,956	-£3,397,163	-£3,394,891	-£3,401,681	-£3,437,220	-£3,679,290	-£3,827,489
60% LAR : 40% CIR	30%	-£3,128,176	-£3,541,526	-£3,539,260	-£3,546,034	-£3,581,539	-£3,825,591	-£3,973,668
60% LAR : 40% CIR	35%	-£3,287,050	-£3,687,997	-£3,685,700	-£3,692,565	-£3,728,579	-£3,972,585	-£4,120,554
60% LAR : 40% CIR	40%	-£3,446,571	-£3,835,879	-£3,833,586	-£3,840,440	-£3,876,425	-£4,120,265	-£4,268,142
60% LAR : 40% CIR	45%	-£3,606,971	-£3,984,409	-£3,982,119	-£3,988,964	-£4,024,926	-£4,268,624	-£4,416,424
60% LAR : 40% CIR	50%	-£3,770,221	-£4,133,580	-£4,131,292	-£4,138,130	-£4,174,073	-£4,417,656	-£4,565,393

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,136,017	-£1,632,463	-£1,630,155	-£1,637,043	-£1,672,831	-£1,915,059	-£2,061,857
60% LAR : 40% CIR	5%	-£1,290,871	-£1,773,475	-£1,771,175	-£1,778,040	-£1,813,769	-£2,055,647	-£2,202,248
60% LAR : 40% CIR	10%	-£1,446,411	-£1,915,169	-£1,912,879	-£1,919,721	-£1,955,396	-£2,196,950	-£2,343,372
60% LAR : 40% CIR	**12%**	**-£1,508,817**	**-£1,972,037**	**-£1,969,749**	**-£1,976,584**	**-£2,012,238**	**-£2,253,671**	**-£2,400,025**
60% LAR : 40% CIR	15%	-£1,602,631	-£2,057,542	-£2,055,257	-£2,062,081	-£2,097,706	-£2,338,963	-£2,485,220
60% LAR : 40% CIR	20%	-£1,759,524	-£2,200,583	-£2,198,306	-£2,205,112	-£2,240,692	-£2,481,680	-£2,629,152
60% LAR : 40% CIR	25%	-£1,917,084	-£2,344,290	-£2,342,018	-£2,348,808	-£2,384,348	-£2,626,417	-£2,774,616
60% LAR : 40% CIR	30%	-£2,075,304	-£2,488,654	-£2,486,387	-£2,493,162	-£2,528,666	-£2,772,718	-£2,920,795
60% LAR : 40% CIR	35%	-£2,234,177	-£2,635,124	-£2,632,827	-£2,639,692	-£2,675,706	-£2,919,712	-£3,067,681
60% LAR : 40% CIR	40%	-£2,393,699	-£2,783,006	-£2,780,713	-£2,787,567	-£2,823,552	-£3,067,392	-£3,215,269
60% LAR : 40% CIR	45%	-£2,554,098	-£2,931,536	-£2,929,246	-£2,936,091	-£2,972,053	-£3,215,752	-£3,363,551
60% LAR : 40% CIR	50%	-£2,717,348	-£3,080,707	-£3,078,420	-£3,085,257	-£3,121,200	-£3,364,784	-£3,512,520

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£108,578	-£387,868	-£385,559	-£392,448	-£428,235	-£670,464	-£817,261
60% LAR : 40% CIR	5%	-£46,276	-£528,880	-£526,579	-£533,445	-£569,174	-£811,051	-£957,653
60% LAR : 40% CIR	10%	-£201,816	-£670,574	-£668,283	-£675,126	-£710,800	-£952,354	-£1,098,776
60% LAR : 40% CIR	**12%**	**-£264,222**	**-£727,442**	**-£725,153**	**-£731,988**	**-£767,643**	**-£1,009,075**	**-£1,155,429**
60% LAR : 40% CIR	15%	-£358,036	-£812,946	-£810,661	-£817,486	-£853,110	-£1,094,368	-£1,240,625
60% LAR : 40% CIR	20%	-£514,929	-£955,988	-£953,710	-£960,516	-£996,096	-£1,237,084	-£1,384,557
60% LAR : 40% CIR	25%	-£672,488	-£1,099,694	-£1,097,423	-£1,104,212	-£1,139,752	-£1,381,821	-£1,530,021
60% LAR : 40% CIR	30%	-£830,708	-£1,244,058	-£1,241,792	-£1,248,566	-£1,284,070	-£1,528,123	-£1,676,200
60% LAR : 40% CIR	35%	-£989,582	-£1,390,529	-£1,388,231	-£1,395,097	-£1,431,111	-£1,675,117	-£1,823,086
60% LAR : 40% CIR	40%	-£1,149,103	-£1,538,411	-£1,536,117	-£1,542,972	-£1,578,957	-£1,822,797	-£1,970,674
60% LAR : 40% CIR	45%	-£1,309,503	-£1,686,941	-£1,684,651	-£1,691,496	-£1,727,458	-£1,971,156	-£2,118,956
60% LAR : 40% CIR	50%	-£1,472,753	-£1,836,112	-£1,833,824	-£1,840,661	-£1,876,605	-£2,120,188	-£2,267,924

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR for 15 Years

Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft**

No Units	**7**
Site Area	**0.06 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,083,359	£1,576,023	£1,578,332	£1,571,443	£1,535,656	£1,293,427	£1,146,629
60% LAR : 40% CIR	5%	£1,894,452	£1,401,502	£1,403,802	£1,396,937	£1,361,208	£1,119,330	£972,728
60% LAR : 40% CIR	10%	£1,704,858	£1,226,298	£1,228,589	£1,221,747	£1,186,072	£944,518	£798,096
60% LAR : 40% CIR	**12%**	**£1,628,830**	**£1,156,027**	**£1,158,315**	**£1,151,479**	**£1,115,826**	**£874,393**	**£728,039**
60% LAR : 40% CIR	15%	£1,514,585	£1,050,417	£1,052,701	£1,045,877	£1,010,253	£768,995	£622,738
60% LAR : 40% CIR	20%	£1,323,638	£873,866	£876,142	£869,337	£833,757	£592,770	£446,662
60% LAR : 40% CIR	25%	£1,132,024	£696,649	£698,922	£692,132	£656,592	£415,847	£269,875
60% LAR : 40% CIR	30%	£939,751	£518,776	£521,043	£514,268	£478,765	£238,236	£92,384
60% LAR : 40% CIR	35%	£746,822	£340,252	£342,515	£335,752	£300,280	£59,942	-£87,114
60% LAR : 40% CIR	40%	£553,247	£161,083	£163,341	£156,591	£121,146	-£120,845	-£268,723
60% LAR : 40% CIR	45%	£359,031	-£19,010	-£16,720	-£23,565	-£59,527	-£303,225	-£451,026
60% LAR : 40% CIR	50%	£164,180	-£202,202	-£199,914	-£206,751	-£242,695	-£486,278	-£634,014

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,048,812	-£4,556,148	-£4,553,839	-£4,560,728	-£4,596,515	-£4,838,744	-£4,985,542
60% LAR : 40% CIR	5%	-£4,237,719	-£4,730,669	-£4,728,369	-£4,735,233	-£4,770,963	-£5,012,841	-£5,159,443
60% LAR : 40% CIR	10%	-£4,427,313	-£4,905,872	-£4,903,582	-£4,910,424	-£4,946,099	-£5,187,653	-£5,334,075
60% LAR : 40% CIR	**12%**	**-£4,503,341**	**-£4,976,144**	**-£4,973,856**	**-£4,980,692**	**-£5,016,345**	**-£5,257,778**	**-£5,404,132**
60% LAR : 40% CIR	15%	-£4,617,586	-£5,081,754	-£5,079,470	-£5,086,294	-£5,121,918	-£5,363,176	-£5,509,433
60% LAR : 40% CIR	20%	-£4,808,533	-£5,258,305	-£5,256,028	-£5,262,833	-£5,298,414	-£5,539,401	-£5,685,509
60% LAR : 40% CIR	25%	-£5,000,147	-£5,435,522	-£5,433,249	-£5,440,039	-£5,475,579	-£5,716,324	-£5,862,295
60% LAR : 40% CIR	30%	-£5,192,420	-£5,613,395	-£5,611,128	-£5,617,903	-£5,653,406	-£5,893,935	-£6,039,787
60% LAR : 40% CIR	35%	-£5,385,349	-£5,791,919	-£5,789,656	-£5,796,419	-£5,831,891	-£6,072,229	-£6,219,285
60% LAR : 40% CIR	40%	-£5,578,924	-£5,971,088	-£5,968,830	-£5,975,580	-£6,011,025	-£6,253,016	-£6,400,894
60% LAR : 40% CIR	45%	-£5,773,140	-£6,151,181	-£6,148,890	-£6,155,736	-£6,191,698	-£6,435,396	-£6,583,197
60% LAR : 40% CIR	50%	-£5,967,991	-£6,334,373	-£6,332,085	-£6,338,922	-£6,374,866	-£6,618,449	-£6,766,185

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,507,813	-£2,015,149	-£2,012,840	-£2,019,729	-£2,055,516	-£2,297,745	-£2,444,542
60% LAR : 40% CIR	5%	-£1,696,720	-£2,189,670	-£2,187,370	-£2,194,234	-£2,229,964	-£2,471,841	-£2,618,443
60% LAR : 40% CIR	10%	-£1,886,314	-£2,364,873	-£2,362,583	-£2,369,425	-£2,405,100	-£2,646,654	-£2,793,076
60% LAR : 40% CIR	**12%**	**-£1,962,342**	**-£2,435,145**	**-£2,432,857**	**-£2,439,692**	**-£2,475,346**	**-£2,716,778**	**-£2,863,133**
60% LAR : 40% CIR	15%	-£2,076,587	-£2,540,755	-£2,538,471	-£2,545,294	-£2,580,919	-£2,822,177	-£2,968,434
60% LAR : 40% CIR	20%	-£2,267,534	-£2,717,306	-£2,715,029	-£2,721,834	-£2,757,414	-£2,998,402	-£3,144,510
60% LAR : 40% CIR	25%	-£2,459,148	-£2,894,523	-£2,892,250	-£2,899,040	-£2,934,579	-£3,175,325	-£3,321,296
60% LAR : 40% CIR	30%	-£2,651,421	-£3,072,396	-£3,070,129	-£3,076,904	-£3,112,407	-£3,352,936	-£3,498,788
60% LAR : 40% CIR	35%	-£2,844,349	-£3,250,919	-£3,248,657	-£3,255,420	-£3,290,892	-£3,531,230	-£3,678,286
60% LAR : 40% CIR	40%	-£3,037,925	-£3,430,089	-£3,427,830	-£3,434,581	-£3,470,026	-£3,712,017	-£3,859,895
60% LAR : 40% CIR	45%	-£3,232,141	-£3,610,182	-£3,607,891	-£3,614,737	-£3,650,699	-£3,894,397	-£4,042,197
60% LAR : 40% CIR	50%	-£3,426,992	-£3,793,374	-£3,791,086	-£3,797,923	-£3,833,866	-£4,077,450	-£4,225,186

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£454,940	-£962,276	-£959,967	-£966,856	-£1,002,643	-£1,244,872	-£1,391,670
60% LAR : 40% CIR	5%	-£643,847	-£1,136,797	-£1,134,497	-£1,141,361	-£1,177,091	-£1,418,969	-£1,565,571
60% LAR : 40% CIR	10%	-£833,441	-£1,312,000	-£1,309,710	-£1,316,552	-£1,352,227	-£1,593,781	-£1,740,203
60% LAR : 40% CIR	**12%**	**-£909,469**	**-£1,382,272**	**-£1,379,984**	**-£1,386,819**	**-£1,422,473**	**-£1,663,906**	**-£1,810,260**
60% LAR : 40% CIR	15%	-£1,023,714	-£1,487,882	-£1,485,598	-£1,492,422	-£1,528,046	-£1,769,304	-£1,915,561
60% LAR : 40% CIR	20%	-£1,214,661	-£1,664,433	-£1,662,156	-£1,668,961	-£1,704,542	-£1,945,529	-£2,091,637
60% LAR : 40% CIR	25%	-£1,406,275	-£1,841,650	-£1,839,377	-£1,846,167	-£1,881,707	-£2,122,452	-£2,268,423
60% LAR : 40% CIR	30%	-£1,598,548	-£2,019,523	-£2,017,256	-£2,024,031	-£2,059,534	-£2,300,063	-£2,445,915
60% LAR : 40% CIR	35%	-£1,791,477	-£2,198,047	-£2,195,784	-£2,202,547	-£2,238,019	-£2,478,357	-£2,625,413
60% LAR : 40% CIR	40%	-£1,985,052	-£2,377,216	-£2,374,958	-£2,381,708	-£2,417,153	-£2,659,144	-£2,807,022
60% LAR : 40% CIR	45%	-£2,179,268	-£2,557,309	-£2,555,018	-£2,561,864	-£2,597,826	-£2,841,524	-£2,989,325
60% LAR : 40% CIR	50%	-£2,374,119	-£2,740,501	-£2,738,213	-£2,745,050	-£2,780,994	-£3,024,577	-£3,172,313

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£789,655	£282,320	£284,628	£277,739	£241,952	-£277	-£147,074
60% LAR : 40% CIR	5%	£600,748	£107,798	£110,099	£103,234	£67,504	-£174,373	-£320,975
60% LAR : 40% CIR	10%	£411,154	-£67,405	-£65,114	-£71,957	-£107,631	-£349,186	-£495,607
60% LAR : 40% CIR	**12%**	**£335,126**	**-£137,677**	**-£135,388**	**-£142,224**	**-£177,878**	**-£419,310**	**-£565,664**
60% LAR : 40% CIR	15%	£220,881	-£243,287	-£241,003	-£247,826	-£283,451	-£524,709	-£670,966
60% LAR : 40% CIR	20%	£29,935	-£419,838	-£417,561	-£424,366	-£459,946	-£700,934	-£847,041
60% LAR : 40% CIR	25%	-£161,679	-£597,054	-£594,782	-£601,571	-£637,111	-£877,856	-£1,023,828
60% LAR : 40% CIR	30%	-£353,953	-£774,928	-£772,660	-£779,436	-£814,939	-£1,055,468	-£1,201,319
60% LAR : 40% CIR	35%	-£546,881	-£953,451	-£951,189	-£957,951	-£993,423	-£1,233,762	-£1,380,818
60% LAR : 40% CIR	40%	-£740,457	-£1,132,621	-£1,130,362	-£1,137,113	-£1,172,558	-£1,414,549	-£1,562,427
60% LAR : 40% CIR	45%	-£934,672	-£1,312,713	-£1,310,423	-£1,317,268	-£1,353,230	-£1,596,929	-£1,744,729
60% LAR : 40% CIR	50%	-£1,129,524	-£1,495,905	-£1,493,618	-£1,500,455	-£1,536,398	-£1,779,982	-£1,927,718

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR for 15 Years		Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft

No Units	7	Sales value inflation		Base
Site Area	0.06 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,934,707	£2,413,758	£2,416,066	£2,409,177	£2,373,390	£2,131,161	£1,984,364
60% LAR : 40% CIR	5%	£2,703,231	£2,197,350	£2,199,650	£2,192,784	£2,157,056	£1,915,178	£1,768,576
60% LAR : 40% CIR	10%	£2,471,070	£1,980,259	£1,982,550	£1,975,707	£1,940,033	£1,698,479	£1,552,057
60% LAR : 40% CIR	**12%**	**£2,378,016**	**£1,893,233**	**£1,895,521**	**£1,888,686**	**£1,853,031**	**£1,611,599**	**£1,465,246**
60% LAR : 40% CIR	15%	£2,238,230	£1,762,491	£1,764,776	£1,757,951	£1,722,327	£1,481,069	£1,334,812
60% LAR : 40% CIR	20%	£2,004,716	£1,544,053	£1,546,331	£1,539,525	£1,503,944	£1,262,957	£1,116,849
60% LAR : 40% CIR	25%	£1,770,534	£1,324,950	£1,327,222	£1,320,432	£1,284,893	£1,044,148	£898,176
60% LAR : 40% CIR	30%	£1,535,694	£1,105,191	£1,107,457	£1,100,683	£1,065,178	£824,649	£678,798
60% LAR : 40% CIR	35%	£1,300,198	£884,779	£887,041	£880,280	£844,808	£604,469	£458,722
60% LAR : 40% CIR	40%	£1,064,055	£663,724	£665,982	£659,232	£623,787	£383,612	£237,956
60% LAR : 40% CIR	45%	£827,272	£442,030	£444,285	£437,543	£402,122	£162,085	£16,507
60% LAR : 40% CIR	50%	£589,853	£219,704	£221,958	£215,223	£179,820	-£61,020	-£208,757

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,197,464	-£3,718,413	-£3,716,105	-£3,722,994	-£3,758,781	-£4,001,010	-£4,147,807
60% LAR : 40% CIR	5%	-£3,428,940	-£3,934,821	-£3,932,521	-£3,939,387	-£3,975,115	-£4,216,993	-£4,363,595
60% LAR : 40% CIR	10%	-£3,661,100	-£4,151,912	-£4,149,621	-£4,156,463	-£4,192,138	-£4,433,692	-£4,580,114
60% LAR : 40% CIR	**12%**	**-£3,754,155**	**-£4,238,938**	**-£4,236,650**	**-£4,243,485**	**-£4,279,139**	**-£4,520,572**	**-£4,666,925**
60% LAR : 40% CIR	15%	-£3,893,941	-£4,369,680	-£4,367,395	-£4,374,220	-£4,409,844	-£4,651,102	-£4,797,359
60% LAR : 40% CIR	20%	-£4,127,455	-£4,588,118	-£4,585,840	-£4,592,646	-£4,628,226	-£4,869,214	-£5,015,321
60% LAR : 40% CIR	25%	-£4,361,637	-£4,807,220	-£4,804,949	-£4,811,738	-£4,847,278	-£5,088,022	-£5,233,995
60% LAR : 40% CIR	30%	-£4,596,477	-£5,026,980	-£5,024,714	-£5,031,488	-£5,066,992	-£5,307,522	-£5,453,373
60% LAR : 40% CIR	35%	-£4,831,973	-£5,247,392	-£5,245,129	-£5,251,891	-£5,287,363	-£5,527,702	-£5,673,449
60% LAR : 40% CIR	40%	-£5,068,116	-£5,468,447	-£5,466,189	-£5,472,939	-£5,508,384	-£5,748,559	-£5,894,215
60% LAR : 40% CIR	45%	-£5,304,899	-£5,690,141	-£5,687,886	-£5,694,628	-£5,730,049	-£5,970,085	-£6,115,664
60% LAR : 40% CIR	50%	-£5,542,318	-£5,912,467	-£5,910,213	-£5,916,948	-£5,952,351	-£6,193,191	-£6,340,927

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£656,465	-£1,177,414	-£1,175,106	-£1,181,994	-£1,217,782	-£1,460,010	-£1,606,808
60% LAR : 40% CIR	5%	-£887,940	-£1,393,822	-£1,391,522	-£1,398,388	-£1,434,116	-£1,675,994	-£1,822,596
60% LAR : 40% CIR	10%	-£1,120,101	-£1,610,912	-£1,608,622	-£1,615,464	-£1,651,139	-£1,892,693	-£2,039,115
60% LAR : 40% CIR	**12%**	**-£1,213,156**	**-£1,697,939**	**-£1,695,651**	**-£1,702,486**	**-£1,738,140**	**-£1,979,573**	**-£2,125,926**
60% LAR : 40% CIR	15%	-£1,352,941	-£1,828,681	-£1,826,396	-£1,833,220	-£1,868,845	-£2,110,103	-£2,256,360
60% LAR : 40% CIR	20%	-£1,586,456	-£2,047,119	-£2,044,841	-£2,051,647	-£2,087,227	-£2,328,215	-£2,474,322
60% LAR : 40% CIR	25%	-£1,820,637	-£2,266,221	-£2,263,950	-£2,270,739	-£2,306,279	-£2,547,023	-£2,692,996
60% LAR : 40% CIR	30%	-£2,055,478	-£2,485,981	-£2,483,715	-£2,490,489	-£2,525,993	-£2,766,522	-£2,912,374
60% LAR : 40% CIR	35%	-£2,290,973	-£2,706,393	-£2,704,130	-£2,710,892	-£2,746,364	-£2,986,703	-£3,132,449
60% LAR : 40% CIR	40%	-£2,527,116	-£2,927,448	-£2,925,189	-£2,931,940	-£2,967,385	-£3,207,560	-£3,353,216
60% LAR : 40% CIR	45%	-£2,763,900	-£3,149,142	-£3,146,887	-£3,153,628	-£3,189,050	-£3,429,086	-£3,574,664
60% LAR : 40% CIR	50%	-£3,001,318	-£3,371,468	-£3,369,214	-£3,375,949	-£3,411,352	-£3,652,192	-£3,799,928

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£396,408	-£124,541	-£122,233	-£129,122	-£164,909	-£407,138	-£553,935
60% LAR : 40% CIR	5%	£164,932	-£340,949	-£338,649	-£345,515	-£381,243	-£623,121	-£769,723
60% LAR : 40% CIR	10%	-£67,228	-£558,040	-£555,749	-£562,591	-£598,266	-£839,820	-£986,242
60% LAR : 40% CIR	**12%**	**-£160,283**	**-£645,066**	**-£642,778**	**-£649,613**	**-£685,267**	**-£926,700**	**-£1,073,053**
60% LAR : 40% CIR	15%	-£300,069	-£775,808	-£773,523	-£780,348	-£815,972	-£1,057,230	-£1,203,487
60% LAR : 40% CIR	20%	-£533,583	-£994,246	-£991,968	-£998,774	-£1,034,354	-£1,275,342	-£1,421,449
60% LAR : 40% CIR	25%	-£767,765	-£1,213,348	-£1,211,077	-£1,217,866	-£1,253,406	-£1,494,150	-£1,640,123
60% LAR : 40% CIR	30%	-£1,002,605	-£1,433,108	-£1,430,842	-£1,437,616	-£1,473,120	-£1,713,650	-£1,859,501
60% LAR : 40% CIR	35%	-£1,238,101	-£1,653,520	-£1,651,257	-£1,658,019	-£1,693,491	-£1,933,830	-£2,079,577
60% LAR : 40% CIR	40%	-£1,474,244	-£1,874,575	-£1,872,317	-£1,879,067	-£1,914,512	-£2,154,687	-£2,300,343
60% LAR : 40% CIR	45%	-£1,711,027	-£2,096,269	-£2,094,014	-£2,100,756	-£2,136,177	-£2,376,213	-£2,521,792
60% LAR : 40% CIR	50%	-£1,948,445	-£2,318,595	-£2,316,341	-£2,323,076	-£2,358,479	-£2,599,319	-£2,747,055

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,641,003	£1,120,054	£1,122,363	£1,115,474	£1,079,687	£837,458	£690,660
60% LAR : 40% CIR	5%	£1,409,528	£903,646	£905,946	£899,081	£863,352	£621,474	£474,873
60% LAR : 40% CIR	10%	£1,177,367	£686,556	£688,846	£682,004	£646,329	£404,775	£258,353
60% LAR : 40% CIR	**12%**	**£1,084,312**	**£599,529**	**£601,817**	**£594,983**	**£559,328**	**£317,896**	**£171,542**
60% LAR : 40% CIR	15%	£944,527	£468,787	£471,072	£464,248	£428,623	£187,365	£41,108
60% LAR : 40% CIR	20%	£711,012	£250,349	£252,627	£245,821	£210,241	-£30,747	-£176,854
60% LAR : 40% CIR	25%	£476,831	£31,247	£33,519	£26,729	-£8,811	-£249,555	-£395,528
60% LAR : 40% CIR	30%	£241,990	-£188,513	-£186,247	-£193,021	-£228,525	-£469,054	-£614,906
60% LAR : 40% CIR	35%	£6,495	-£408,924	-£406,662	-£413,424	-£448,896	-£689,235	-£834,981
60% LAR : 40% CIR	40%	-£229,648	-£629,980	-£627,721	-£634,472	-£669,917	-£910,092	-£1,055,748
60% LAR : 40% CIR	45%	-£466,432	-£851,674	-£849,418	-£856,160	-£891,581	-£1,131,618	-£1,277,196
60% LAR : 40% CIR	50%	-£703,850	-£1,074,000	-£1,071,746	-£1,078,480	-£1,113,883	-£1,354,724	-£1,502,460

LB Camden
Local Plan Viability Testing 2025

C1 - 500 sq m Office and 7 Flats - 10% AW @ 50% MR for 15 Years		Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft

No Units	7
Site Area	0.06 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,445,515	£2,916,399	£2,918,706	£2,911,818	£2,876,031	£2,633,801	£2,487,005
60% LAR : 40% CIR	5%	£3,188,500	£2,674,859	£2,677,158	£2,670,293	£2,634,565	£2,392,686	£2,246,085
60% LAR : 40% CIR	10%	£2,930,798	£2,432,636	£2,434,926	£2,428,084	£2,392,410	£2,150,855	£2,004,433
60% LAR : 40% CIR	**12%**	**£2,827,527**	**£2,335,557**	**£2,337,845**	**£2,331,009**	**£2,295,356**	**£2,053,923**	**£1,907,569**
60% LAR : 40% CIR	15%	£2,672,417	£2,189,736	£2,192,019	£2,185,196	£2,149,571	£1,908,314	£1,762,057
60% LAR : 40% CIR	20%	£2,413,363	£1,946,165	£1,948,443	£1,941,637	£1,906,057	£1,665,069	£1,518,962
60% LAR : 40% CIR	25%	£2,153,641	£1,701,931	£1,704,203	£1,697,413	£1,661,873	£1,421,129	£1,275,156
60% LAR : 40% CIR	30%	£1,893,259	£1,457,038	£1,459,305	£1,452,530	£1,417,027	£1,176,498	£1,030,646
60% LAR : 40% CIR	35%	£1,632,224	£1,211,496	£1,213,759	£1,206,996	£1,171,524	£931,185	£785,438
60% LAR : 40% CIR	40%	£1,370,540	£965,308	£967,567	£960,816	£925,371	£685,196	£539,540
60% LAR : 40% CIR	45%	£1,108,217	£718,482	£720,738	£713,996	£678,574	£438,538	£292,959
60% LAR : 40% CIR	50%	£845,258	£471,024	£473,278	£466,543	£431,140	£191,217	£45,702

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,686,656	-£3,215,772	-£3,213,465	-£3,220,353	-£3,256,140	-£3,498,370	-£3,645,166
60% LAR : 40% CIR	5%	-£2,943,671	-£3,457,312	-£3,455,013	-£3,461,878	-£3,497,606	-£3,739,485	-£3,886,086
60% LAR : 40% CIR	10%	-£3,201,372	-£3,699,535	-£3,697,244	-£3,704,087	-£3,739,761	-£3,981,316	-£4,127,737
60% LAR : 40% CIR	**12%**	**-£3,304,644**	**-£3,796,614**	**-£3,794,326**	**-£3,801,161**	**-£3,836,815**	**-£4,078,248**	**-£4,224,602**
60% LAR : 40% CIR	15%	-£3,459,754	-£3,942,435	-£3,940,151	-£3,946,975	-£3,982,600	-£4,223,857	-£4,370,114
60% LAR : 40% CIR	20%	-£3,718,808	-£4,186,006	-£4,183,728	-£4,190,534	-£4,226,114	-£4,467,102	-£4,613,209
60% LAR : 40% CIR	25%	-£3,978,530	-£4,430,240	-£4,427,968	-£4,434,758	-£4,470,298	-£4,711,042	-£4,857,015
60% LAR : 40% CIR	30%	-£4,238,912	-£4,675,133	-£4,672,865	-£4,679,641	-£4,715,144	-£4,955,673	-£5,101,524
60% LAR : 40% CIR	35%	-£4,499,947	-£4,920,675	-£4,918,412	-£4,925,175	-£4,960,647	-£5,200,986	-£5,346,733
60% LAR : 40% CIR	40%	-£4,761,631	-£5,166,863	-£5,164,604	-£5,171,355	-£5,206,800	-£5,446,975	-£5,592,631
60% LAR : 40% CIR	45%	-£5,023,954	-£5,413,688	-£5,411,433	-£5,418,175	-£5,453,597	-£5,693,633	-£5,839,212
60% LAR : 40% CIR	50%	-£5,286,913	-£5,661,147	-£5,658,893	-£5,665,628	-£5,701,031	-£5,940,953	-£6,086,469

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£145,657	-£674,773	-£672,466	-£679,353	-£715,141	-£957,370	-£1,104,167
60% LAR : 40% CIR	5%	-£402,671	-£916,313	-£914,014	-£920,878	-£956,607	-£1,198,485	-£1,345,086
60% LAR : 40% CIR	10%	-£660,373	-£1,158,536	-£1,156,245	-£1,163,088	-£1,198,762	-£1,440,316	-£1,586,738
60% LAR : 40% CIR	**12%**	**-£763,644**	**-£1,255,615**	**-£1,253,327**	**-£1,260,162**	**-£1,295,816**	**-£1,537,248**	**-£1,683,603**
60% LAR : 40% CIR	15%	-£918,754	-£1,401,436	-£1,399,152	-£1,405,975	-£1,441,601	-£1,682,858	-£1,829,115
60% LAR : 40% CIR	20%	-£1,177,809	-£1,645,007	-£1,642,729	-£1,649,535	-£1,685,115	-£1,926,103	-£2,072,210
60% LAR : 40% CIR	25%	-£1,437,531	-£1,889,241	-£1,886,969	-£1,893,759	-£1,929,299	-£2,170,043	-£2,316,015
60% LAR : 40% CIR	30%	-£1,697,913	-£2,134,133	-£2,131,866	-£2,138,641	-£2,174,145	-£2,414,674	-£2,560,525
60% LAR : 40% CIR	35%	-£1,958,948	-£2,379,676	-£2,377,413	-£2,384,176	-£2,419,648	-£2,659,987	-£2,805,733
60% LAR : 40% CIR	40%	-£2,220,632	-£2,625,864	-£2,623,605	-£2,630,356	-£2,665,801	-£2,905,976	-£3,051,631
60% LAR : 40% CIR	45%	-£2,482,955	-£2,872,689	-£2,870,434	-£2,877,176	-£2,912,598	-£3,152,634	-£3,298,213
60% LAR : 40% CIR	50%	-£2,745,913	-£3,120,148	-£3,117,894	-£3,124,629	-£3,160,032	-£3,399,954	-£3,545,470

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£907,216	£378,100	£380,407	£373,519	£337,732	£95,502	-£51,294
60% LAR : 40% CIR	5%	£650,201	£136,560	£138,859	£131,994	£96,266	-£145,613	-£292,214
60% LAR : 40% CIR	10%	£392,500	-£105,663	-£103,372	-£110,215	-£145,889	-£387,444	-£533,865
60% LAR : 40% CIR	**12%**	**£289,228**	**-£202,742**	**-£200,454**	**-£207,289**	**-£242,943**	**-£484,376**	**-£630,730**
60% LAR : 40% CIR	15%	£134,118	-£348,563	-£346,279	-£353,103	-£388,728	-£629,985	-£776,242
60% LAR : 40% CIR	20%	-£124,936	-£592,134	-£589,856	-£596,662	-£632,242	-£873,230	-£1,019,337
60% LAR : 40% CIR	25%	-£384,658	-£836,368	-£834,096	-£840,886	-£876,426	-£1,117,170	-£1,263,143
60% LAR : 40% CIR	30%	-£645,040	-£1,081,261	-£1,078,993	-£1,085,769	-£1,121,272	-£1,361,801	-£1,507,652
60% LAR : 40% CIR	35%	-£906,075	-£1,326,803	-£1,324,540	-£1,331,303	-£1,366,775	-£1,607,114	-£1,752,861
60% LAR : 40% CIR	40%	-£1,167,759	-£1,572,991	-£1,570,732	-£1,577,483	-£1,612,928	-£1,853,103	-£1,998,759
60% LAR : 40% CIR	45%	-£1,430,082	-£1,819,816	-£1,817,561	-£1,824,303	-£1,859,725	-£2,099,761	-£2,245,340
60% LAR : 40% CIR	50%	-£1,693,041	-£2,067,275	-£2,065,021	-£2,071,756	-£2,107,159	-£2,347,081	-£2,492,597

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,151,811	£1,622,695	£1,625,003	£1,618,115	£1,582,328	£1,340,098	£1,193,301
60% LAR : 40% CIR	5%	£1,894,797	£1,381,155	£1,383,455	£1,376,590	£1,340,861	£1,098,983	£952,382
60% LAR : 40% CIR	10%	£1,637,095	£1,138,932	£1,141,223	£1,134,381	£1,098,706	£857,152	£710,730
60% LAR : 40% CIR	**12%**	**£1,533,824**	**£1,041,853**	**£1,044,142**	**£1,037,306**	**£1,001,652**	**£760,220**	**£613,866**
60% LAR : 40% CIR	15%	£1,378,714	£896,032	£898,316	£891,493	£855,867	£614,610	£468,353
60% LAR : 40% CIR	20%	£1,119,659	£652,462	£654,739	£647,933	£612,353	£371,365	£225,258
60% LAR : 40% CIR	25%	£859,937	£408,227	£410,499	£403,709	£368,170	£127,425	-£18,547
60% LAR : 40% CIR	30%	£599,556	£163,335	£165,602	£158,827	£123,324	-£117,205	-£263,057
60% LAR : 40% CIR	35%	£338,520	-£82,207	-£79,945	-£86,707	-£122,180	-£362,519	-£508,265
60% LAR : 40% CIR	40%	£76,837	-£328,395	-£326,137	-£332,888	-£368,332	-£608,508	-£754,163
60% LAR : 40% CIR	45%	-£185,487	-£575,221	-£572,966	-£579,708	-£615,130	-£855,165	-£1,000,744
60% LAR : 40% CIR	50%	-£448,445	-£822,680	-£820,426	-£827,161	-£862,563	-£1,102,486	-£1,248,002

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - NO AW	
No Units	18
Site Area	0.16 Ha

Value Area	Zone A - Zone 1 and Eastern Central Zone	
Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,946,546	£15,246,512	£15,237,093	£15,219,531	£15,125,389	£14,486,112	£14,097,881
60% LAR : 40% CIR	5%	£16,436,451	£14,764,282	£14,754,897	£14,737,394	£14,643,401	£14,005,013	£13,617,276
60% LAR : 40% CIR	10%	£15,924,621	£14,280,328	£14,270,977	£14,253,528	£14,159,671	£13,522,102	£13,134,820
60% LAR : 40% CIR	15%	£15,411,072	£13,794,667	£13,785,346	£13,767,948	£13,674,215	£13,037,397	£12,650,530
60% LAR : 40% CIR	20%	£14,895,820	£13,307,317	£13,298,022	£13,280,669	£13,187,051	£12,550,913	£12,164,426
60% LAR : 40% CIR	25%	£14,378,884	£12,818,292	£12,809,021	£12,791,709	£12,698,192	£12,062,669	£11,676,523
60% LAR : 40% CIR	**30%**	**£13,860,277**	**£12,327,609**	**£12,318,360**	**£12,301,084**	**£12,207,658**	**£11,572,682**	**£11,186,840**
60% LAR : 40% CIR	35%	£13,340,017	£11,835,284	£11,826,053	£11,808,810	£11,715,465	£11,080,968	£10,695,392
60% LAR : 40% CIR	40%	£12,818,120	£11,341,336	£11,332,119	£11,314,903	£11,221,627	£10,587,546	£10,202,200
60% LAR : 40% CIR	45%	£12,294,603	£10,845,777	£10,836,573	£10,819,380	£10,726,162	£10,092,431	£9,707,281
60% LAR : 40% CIR	50%	£11,769,481	£10,348,626	£10,339,431	£10,322,258	£10,229,088	£9,595,642	£9,210,649

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£967,619	-£732,415	-£741,834	-£759,397	-£853,538	-£1,492,815	-£1,881,046
60% LAR : 40% CIR	5%	£457,524	-£1,214,645	-£1,224,030	-£1,241,533	-£1,335,527	-£1,973,914	-£2,361,652
60% LAR : 40% CIR	10%	-£54,306	-£1,698,599	-£1,707,951	-£1,725,399	-£1,819,256	-£2,456,825	-£2,844,107
60% LAR : 40% CIR	15%	-£567,855	-£2,184,260	-£2,193,582	-£2,210,979	-£2,304,712	-£2,941,531	-£3,328,397
60% LAR : 40% CIR	20%	-£1,083,107	-£2,671,611	-£2,680,905	-£2,698,258	-£2,791,876	-£3,428,014	-£3,814,502
60% LAR : 40% CIR	25%	-£1,600,044	-£3,160,635	-£3,169,907	-£3,187,218	-£3,280,735	-£3,916,258	-£4,302,404
60% LAR : 40% CIR	**30%**	**-£2,118,651**	**-£3,651,318**	**-£3,660,568**	**-£3,677,843**	**-£3,771,269**	**-£4,406,246**	**-£4,792,088**
60% LAR : 40% CIR	35%	-£2,638,911	-£4,143,643	-£4,152,874	-£4,170,118	-£4,263,462	-£4,897,959	-£5,283,535
60% LAR : 40% CIR	40%	-£3,160,808	-£4,637,592	-£4,646,808	-£4,664,024	-£4,757,300	-£5,391,382	-£5,776,727
60% LAR : 40% CIR	45%	-£3,684,325	-£5,133,151	-£5,142,354	-£5,159,547	-£5,252,765	-£5,886,497	-£6,271,647
60% LAR : 40% CIR	50%	-£4,209,447	-£5,630,302	-£5,639,496	-£5,656,669	-£5,749,839	-£6,383,286	-£6,768,279

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,588,837	£5,888,803	£5,879,384	£5,861,822	£5,767,680	£5,128,403	£4,740,172
60% LAR : 40% CIR	5%	£7,078,742	£5,406,573	£5,397,188	£5,379,685	£5,285,692	£4,647,304	£4,259,567
60% LAR : 40% CIR	10%	£6,566,912	£4,922,619	£4,913,268	£4,895,819	£4,801,962	£4,164,393	£3,777,111
60% LAR : 40% CIR	15%	£6,053,363	£4,436,958	£4,427,637	£4,410,239	£4,316,506	£3,679,688	£3,292,821
60% LAR : 40% CIR	20%	£5,538,111	£3,949,608	£3,940,313	£3,922,960	£3,829,342	£3,193,204	£2,806,717
60% LAR : 40% CIR	25%	£5,021,175	£3,460,583	£3,451,312	£3,434,000	£3,340,483	£2,704,960	£2,318,814
60% LAR : 40% CIR	**30%**	**£4,502,568**	**£2,969,900**	**£2,960,651**	**£2,943,375**	**£2,849,949**	**£2,214,973**	**£1,829,130**
60% LAR : 40% CIR	35%	£3,982,308	£2,477,575	£2,468,344	£2,451,101	£2,357,756	£1,723,259	£1,337,683
60% LAR : 40% CIR	40%	£3,460,410	£1,983,627	£1,974,410	£1,957,194	£1,863,918	£1,229,837	£844,491
60% LAR : 40% CIR	45%	£2,936,894	£1,488,068	£1,478,864	£1,461,671	£1,368,453	£734,722	£349,572
60% LAR : 40% CIR	50%	£2,411,772	£990,917	£981,722	£964,549	£871,379	£237,933	-£147,060

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,332,364	£8,632,330	£8,622,911	£8,605,349	£8,511,207	£7,871,930	£7,483,699
60% LAR : 40% CIR	5%	£9,822,269	£8,150,100	£8,140,715	£8,123,213	£8,029,219	£7,390,831	£7,003,094
60% LAR : 40% CIR	10%	£9,310,439	£7,666,146	£7,656,795	£7,639,347	£7,545,489	£6,907,921	£6,520,638
60% LAR : 40% CIR	15%	£8,796,890	£7,180,485	£7,171,164	£7,153,766	£7,060,033	£6,423,215	£6,036,349
60% LAR : 40% CIR	20%	£8,281,639	£6,693,135	£6,683,840	£6,666,487	£6,572,869	£5,936,731	£5,550,244
60% LAR : 40% CIR	25%	£7,764,702	£6,204,110	£6,194,839	£6,177,527	£6,084,010	£5,448,487	£5,062,341
60% LAR : 40% CIR	**30%**	**£7,246,095**	**£5,713,427**	**£5,704,178**	**£5,686,902**	**£5,593,476**	**£4,958,500**	**£4,572,658**
60% LAR : 40% CIR	35%	£6,725,835	£5,221,103	£5,211,871	£5,194,628	£5,101,283	£4,466,786	£4,081,211
60% LAR : 40% CIR	40%	£6,203,938	£4,727,154	£4,717,937	£4,700,721	£4,607,446	£3,973,364	£3,588,018
60% LAR : 40% CIR	45%	£5,680,421	£4,231,595	£4,222,391	£4,205,198	£4,111,980	£3,478,249	£3,093,099
60% LAR : 40% CIR	50%	£5,155,299	£3,734,444	£3,725,249	£3,708,076	£3,614,906	£2,981,460	£2,596,467

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,575,474	£11,875,439	£11,866,020	£11,848,458	£11,754,316	£11,115,039	£10,726,808
60% LAR : 40% CIR	5%	£13,065,378	£11,393,209	£11,383,825	£11,366,322	£11,272,328	£10,633,941	£10,246,203
60% LAR : 40% CIR	10%	£12,553,548	£10,909,255	£10,899,904	£10,882,456	£10,788,598	£10,151,030	£9,763,747
60% LAR : 40% CIR	15%	£12,039,999	£10,423,595	£10,414,273	£10,396,875	£10,303,142	£9,666,324	£9,279,458
60% LAR : 40% CIR	20%	£11,524,748	£9,936,244	£9,926,949	£9,909,596	£9,815,978	£9,179,840	£8,793,353
60% LAR : 40% CIR	25%	£11,007,811	£9,447,219	£9,437,948	£9,420,636	£9,327,120	£8,691,596	£8,305,450
60% LAR : 40% CIR	**30%**	**£10,489,204**	**£8,956,537**	**£8,947,287**	**£8,930,011**	**£8,836,585**	**£8,201,609**	**£7,815,767**
60% LAR : 40% CIR	35%	£9,968,944	£8,464,212	£8,454,980	£8,437,737	£8,344,392	£7,709,895	£7,324,320
60% LAR : 40% CIR	40%	£9,447,047	£7,970,263	£7,961,046	£7,943,830	£7,850,555	£7,216,473	£6,831,127
60% LAR : 40% CIR	45%	£8,923,530	£7,474,704	£7,465,500	£7,448,307	£7,355,089	£6,721,358	£6,336,208
60% LAR : 40% CIR	50%	£8,398,408	£6,977,553	£6,968,358	£6,951,185	£6,858,015	£6,224,569	£5,839,576

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - NO AW		Value Area	Zone A - Kings Cross Lower

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£20,423,663	£18,668,030	£18,658,610	£18,641,048	£18,546,906	£17,907,630	£17,519,399
60% LAR : 40% CIR	5%	£19,913,568	£18,185,799	£18,176,415	£18,158,912	£18,064,918	£17,426,530	£17,038,792
60% LAR : 40% CIR	10%	£19,401,738	£17,701,845	£17,692,493	£17,675,045	£17,581,188	£16,943,619	£16,556,337
60% LAR : 40% CIR	15%	£18,888,189	£17,216,185	£17,206,863	£17,189,465	£17,095,733	£16,458,913	£16,072,047
60% LAR : 40% CIR	20%	£18,372,937	£16,728,833	£16,719,539	£16,702,187	£16,608,567	£15,972,431	£15,585,942
60% LAR : 40% CIR	25%	£17,856,001	£16,239,809	£16,230,538	£16,213,226	£16,119,710	£15,484,187	£15,098,040
60% LAR : 40% CIR	**30%**	**£17,337,394**	**£15,749,126**	**£15,739,876**	**£15,722,601**	**£15,629,176**	**£14,994,199**	**£14,608,356**
60% LAR : 40% CIR	35%	£16,817,134	£15,256,802	£15,247,570	£15,230,326	£15,136,982	£14,502,486	£14,116,910
60% LAR : 40% CIR	40%	£16,295,236	£14,762,852	£14,753,635	£14,736,421	£14,643,144	£14,009,063	£13,623,718
60% LAR : 40% CIR	45%	£15,771,720	£14,267,294	£14,258,090	£14,240,898	£14,147,680	£13,513,948	£13,128,797
60% LAR : 40% CIR	50%	£15,246,598	£13,770,142	£13,760,948	£13,743,775	£13,650,605	£13,017,158	£12,632,166

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,444,736	£2,689,103	£2,679,682	£2,662,121	£2,567,978	£1,928,703	£1,540,471
60% LAR : 40% CIR	5%	£3,934,641	£2,206,871	£2,197,488	£2,179,985	£2,085,991	£1,447,603	£1,059,865
60% LAR : 40% CIR	10%	£3,422,811	£1,722,918	£1,713,566	£1,696,118	£1,602,261	£964,692	£577,409
60% LAR : 40% CIR	15%	£2,909,262	£1,237,258	£1,227,936	£1,210,538	£1,116,805	£479,986	£93,120
60% LAR : 40% CIR	20%	£2,394,010	£749,906	£740,611	£723,260	£629,640	-£6,497	-£392,985
60% LAR : 40% CIR	25%	£1,877,073	£260,881	£251,611	£234,299	£140,783	-£494,741	-£880,888
60% LAR : 40% CIR	**30%**	**£1,358,466**	**-£229,801**	**-£239,051**	**-£256,327**	**-£349,751**	**-£984,728**	**-£1,370,571**
60% LAR : 40% CIR	35%	£838,206	-£722,125	-£731,357	-£748,601	-£841,946	-£1,476,441	-£1,862,017
60% LAR : 40% CIR	40%	£316,309	-£1,216,075	-£1,225,292	-£1,242,507	-£1,335,783	-£1,969,864	-£2,355,209
60% LAR : 40% CIR	45%	-£207,208	-£1,711,633	-£1,720,838	-£1,738,029	-£1,831,247	-£2,464,979	-£2,850,130
60% LAR : 40% CIR	50%	-£732,330	-£2,208,785	-£2,217,979	-£2,235,153	-£2,328,323	-£2,961,769	-£3,346,761

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,065,954	£9,310,321	£9,300,901	£9,283,339	£9,189,197	£8,549,921	£8,161,690
60% LAR : 40% CIR	5%	£10,555,859	£8,828,090	£8,818,706	£8,801,203	£8,707,209	£8,068,821	£7,681,083
60% LAR : 40% CIR	10%	£10,044,029	£8,344,136	£8,334,784	£8,317,336	£8,223,479	£7,585,910	£7,198,627
60% LAR : 40% CIR	15%	£9,530,480	£7,858,476	£7,849,154	£7,831,756	£7,738,024	£7,101,204	£6,714,338
60% LAR : 40% CIR	20%	£9,015,228	£7,371,124	£7,361,830	£7,344,478	£7,250,858	£6,614,721	£6,228,233
60% LAR : 40% CIR	25%	£8,498,292	£6,882,099	£6,872,829	£6,855,517	£6,762,001	£6,126,478	£5,740,330
60% LAR : 40% CIR	**30%**	**£7,979,684**	**£6,391,417**	**£6,382,167**	**£6,364,891**	**£6,271,467**	**£5,636,490**	**£5,250,647**
60% LAR : 40% CIR	35%	£7,459,425	£5,899,093	£5,889,861	£5,872,617	£5,779,273	£5,144,777	£4,759,201
60% LAR : 40% CIR	40%	£6,937,527	£5,405,143	£5,395,926	£5,378,712	£5,285,435	£4,651,354	£4,266,009
60% LAR : 40% CIR	45%	£6,414,010	£4,909,585	£4,900,381	£4,883,189	£4,789,971	£4,156,239	£3,771,088
60% LAR : 40% CIR	50%	£5,888,889	£4,412,433	£4,403,239	£4,386,065	£4,292,895	£3,659,449	£3,274,457

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,809,481	£12,053,848	£12,044,428	£12,026,867	£11,932,724	£11,293,448	£10,905,217
60% LAR : 40% CIR	5%	£13,299,386	£11,571,617	£11,562,233	£11,544,730	£11,450,737	£10,812,348	£10,424,611
60% LAR : 40% CIR	10%	£12,787,556	£11,087,663	£11,078,312	£11,060,863	£10,967,006	£10,329,437	£9,942,155
60% LAR : 40% CIR	15%	£12,274,007	£10,602,003	£10,592,682	£10,575,283	£10,481,551	£9,844,732	£9,457,865
60% LAR : 40% CIR	20%	£11,758,756	£10,114,652	£10,105,357	£10,088,005	£9,994,386	£9,358,249	£8,971,761
60% LAR : 40% CIR	25%	£11,241,819	£9,625,627	£9,616,357	£9,599,045	£9,505,528	£8,870,005	£8,483,858
60% LAR : 40% CIR	**30%**	**£10,723,212**	**£9,134,944**	**£9,125,695**	**£9,108,419**	**£9,014,994**	**£8,380,018**	**£7,994,174**
60% LAR : 40% CIR	35%	£10,202,952	£8,642,620	£8,633,388	£8,616,145	£8,522,800	£7,888,304	£7,502,728
60% LAR : 40% CIR	40%	£9,681,055	£8,148,671	£8,139,454	£8,122,239	£8,028,962	£7,394,882	£7,009,536
60% LAR : 40% CIR	45%	£9,157,538	£7,653,112	£7,643,908	£7,626,716	£7,533,498	£6,899,767	£6,514,616
60% LAR : 40% CIR	50%	£8,632,416	£7,155,960	£7,146,766	£7,129,593	£7,036,423	£6,402,976	£6,017,985

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,052,591	£15,296,957	£15,287,537	£15,269,976	£15,175,833	£14,536,557	£14,148,326
60% LAR : 40% CIR	5%	£16,542,495	£14,814,726	£14,805,342	£14,787,839	£14,693,846	£14,055,457	£13,667,720
60% LAR : 40% CIR	10%	£16,030,665	£14,330,772	£14,321,421	£14,303,972	£14,210,115	£13,572,546	£13,185,264
60% LAR : 40% CIR	15%	£15,517,116	£13,845,112	£13,835,791	£13,818,392	£13,724,660	£13,087,841	£12,700,974
60% LAR : 40% CIR	20%	£15,001,865	£13,357,761	£13,348,466	£13,331,114	£13,237,495	£12,601,358	£12,214,870
60% LAR : 40% CIR	25%	£14,484,928	£12,868,736	£12,859,466	£12,842,154	£12,748,637	£12,113,114	£11,726,967
60% LAR : 40% CIR	**30%**	**£13,966,321**	**£12,378,053**	**£12,368,804**	**£12,351,528**	**£12,258,103**	**£11,623,127**	**£11,237,283**
60% LAR : 40% CIR	35%	£13,446,061	£11,885,729	£11,876,497	£11,859,254	£11,765,909	£11,131,413	£10,745,837
60% LAR : 40% CIR	40%	£12,924,164	£11,391,780	£11,382,563	£11,365,348	£11,272,071	£10,637,991	£10,252,645
60% LAR : 40% CIR	45%	£12,400,647	£10,896,222	£10,887,017	£10,869,825	£10,776,607	£10,142,876	£9,757,725
60% LAR : 40% CIR	50%	£11,875,525	£10,399,070	£10,389,875	£10,372,702	£10,279,532	£9,646,086	£9,261,094

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - NO AW	

Value Area	**Zone A - Kings Cross Higher**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,695,500	£19,919,530	£19,910,110	£19,892,548	£19,798,406	£19,159,130	£18,770,898
60% LAR : 40% CIR	5%	£21,121,813	£19,374,724	£19,365,340	£19,347,837	£19,253,843	£18,615,456	£18,227,718
60% LAR : 40% CIR	10%	£20,546,391	£18,828,195	£18,818,844	£18,801,395	£18,707,538	£18,069,969	£17,682,687
60% LAR : 40% CIR	15%	£19,969,250	£18,279,960	£18,270,638	£18,253,240	£18,159,507	£17,522,689	£17,135,823
60% LAR : 40% CIR	20%	£19,390,407	£17,730,033	£17,720,740	£17,703,387	£17,609,768	£16,973,631	£16,587,142
60% LAR : 40% CIR	25%	£18,809,878	£17,178,434	£17,169,163	£17,151,851	£17,058,334	£16,422,811	£16,036,665
60% LAR : 40% CIR	**30%**	**£18,227,679**	**£16,625,176**	**£16,615,926**	**£16,598,651**	**£16,505,226**	**£15,870,249**	**£15,484,406**
60% LAR : 40% CIR	35%	£17,643,827	£16,070,277	£16,061,045	£16,043,802	£15,950,457	£15,315,960	£14,930,385
60% LAR : 40% CIR	40%	£17,058,339	£15,513,752	£15,504,536	£15,487,320	£15,394,044	£14,759,963	£14,374,618
60% LAR : 40% CIR	45%	£16,471,229	£14,955,619	£14,946,415	£14,929,222	£14,836,005	£14,202,274	£13,817,123
60% LAR : 40% CIR	50%	£15,882,517	£14,395,893	£14,386,698	£14,369,525	£14,276,355	£13,642,909	£13,257,916

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,716,573	£3,940,603	£3,931,183	£3,913,620	£3,819,479	£3,180,203	£2,791,971
60% LAR : 40% CIR	5%	£5,142,886	£3,395,797	£3,386,412	£3,368,910	£3,274,916	£2,636,528	£2,248,791
60% LAR : 40% CIR	10%	£4,567,464	£2,849,268	£2,839,916	£2,822,468	£2,728,611	£2,091,042	£1,703,759
60% LAR : 40% CIR	15%	£3,990,323	£2,301,032	£2,291,711	£2,274,313	£2,180,580	£1,543,762	£1,156,895
60% LAR : 40% CIR	20%	£3,411,480	£1,751,106	£1,741,812	£1,724,460	£1,630,840	£994,703	£608,215
60% LAR : 40% CIR	25%	£2,830,950	£1,199,507	£1,190,236	£1,172,924	£1,079,407	£443,884	£57,738
60% LAR : 40% CIR	**30%**	**£2,248,752**	**£646,249**	**£636,999**	**£619,724**	**£526,298**	**-£108,678**	**-£494,521**
60% LAR : 40% CIR	35%	£1,664,900	£91,350	£82,118	£64,875	-£28,470	-£662,967	-£1,048,542
60% LAR : 40% CIR	40%	£1,079,411	-£465,175	-£474,391	-£491,607	-£584,883	-£1,218,964	-£1,604,310
60% LAR : 40% CIR	45%	£492,302	-£1,023,309	-£1,032,512	-£1,049,705	-£1,142,922	-£1,776,654	-£2,161,805
60% LAR : 40% CIR	50%	-£96,411	-£1,583,034	-£1,592,229	-£1,609,402	-£1,702,572	-£2,336,018	-£2,721,011

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,337,791	£10,561,821	£10,552,401	£10,534,839	£10,440,697	£9,801,421	£9,413,189
60% LAR : 40% CIR	5%	£11,764,104	£10,017,015	£10,007,631	£9,990,128	£9,896,134	£9,257,747	£8,870,009
60% LAR : 40% CIR	10%	£11,188,682	£9,470,486	£9,461,134	£9,443,686	£9,349,829	£8,712,260	£8,324,978
60% LAR : 40% CIR	15%	£10,611,541	£8,922,250	£8,912,929	£8,895,531	£8,801,798	£8,164,980	£7,778,114
60% LAR : 40% CIR	20%	£10,032,698	£8,372,324	£8,363,031	£8,345,678	£8,252,058	£7,615,922	£7,229,433
60% LAR : 40% CIR	25%	£9,452,169	£7,820,725	£7,811,454	£7,794,142	£7,700,625	£7,065,102	£6,678,956
60% LAR : 40% CIR	**30%**	**£8,869,970**	**£7,267,467**	**£7,258,217**	**£7,240,942**	**£7,147,517**	**£6,512,540**	**£6,126,697**
60% LAR : 40% CIR	35%	£8,286,118	£6,712,568	£6,703,336	£6,686,093	£6,592,748	£5,958,251	£5,572,676
60% LAR : 40% CIR	40%	£7,700,630	£6,156,043	£6,146,827	£6,129,611	£6,036,335	£5,402,254	£5,016,909
60% LAR : 40% CIR	45%	£7,113,520	£5,597,909	£5,588,706	£5,571,513	£5,478,296	£4,844,565	£4,459,414
60% LAR : 40% CIR	50%	£6,524,808	£5,038,184	£5,028,989	£5,011,816	£4,918,646	£4,285,200	£3,900,207

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,081,318	£13,305,348	£13,295,928	£13,278,366	£13,184,224	£12,544,948	£12,156,716
60% LAR : 40% CIR	5%	£14,507,632	£12,760,543	£12,751,158	£12,733,655	£12,639,661	£12,001,274	£11,613,536
60% LAR : 40% CIR	10%	£13,932,209	£12,214,013	£12,204,662	£12,187,213	£12,093,356	£11,455,787	£11,068,505
60% LAR : 40% CIR	15%	£13,355,068	£11,665,778	£11,656,456	£11,639,059	£11,545,325	£10,908,507	£10,521,641
60% LAR : 40% CIR	20%	£12,776,225	£11,115,852	£11,106,558	£11,089,205	£10,995,586	£10,359,449	£9,972,961
60% LAR : 40% CIR	25%	£12,195,696	£10,564,252	£10,554,981	£10,537,669	£10,444,153	£9,808,629	£9,422,483
60% LAR : 40% CIR	**30%**	**£11,613,497**	**£10,010,994**	**£10,001,744**	**£9,984,470**	**£9,891,044**	**£9,256,067**	**£8,870,224**
60% LAR : 40% CIR	35%	£11,029,646	£9,456,096	£9,446,863	£9,429,620	£9,336,275	£8,701,778	£8,316,204
60% LAR : 40% CIR	40%	£10,444,157	£8,899,570	£8,890,354	£8,873,139	£8,779,862	£8,145,781	£7,760,436
60% LAR : 40% CIR	45%	£9,857,047	£8,341,437	£8,332,233	£8,315,040	£8,221,823	£7,588,092	£7,202,941
60% LAR : 40% CIR	50%	£9,268,335	£7,781,711	£7,772,517	£7,755,343	£7,662,173	£7,028,727	£6,643,734

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,324,428	£16,548,457	£16,539,037	£16,521,475	£16,427,333	£15,788,057	£15,399,825
60% LAR : 40% CIR	5%	£17,750,741	£16,003,652	£15,994,267	£15,976,764	£15,882,770	£15,244,383	£14,856,645
60% LAR : 40% CIR	10%	£17,175,318	£15,457,122	£15,447,771	£15,430,323	£15,336,465	£14,698,896	£14,311,614
60% LAR : 40% CIR	15%	£16,598,178	£14,908,887	£14,899,565	£14,882,168	£14,788,435	£14,151,616	£13,764,750
60% LAR : 40% CIR	20%	£16,019,334	£14,358,961	£14,349,667	£14,332,314	£14,238,695	£13,602,558	£13,216,070
60% LAR : 40% CIR	25%	£15,438,805	£13,807,361	£13,798,090	£13,780,778	£13,687,262	£13,051,739	£12,665,592
60% LAR : 40% CIR	**30%**	**£14,856,606**	**£13,254,103**	**£13,244,854**	**£13,227,579**	**£13,134,153**	**£12,499,177**	**£12,113,333**
60% LAR : 40% CIR	35%	£14,272,755	£12,699,205	£12,689,972	£12,672,729	£12,579,384	£11,944,887	£11,559,313
60% LAR : 40% CIR	40%	£13,687,266	£12,142,679	£12,133,464	£12,116,248	£12,022,971	£11,388,890	£11,003,545
60% LAR : 40% CIR	45%	£13,100,156	£11,584,546	£11,575,342	£11,558,149	£11,464,932	£10,831,201	£10,446,050
60% LAR : 40% CIR	50%	£12,511,444	£11,024,820	£11,015,626	£10,998,452	£10,905,282	£10,271,836	£9,886,843

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - NO AW		Value Area	Zone A - Lower Cenral Zone

No Units	18
Site Area	0.16 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,677,689	£19,902,003	£19,892,584	£19,875,022	£19,780,880	£19,141,603	£18,753,372
60% LAR : 40% CIR	5%	£21,040,410	£19,294,623	£19,285,238	£19,267,737	£19,173,742	£18,535,354	£18,147,617
60% LAR : 40% CIR	10%	£20,401,396	£18,685,519	£18,676,168	£18,658,719	£18,564,862	£17,927,293	£17,540,011
60% LAR : 40% CIR	15%	£19,760,664	£18,074,708	£18,065,388	£18,047,989	£17,954,257	£17,317,438	£16,930,571
60% LAR : 40% CIR	20%	£19,118,229	£17,462,207	£17,452,913	£17,435,561	£17,341,941	£16,705,805	£16,319,316
60% LAR : 40% CIR	25%	£18,474,108	£16,848,032	£16,838,762	£16,821,450	£16,727,934	£16,092,411	£15,706,263
60% LAR : 40% CIR	**30%**	**£17,828,317**	**£16,232,200**	**£16,222,950**	**£16,205,675**	**£16,112,250**	**£15,477,273**	**£15,091,431**
60% LAR : 40% CIR	35%	£17,180,874	£15,614,726	£15,605,494	£15,588,251	£15,494,905	£14,860,409	£14,474,834
60% LAR : 40% CIR	40%	£16,531,793	£14,995,627	£14,986,410	£14,969,194	£14,875,919	£14,241,837	£13,856,491
60% LAR : 40% CIR	45%	£15,881,092	£14,374,918	£14,365,714	£14,348,521	£14,255,303	£13,621,572	£13,236,422
60% LAR : 40% CIR	50%	£15,228,787	£13,752,617	£13,743,422	£13,726,249	£13,633,079	£12,999,632	£12,614,641

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,698,762	£3,923,076	£3,913,657	£3,896,095	£3,801,953	£3,162,676	£2,774,445
60% LAR : 40% CIR	5%	£5,061,483	£3,315,696	£3,306,311	£3,288,809	£3,194,815	£2,556,427	£2,168,689
60% LAR : 40% CIR	10%	£4,422,469	£2,706,592	£2,697,240	£2,679,792	£2,585,935	£1,948,366	£1,561,084
60% LAR : 40% CIR	15%	£3,781,737	£2,095,781	£2,086,460	£2,069,062	£1,975,329	£1,338,510	£951,644
60% LAR : 40% CIR	20%	£3,139,302	£1,483,280	£1,473,985	£1,456,633	£1,363,014	£726,877	£340,389
60% LAR : 40% CIR	25%	£2,495,181	£869,105	£859,835	£842,523	£749,007	£113,483	-£272,664
60% LAR : 40% CIR	**30%**	**£1,849,390**	**£253,272**	**£244,023**	**£226,748**	**£133,322**	**-£501,654**	**-£887,496**
60% LAR : 40% CIR	35%	£1,201,947	-£364,202	-£373,433	-£390,676	-£484,022	-£1,118,518	-£1,504,094
60% LAR : 40% CIR	40%	£552,866	-£983,300	-£992,517	-£1,009,733	-£1,103,009	-£1,737,090	-£2,122,436
60% LAR : 40% CIR	45%	-£97,835	-£1,604,010	-£1,613,213	-£1,630,406	-£1,723,624	-£2,357,356	-£2,742,506
60% LAR : 40% CIR	50%	-£750,140	-£2,226,311	-£2,235,505	-£2,252,679	-£2,345,849	-£2,979,295	-£3,364,287

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,319,980	£10,544,294	£10,534,875	£10,517,313	£10,423,171	£9,783,894	£9,395,663
60% LAR : 40% CIR	5%	£11,682,701	£9,936,914	£9,927,529	£9,910,027	£9,816,033	£9,177,645	£8,789,908
60% LAR : 40% CIR	10%	£11,043,687	£9,327,810	£9,318,459	£9,301,010	£9,207,153	£8,569,584	£8,182,302
60% LAR : 40% CIR	15%	£10,402,955	£8,716,999	£8,707,678	£8,690,280	£8,596,548	£7,959,728	£7,572,862
60% LAR : 40% CIR	20%	£9,760,520	£8,104,498	£8,095,203	£8,077,852	£7,984,232	£7,348,095	£6,961,607
60% LAR : 40% CIR	25%	£9,116,399	£7,490,323	£7,481,053	£7,463,741	£7,370,225	£6,734,702	£6,348,554
60% LAR : 40% CIR	**30%**	**£8,470,608**	**£6,874,491**	**£6,865,241**	**£6,847,966**	**£6,754,540**	**£6,119,564**	**£5,733,722**
60% LAR : 40% CIR	35%	£7,823,165	£6,257,017	£6,247,785	£6,230,542	£6,137,196	£5,502,700	£5,117,125
60% LAR : 40% CIR	40%	£7,174,084	£5,637,918	£5,628,701	£5,611,485	£5,518,209	£4,884,128	£4,498,782
60% LAR : 40% CIR	45%	£6,523,383	£5,017,209	£5,008,005	£4,990,812	£4,897,594	£4,263,863	£3,878,713
60% LAR : 40% CIR	50%	£5,871,078	£4,394,907	£4,385,713	£4,368,540	£4,275,370	£3,641,923	£3,256,932

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,063,507	£13,287,822	£13,278,402	£13,260,840	£13,166,698	£12,527,422	£12,139,190
60% LAR : 40% CIR	5%	£14,426,229	£12,680,441	£12,671,056	£12,653,555	£12,559,560	£11,921,172	£11,533,435
60% LAR : 40% CIR	10%	£13,787,215	£12,071,337	£12,061,986	£12,044,538	£11,950,680	£11,313,111	£10,925,829
60% LAR : 40% CIR	15%	£13,146,482	£11,460,526	£11,451,206	£11,433,807	£11,340,075	£10,703,256	£10,316,389
60% LAR : 40% CIR	20%	£12,504,047	£10,848,025	£10,838,731	£10,821,379	£10,727,760	£10,091,623	£9,705,135
60% LAR : 40% CIR	25%	£11,859,926	£10,233,851	£10,224,580	£10,207,269	£10,113,752	£9,478,229	£9,092,082
60% LAR : 40% CIR	**30%**	**£11,214,135**	**£9,618,018**	**£9,608,768**	**£9,591,493**	**£9,498,068**	**£8,863,091**	**£8,477,249**
60% LAR : 40% CIR	35%	£10,566,692	£9,000,544	£8,991,313	£8,974,069	£8,880,723	£8,246,228	£7,860,652
60% LAR : 40% CIR	40%	£9,917,612	£8,381,445	£8,372,228	£8,355,012	£8,261,737	£7,627,655	£7,242,309
60% LAR : 40% CIR	45%	£9,266,911	£7,760,736	£7,751,532	£7,734,339	£7,641,121	£7,007,390	£6,622,240
60% LAR : 40% CIR	50%	£8,614,605	£7,138,435	£7,129,240	£7,112,067	£7,018,897	£6,385,451	£6,000,459

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,306,616	£16,530,931	£16,521,511	£16,503,949	£16,409,807	£15,770,531	£15,382,299
60% LAR : 40% CIR	5%	£17,669,338	£15,923,550	£15,914,166	£15,896,664	£15,802,669	£15,164,282	£14,776,544
60% LAR : 40% CIR	10%	£17,030,324	£15,314,446	£15,305,095	£15,287,647	£15,193,789	£14,556,221	£14,168,938
60% LAR : 40% CIR	15%	£16,389,591	£14,703,635	£14,694,315	£14,676,916	£14,583,184	£13,946,365	£13,559,498
60% LAR : 40% CIR	20%	£15,747,156	£14,091,135	£14,081,840	£14,064,488	£13,970,869	£13,334,732	£12,948,244
60% LAR : 40% CIR	25%	£15,103,036	£13,476,960	£13,467,690	£13,450,378	£13,356,861	£12,721,338	£12,335,191
60% LAR : 40% CIR	**30%**	**£14,457,244**	**£12,861,127**	**£12,851,877**	**£12,834,603**	**£12,741,177**	**£12,106,200**	**£11,720,358**
60% LAR : 40% CIR	35%	£13,809,801	£12,243,653	£12,234,422	£12,217,178	£12,123,833	£11,489,337	£11,103,761
60% LAR : 40% CIR	40%	£13,160,721	£11,624,554	£11,615,337	£11,598,121	£11,504,846	£10,870,764	£10,485,419
60% LAR : 40% CIR	45%	£12,510,020	£11,003,845	£10,994,641	£10,977,448	£10,884,230	£10,250,499	£9,865,349
60% LAR : 40% CIR	50%	£11,857,715	£10,381,544	£10,372,349	£10,355,176	£10,262,006	£9,628,560	£9,243,568

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - NO AW		Value Area	Zone A - Medium Central Zone

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£24,645,308	£22,822,171	£22,812,751	£22,795,189	£22,701,047	£22,061,771	£21,673,540
60% LAR : 40% CIR	5%	£23,859,649	£22,068,781	£22,059,397	£22,041,895	£21,947,901	£21,309,513	£20,921,776
60% LAR : 40% CIR	10%	£23,072,255	£21,313,669	£21,304,318	£21,286,870	£21,193,013	£20,555,444	£20,168,161
60% LAR : 40% CIR	15%	£22,283,140	£20,556,850	£20,547,529	£20,530,130	£20,436,398	£19,799,579	£19,412,714
60% LAR : 40% CIR	20%	£21,492,324	£19,798,341	£19,789,047	£19,771,694	£19,678,076	£19,041,938	£18,655,451
60% LAR : 40% CIR	25%	£20,699,823	£19,038,158	£19,028,887	£19,011,575	£18,918,059	£18,282,535	£17,896,389
60% LAR : 40% CIR	**30%**	**£19,905,651**	**£18,276,317**	**£18,267,068**	**£18,249,792**	**£18,156,367**	**£17,521,390**	**£17,135,547**
60% LAR : 40% CIR	35%	£19,109,827	£17,512,835	£17,503,603	£17,486,359	£17,393,014	£16,758,519	£16,372,943
60% LAR : 40% CIR	40%	£18,312,365	£16,747,727	£16,738,510	£16,721,294	£16,628,018	£15,993,937	£15,608,592
60% LAR : 40% CIR	45%	£17,513,283	£15,981,010	£15,971,805	£15,954,614	£15,861,396	£15,227,664	£14,842,513
60% LAR : 40% CIR	50%	£16,712,597	£15,212,701	£15,203,505	£15,186,332	£15,093,162	£14,459,716	£14,074,724

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,666,381	£6,843,243	£6,833,823	£6,816,262	£6,722,119	£6,082,843	£5,694,612
60% LAR : 40% CIR	5%	£7,880,721	£6,089,854	£6,080,470	£6,062,967	£5,968,974	£5,330,586	£4,942,849
60% LAR : 40% CIR	10%	£7,093,327	£5,334,742	£5,325,391	£5,307,943	£5,214,086	£4,576,517	£4,189,233
60% LAR : 40% CIR	15%	£6,304,213	£4,577,923	£4,568,602	£4,551,203	£4,457,471	£3,820,652	£3,433,786
60% LAR : 40% CIR	20%	£5,513,397	£3,819,414	£3,810,119	£3,792,767	£3,699,148	£3,063,010	£2,676,523
60% LAR : 40% CIR	25%	£4,720,896	£3,059,231	£3,049,960	£3,032,648	£2,939,131	£2,303,608	£1,917,462
60% LAR : 40% CIR	**30%**	**£3,926,724**	**£2,297,390**	**£2,288,140**	**£2,270,864**	**£2,177,440**	**£1,542,462**	**£1,156,620**
60% LAR : 40% CIR	35%	£3,130,899	£1,533,908	£1,524,675	£1,507,432	£1,414,087	£779,591	£394,015
60% LAR : 40% CIR	40%	£2,333,438	£768,799	£759,582	£742,367	£649,091	£15,009	-£370,335
60% LAR : 40% CIR	45%	£1,534,356	£2,083	-£7,122	-£24,314	-£117,532	-£751,263	-£1,136,414
60% LAR : 40% CIR	50%	£733,670	-£766,227	-£775,422	-£792,595	-£885,765	-£1,519,212	-£1,904,203

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,287,599	£13,464,462	£13,455,041	£13,437,480	£13,343,337	£12,704,062	£12,315,830
60% LAR : 40% CIR	5%	£14,501,940	£12,711,072	£12,701,688	£12,684,185	£12,590,192	£11,951,804	£11,564,067
60% LAR : 40% CIR	10%	£13,714,545	£11,955,960	£11,946,609	£11,929,161	£11,835,304	£11,197,735	£10,810,451
60% LAR : 40% CIR	15%	£12,925,431	£11,199,141	£11,189,820	£11,172,421	£11,078,689	£10,441,870	£10,055,004
60% LAR : 40% CIR	20%	£12,134,615	£10,440,632	£10,431,338	£10,413,985	£10,320,366	£9,684,229	£9,297,741
60% LAR : 40% CIR	25%	£11,342,114	£9,680,449	£9,671,178	£9,653,866	£9,560,350	£8,924,826	£8,538,680
60% LAR : 40% CIR	**30%**	**£10,547,942**	**£8,918,608**	**£8,909,358**	**£8,892,083**	**£8,798,658**	**£8,163,680**	**£7,777,838**
60% LAR : 40% CIR	35%	£9,752,118	£8,155,126	£8,145,893	£8,128,650	£8,035,305	£7,400,809	£7,015,234
60% LAR : 40% CIR	40%	£8,954,656	£7,390,018	£7,380,801	£7,363,585	£7,270,309	£6,636,228	£6,250,883
60% LAR : 40% CIR	45%	£8,155,574	£6,623,301	£6,614,096	£6,596,905	£6,503,687	£5,869,955	£5,484,804
60% LAR : 40% CIR	50%	£7,354,888	£5,854,992	£5,845,796	£5,828,623	£5,735,453	£5,102,007	£4,717,015

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,031,126	£16,207,989	£16,198,569	£16,181,007	£16,086,865	£15,447,589	£15,059,358
60% LAR : 40% CIR	5%	£17,245,467	£15,454,599	£15,445,216	£15,427,713	£15,333,719	£14,695,332	£14,307,594
60% LAR : 40% CIR	10%	£16,458,073	£14,699,487	£14,690,137	£14,672,688	£14,578,831	£13,941,262	£13,553,979
60% LAR : 40% CIR	15%	£15,668,958	£13,942,669	£13,933,347	£13,915,949	£13,822,216	£13,185,397	£12,798,532
60% LAR : 40% CIR	20%	£14,878,142	£13,184,160	£13,174,865	£13,157,512	£13,063,894	£12,427,756	£12,041,269
60% LAR : 40% CIR	25%	£14,085,641	£12,423,976	£12,414,705	£12,397,393	£12,303,877	£11,668,354	£11,282,207
60% LAR : 40% CIR	**30%**	**£13,291,469**	**£11,662,135**	**£11,652,886**	**£11,635,610**	**£11,542,185**	**£10,907,208**	**£10,521,366**
60% LAR : 40% CIR	35%	£12,495,645	£10,898,653	£10,889,421	£10,872,177	£10,778,833	£10,144,337	£9,758,761
60% LAR : 40% CIR	40%	£11,698,183	£10,133,545	£10,124,328	£10,107,112	£10,013,837	£9,379,755	£8,994,410
60% LAR : 40% CIR	45%	£10,899,101	£9,366,828	£9,357,624	£9,340,432	£9,247,214	£8,613,482	£8,228,331
60% LAR : 40% CIR	50%	£10,098,415	£8,598,519	£8,589,323	£8,572,150	£8,478,980	£7,845,534	£7,460,542

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,274,235	£19,451,098	£19,441,678	£19,424,116	£19,329,974	£18,690,698	£18,302,467
60% LAR : 40% CIR	5%	£20,488,576	£18,697,708	£18,688,325	£18,670,822	£18,576,828	£17,938,441	£17,550,703
60% LAR : 40% CIR	10%	£19,701,182	£17,942,596	£17,933,246	£17,915,797	£17,821,940	£17,184,371	£16,797,088
60% LAR : 40% CIR	15%	£18,912,067	£17,185,778	£17,176,456	£17,159,058	£17,065,325	£16,428,506	£16,041,641
60% LAR : 40% CIR	20%	£18,121,251	£16,427,269	£16,417,974	£16,400,621	£16,307,003	£15,670,865	£15,284,378
60% LAR : 40% CIR	25%	£17,328,751	£15,667,085	£15,657,814	£15,640,502	£15,546,986	£14,911,463	£14,525,316
60% LAR : 40% CIR	**30%**	**£16,534,578**	**£14,905,244**	**£14,895,995**	**£14,878,719**	**£14,785,294**	**£14,150,317**	**£13,764,475**
60% LAR : 40% CIR	35%	£15,738,754	£14,141,762	£14,132,530	£14,115,286	£14,021,942	£13,387,446	£13,001,870
60% LAR : 40% CIR	40%	£14,941,293	£13,376,654	£13,367,437	£13,350,221	£13,256,946	£12,622,864	£12,237,519
60% LAR : 40% CIR	45%	£14,142,210	£12,609,937	£12,600,733	£12,583,541	£12,490,323	£11,856,591	£11,471,441
60% LAR : 40% CIR	50%	£13,341,524	£11,841,628	£11,832,432	£11,815,259	£11,722,089	£11,088,643	£10,703,651

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - NO AW	
Value Area	Zone A - Higher Central Zone

No Units	18
Site Area	0.16 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£26,341,091	£24,490,838	£24,481,418	£24,463,855	£24,369,714	£23,730,438	£23,342,207
60% LAR : 40% CIR	5%	£25,470,643	£23,654,015	£23,644,631	£23,627,128	£23,533,134	£22,894,747	£22,507,009
60% LAR : 40% CIR	10%	£24,598,459	£22,815,469	£22,806,118	£22,788,670	£22,694,812	£22,057,244	£21,669,961
60% LAR : 40% CIR	15%	£23,724,556	£21,975,217	£21,965,896	£21,948,497	£21,854,765	£21,217,947	£20,831,080
60% LAR : 40% CIR	20%	£22,848,951	£21,133,274	£21,123,980	£21,106,627	£21,013,009	£20,376,871	£19,990,384
60% LAR : 40% CIR	25%	£21,971,660	£20,289,658	£20,280,387	£20,263,075	£20,169,559	£19,534,036	£19,147,889
60% LAR : 40% CIR	**30%**	**£21,092,699**	**£19,444,384**	**£19,435,134**	**£19,417,858**	**£19,324,434**	**£18,689,457**	**£18,303,614**
60% LAR : 40% CIR	35%	£20,212,086	£18,597,468	£18,588,236	£18,570,993	£18,477,647	£17,843,151	£17,457,576
60% LAR : 40% CIR	40%	£19,329,835	£17,748,927	£17,739,710	£17,722,494	£17,629,218	£16,995,137	£16,609,792
60% LAR : 40% CIR	45%	£18,445,963	£16,898,776	£16,889,573	£16,872,380	£16,779,162	£16,145,431	£15,760,280
60% LAR : 40% CIR	50%	£17,560,489	£16,047,033	£16,037,839	£16,020,665	£15,927,495	£15,294,049	£14,909,057

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,362,164	£8,511,911	£8,502,490	£8,484,928	£8,390,786	£7,751,511	£7,363,279
60% LAR : 40% CIR	5%	£9,491,715	£7,675,088	£7,665,703	£7,648,201	£7,554,207	£6,915,819	£6,528,082
60% LAR : 40% CIR	10%	£8,619,532	£6,836,542	£6,827,191	£6,809,742	£6,715,885	£6,078,316	£5,691,034
60% LAR : 40% CIR	15%	£7,745,629	£5,996,290	£5,986,968	£5,969,570	£5,875,838	£5,239,019	£4,852,153
60% LAR : 40% CIR	20%	£6,870,023	£5,154,347	£5,145,052	£5,127,700	£5,034,081	£4,397,943	£4,011,456
60% LAR : 40% CIR	25%	£5,992,733	£4,310,731	£4,301,460	£4,284,148	£4,190,632	£3,555,108	£3,168,962
60% LAR : 40% CIR	**30%**	**£5,113,772**	**£3,465,456**	**£3,456,207**	**£3,438,931**	**£3,345,506**	**£2,710,530**	**£2,324,687**
60% LAR : 40% CIR	35%	£4,233,158	£2,618,540	£2,609,309	£2,592,066	£2,498,720	£1,864,224	£1,478,648
60% LAR : 40% CIR	40%	£3,350,908	£1,769,999	£1,760,783	£1,743,567	£1,650,291	£1,016,209	£630,865
60% LAR : 40% CIR	45%	£2,467,036	£919,849	£910,645	£893,453	£800,235	£166,503	-£218,648
60% LAR : 40% CIR	50%	£1,581,561	£68,106	£58,911	£41,738	-£51,432	-£684,878	-£1,069,870

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,983,382	£15,133,129	£15,123,709	£15,106,146	£15,012,005	£14,372,729	£13,984,497
60% LAR : 40% CIR	5%	£16,112,933	£14,296,306	£14,286,922	£14,269,419	£14,175,425	£13,537,038	£13,149,300
60% LAR : 40% CIR	10%	£15,240,750	£13,457,760	£13,448,409	£13,430,961	£13,337,103	£12,699,534	£12,312,252
60% LAR : 40% CIR	15%	£14,366,847	£12,617,508	£12,608,187	£12,590,788	£12,497,056	£11,860,238	£11,473,371
60% LAR : 40% CIR	20%	£13,491,242	£11,775,565	£11,766,271	£11,748,918	£11,655,300	£11,019,162	£10,632,674
60% LAR : 40% CIR	25%	£12,613,951	£10,931,949	£10,922,678	£10,905,366	£10,811,850	£10,176,327	£9,790,180
60% LAR : 40% CIR	**30%**	**£11,734,990**	**£10,086,675**	**£10,077,425**	**£10,060,149**	**£9,966,724**	**£9,331,748**	**£8,945,905**
60% LAR : 40% CIR	35%	£10,854,377	£9,239,759	£9,230,527	£9,213,284	£9,119,938	£8,485,442	£8,099,866
60% LAR : 40% CIR	40%	£9,972,126	£8,391,218	£8,382,001	£8,364,785	£8,271,509	£7,637,428	£7,252,083
60% LAR : 40% CIR	45%	£9,088,254	£7,541,067	£7,531,864	£7,514,671	£7,421,453	£6,787,721	£6,402,570
60% LAR : 40% CIR	50%	£8,202,779	£6,689,324	£6,680,130	£6,662,956	£6,569,786	£5,936,340	£5,551,348

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£19,726,910	£17,876,656	£17,867,236	£17,849,673	£17,755,532	£17,116,256	£16,728,025
60% LAR : 40% CIR	5%	£18,856,461	£17,039,834	£17,030,449	£17,012,946	£16,918,952	£16,280,565	£15,892,827
60% LAR : 40% CIR	10%	£17,984,277	£16,201,288	£16,191,936	£16,174,488	£16,080,631	£15,443,062	£15,055,779
60% LAR : 40% CIR	15%	£17,110,374	£15,361,035	£15,351,714	£15,334,315	£15,240,583	£14,603,765	£14,216,899
60% LAR : 40% CIR	20%	£16,234,769	£14,519,093	£14,509,798	£14,492,445	£14,398,827	£13,762,689	£13,376,202
60% LAR : 40% CIR	25%	£15,357,478	£13,675,477	£13,666,206	£13,648,894	£13,555,377	£12,919,854	£12,533,708
60% LAR : 40% CIR	**30%**	**£14,478,518**	**£12,830,202**	**£12,820,952**	**£12,803,676**	**£12,710,252**	**£12,075,275**	**£11,689,432**
60% LAR : 40% CIR	35%	£13,597,904	£11,983,286	£11,974,055	£11,956,811	£11,863,465	£11,228,969	£10,843,394
60% LAR : 40% CIR	40%	£12,715,653	£11,134,745	£11,125,528	£11,108,312	£11,015,037	£10,380,955	£9,995,610
60% LAR : 40% CIR	45%	£11,831,781	£10,284,595	£10,275,391	£10,258,198	£10,164,980	£9,531,249	£9,146,098
60% LAR : 40% CIR	50%	£10,946,307	£9,432,851	£9,423,657	£9,406,484	£9,313,314	£8,679,867	£8,294,876

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£22,970,019	£21,119,765	£21,110,345	£21,092,783	£20,998,641	£20,359,365	£19,971,134
60% LAR : 40% CIR	5%	£22,099,570	£20,282,943	£20,273,558	£20,256,055	£20,162,061	£19,523,674	£19,135,936
60% LAR : 40% CIR	10%	£21,227,386	£19,444,397	£19,435,045	£19,417,597	£19,323,740	£18,686,171	£18,298,888
60% LAR : 40% CIR	15%	£20,353,483	£18,604,145	£18,594,823	£18,577,424	£18,483,692	£17,846,874	£17,460,008
60% LAR : 40% CIR	20%	£19,477,878	£17,762,202	£17,752,907	£17,735,554	£17,641,936	£17,005,798	£16,619,311
60% LAR : 40% CIR	25%	£18,600,588	£16,918,586	£16,909,315	£16,892,003	£16,798,486	£16,162,963	£15,776,817
60% LAR : 40% CIR	**30%**	**£17,721,627**	**£16,073,311**	**£16,064,061**	**£16,046,786**	**£15,953,361**	**£15,318,384**	**£14,932,541**
60% LAR : 40% CIR	35%	£16,841,013	£15,226,395	£15,217,164	£15,199,920	£15,106,574	£14,472,079	£14,086,503
60% LAR : 40% CIR	40%	£15,958,762	£14,377,854	£14,368,637	£14,351,421	£14,258,146	£13,624,064	£13,238,719
60% LAR : 40% CIR	45%	£15,074,891	£13,527,704	£13,518,500	£13,501,307	£13,408,089	£12,774,358	£12,389,207
60% LAR : 40% CIR	50%	£14,189,416	£12,675,961	£12,666,766	£12,649,593	£12,556,423	£11,922,976	£11,537,985

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR in Perp	
No Units	**18**
Site Area	**0.16 Ha**

Value Area	**Zone A - Zone 1 and Eastern Central Zone**	
Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,792,276	£14,112,896	£14,103,476	£14,085,936	£13,992,343	£13,357,093	£12,971,424
60% LAR : 40% CIR	5%	£15,282,181	£13,630,665	£13,621,281	£13,603,800	£13,510,355	£12,875,994	£12,490,818
60% LAR : 40% CIR	10%	£14,770,351	£13,146,711	£13,137,360	£13,119,934	£13,026,626	£12,393,083	£12,008,362
60% LAR : 40% CIR	15%	£14,256,802	£12,661,050	£12,651,729	£12,634,353	£12,541,170	£11,908,376	£11,524,073
60% LAR : 40% CIR	20%	£13,741,551	£12,173,700	£12,164,405	£12,147,075	£12,054,004	£11,421,893	£11,037,968
60% LAR : 40% CIR	25%	£13,224,614	£11,684,675	£11,675,404	£11,658,114	£11,565,147	£10,933,650	£10,550,066
60% LAR : 40% CIR	**30%**	**£12,706,007**	**£11,193,992**	**£11,184,743**	**£11,167,489**	**£11,074,613**	**£10,443,662**	**£10,060,382**
60% LAR : 40% CIR	35%	£12,185,747	£10,701,668	£10,692,436	£10,675,215	£10,582,419	£9,951,949	£9,568,935
60% LAR : 40% CIR	40%	£11,663,849	£10,207,719	£10,198,502	£10,181,308	£10,088,581	£9,458,526	£9,075,743
60% LAR : 40% CIR	45%	£11,140,333	£9,712,160	£9,702,956	£9,685,786	£9,593,117	£8,963,411	£8,580,822
60% LAR : 40% CIR	50%	£10,615,212	£9,215,009	£9,205,814	£9,188,663	£9,096,041	£8,466,622	£8,084,191

0

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

0

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£186,651	-£1,866,031	-£1,875,451	-£1,892,991	-£1,986,585	-£2,621,834	-£3,007,504
60% LAR : 40% CIR	5%	-£696,746	-£2,348,262	-£2,357,646	-£2,375,127	-£2,468,572	-£3,102,933	-£3,488,109
60% LAR : 40% CIR	10%	-£1,208,576	-£2,832,216	-£2,841,568	-£2,858,993	-£2,952,302	-£3,585,844	-£3,970,566
60% LAR : 40% CIR	15%	-£1,722,125	-£3,317,877	-£3,327,199	-£3,344,575	-£3,437,758	-£4,070,551	-£4,454,854
60% LAR : 40% CIR	20%	-£2,237,376	-£3,805,228	-£3,814,522	-£3,831,853	-£3,924,923	-£4,557,034	-£4,940,959
60% LAR : 40% CIR	25%	-£2,754,314	-£4,294,253	-£4,303,524	-£4,320,813	-£4,413,780	-£5,045,278	-£5,428,862
60% LAR : 40% CIR	**30%**	**-£3,272,921**	**-£4,784,935**	**-£4,794,185**	**-£4,811,438**	**-£4,904,315**	**-£5,535,265**	**-£5,918,545**
60% LAR : 40% CIR	35%	-£3,793,181	-£5,277,259	-£5,286,491	-£5,303,712	-£5,396,509	-£6,026,979	-£6,409,992
60% LAR : 40% CIR	40%	-£4,315,078	-£5,771,209	-£5,780,426	-£5,797,619	-£5,890,346	-£6,520,401	-£6,903,184
60% LAR : 40% CIR	45%	-£4,838,595	-£6,266,768	-£6,275,971	-£6,293,142	-£6,385,811	-£7,015,516	-£7,398,105
60% LAR : 40% CIR	50%	-£5,363,716	-£6,763,919	-£6,773,113	-£6,790,264	-£6,882,886	-£7,512,305	-£7,894,736

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,434,567	£4,755,187	£4,745,767	£4,728,227	£4,634,634	£3,999,384	£3,613,715
60% LAR : 40% CIR	5%	£5,924,472	£4,272,956	£4,263,572	£4,246,091	£4,152,646	£3,518,285	£3,133,109
60% LAR : 40% CIR	10%	£5,412,642	£3,789,002	£3,779,650	£3,762,225	£3,668,917	£3,035,374	£2,650,653
60% LAR : 40% CIR	15%	£4,899,093	£3,303,341	£3,294,020	£3,276,644	£3,183,460	£2,550,667	£2,166,364
60% LAR : 40% CIR	20%	£4,383,842	£2,815,990	£2,806,696	£2,789,365	£2,696,295	£2,064,184	£1,680,259
60% LAR : 40% CIR	25%	£3,866,905	£2,326,966	£2,317,695	£2,300,405	£2,207,438	£1,575,941	£1,192,357
60% LAR : 40% CIR	**30%**	**£3,348,297**	**£1,836,283**	**£1,827,033**	**£1,809,780**	**£1,716,904**	**£1,085,953**	**£702,673**
60% LAR : 40% CIR	35%	£2,828,038	£1,343,959	£1,334,727	£1,317,506	£1,224,709	£594,240	£211,226
60% LAR : 40% CIR	40%	£2,306,140	£850,010	£840,793	£823,599	£730,872	£100,817	-£281,966
60% LAR : 40% CIR	45%	£1,782,623	£354,450	£345,247	£328,077	£235,408	-£394,298	-£776,887
60% LAR : 40% CIR	50%	£1,257,503	-£142,701	-£151,895	-£169,046	-£261,668	-£891,087	-£1,273,518

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,178,094	£7,498,714	£7,489,294	£7,471,754	£7,378,161	£6,742,911	£6,357,242
60% LAR : 40% CIR	5%	£8,667,999	£7,016,483	£7,007,099	£6,989,618	£6,896,173	£6,261,812	£5,876,637
60% LAR : 40% CIR	10%	£8,156,169	£6,532,529	£6,523,178	£6,505,752	£6,412,444	£5,778,901	£5,394,180
60% LAR : 40% CIR	15%	£7,642,620	£6,046,868	£6,037,547	£6,020,171	£5,926,988	£5,294,195	£4,909,891
60% LAR : 40% CIR	20%	£7,127,369	£5,559,518	£5,550,223	£5,532,893	£5,439,823	£4,807,712	£4,423,787
60% LAR : 40% CIR	25%	£6,610,432	£5,070,493	£5,061,222	£5,043,932	£4,950,965	£4,319,468	£3,935,884
60% LAR : 40% CIR	**30%**	**£6,091,825**	**£4,579,810**	**£4,570,561**	**£4,553,308**	**£4,460,431**	**£3,829,480**	**£3,446,200**
60% LAR : 40% CIR	35%	£5,571,565	£4,087,486	£4,078,254	£4,061,033	£3,968,237	£3,337,767	£2,954,753
60% LAR : 40% CIR	40%	£5,049,668	£3,593,537	£3,584,320	£3,567,127	£3,474,399	£2,844,344	£2,461,561
60% LAR : 40% CIR	45%	£4,526,151	£3,097,978	£3,088,774	£3,071,604	£2,978,935	£2,349,229	£1,966,641
60% LAR : 40% CIR	50%	£4,001,030	£2,600,827	£2,591,632	£2,574,482	£2,481,860	£1,852,440	£1,470,010

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,421,203	£10,741,823	£10,732,403	£10,714,863	£10,621,270	£9,986,020	£9,600,351
60% LAR : 40% CIR	5%	£11,911,108	£10,259,592	£10,250,208	£10,232,727	£10,139,283	£9,504,921	£9,119,746
60% LAR : 40% CIR	10%	£11,399,278	£9,775,638	£9,766,287	£9,748,861	£9,655,553	£9,022,010	£8,637,289
60% LAR : 40% CIR	15%	£10,885,729	£9,289,977	£9,280,656	£9,263,280	£9,170,097	£8,537,304	£8,153,000
60% LAR : 40% CIR	20%	£10,370,479	£8,802,627	£8,793,332	£8,776,002	£8,682,932	£8,050,821	£7,666,896
60% LAR : 40% CIR	25%	£9,853,541	£8,313,602	£8,304,331	£8,287,042	£8,194,074	£7,562,577	£7,178,993
60% LAR : 40% CIR	**30%**	**£9,334,934**	**£7,822,919**	**£7,813,670**	**£7,796,417**	**£7,703,540**	**£7,072,590**	**£6,689,309**
60% LAR : 40% CIR	35%	£8,814,674	£7,330,596	£7,321,363	£7,304,142	£7,211,346	£6,580,876	£6,197,862
60% LAR : 40% CIR	40%	£8,292,777	£6,836,646	£6,827,429	£6,810,236	£6,717,508	£6,087,454	£5,704,670
60% LAR : 40% CIR	45%	£7,769,260	£6,341,087	£6,331,883	£6,314,713	£6,222,044	£5,592,339	£5,209,750
60% LAR : 40% CIR	50%	£7,244,139	£5,843,936	£5,834,741	£5,817,591	£5,724,969	£5,095,549	£4,713,119

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR in Perp	
Value Area	Zone A - Kings Cross Lower

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,977,298	£17,246,989	£17,237,568	£17,220,029	£17,126,436	£16,491,185	£16,105,516
60% LAR : 40% CIR	5%	£18,467,203	£16,764,757	£16,755,374	£16,737,892	£16,644,448	£16,010,086	£15,624,911
60% LAR : 40% CIR	10%	£17,955,372	£16,280,804	£16,271,452	£16,254,026	£16,160,718	£15,527,175	£15,142,455
60% LAR : 40% CIR	15%	£17,441,824	£15,795,144	£15,785,822	£15,768,446	£15,675,262	£15,042,470	£14,658,166
60% LAR : 40% CIR	20%	£16,926,573	£15,307,792	£15,298,498	£15,281,167	£15,188,098	£14,555,986	£14,172,061
60% LAR : 40% CIR	25%	£16,409,635	£14,818,767	£14,809,497	£14,792,207	£14,699,239	£14,067,742	£13,684,158
60% LAR : 40% CIR	**30%**	**£15,891,029**	**£14,328,085**	**£14,318,835**	**£14,301,582**	**£14,208,705**	**£13,577,755**	**£13,194,475**
60% LAR : 40% CIR	35%	£15,370,769	£13,835,761	£13,826,529	£13,809,308	£13,716,511	£13,086,041	£12,703,029
60% LAR : 40% CIR	40%	£14,848,872	£13,341,811	£13,332,595	£13,315,401	£13,222,674	£12,592,619	£12,209,836
60% LAR : 40% CIR	45%	£14,325,354	£12,846,253	£12,837,048	£12,819,878	£12,727,209	£12,097,504	£11,714,916
60% LAR : 40% CIR	50%	£13,800,233	£12,349,102	£12,339,907	£12,322,756	£12,230,135	£11,600,715	£11,218,285

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,998,370	£1,268,061	£1,258,641	£1,241,101	£1,147,509	£512,258	£126,589
60% LAR : 40% CIR	5%	£2,488,276	£785,830	£776,446	£758,965	£665,521	£31,159	-£354,016
60% LAR : 40% CIR	10%	£1,976,445	£301,876	£292,525	£275,099	£181,791	-£451,752	-£836,472
60% LAR : 40% CIR	15%	£1,462,897	-£183,784	-£193,105	-£210,481	-£303,665	-£936,457	-£1,320,762
60% LAR : 40% CIR	20%	£947,645	-£671,135	-£680,429	-£697,760	-£790,829	-£1,422,941	-£1,806,866
60% LAR : 40% CIR	25%	£430,708	-£1,160,160	-£1,169,430	-£1,186,720	-£1,279,688	-£1,911,185	-£2,294,769
60% LAR : 40% CIR	**30%**	**-£87,898**	**-£1,650,843**	**-£1,660,092**	**-£1,677,345**	**-£1,770,222**	**-£2,401,172**	**-£2,784,453**
60% LAR : 40% CIR	35%	-£608,158	-£2,143,166	-£2,152,399	-£2,169,620	-£2,262,416	-£2,892,886	-£3,275,899
60% LAR : 40% CIR	40%	-£1,130,056	-£2,637,116	-£2,646,332	-£2,663,526	-£2,756,253	-£3,386,309	-£3,769,091
60% LAR : 40% CIR	45%	-£1,653,573	-£3,132,674	-£3,141,879	-£3,159,049	-£3,251,718	-£3,881,423	-£4,264,011
60% LAR : 40% CIR	50%	-£2,178,694	-£3,629,825	-£3,639,021	-£3,656,171	-£3,748,792	-£4,378,213	-£4,760,642

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,619,588	£7,889,280	£7,879,859	£7,862,320	£7,768,727	£7,133,476	£6,747,807
60% LAR : 40% CIR	5%	£9,109,494	£7,407,048	£7,397,665	£7,380,183	£7,286,739	£6,652,377	£6,267,202
60% LAR : 40% CIR	10%	£8,597,663	£6,923,095	£6,913,743	£6,896,317	£6,803,009	£6,169,466	£5,784,746
60% LAR : 40% CIR	15%	£8,084,115	£6,437,435	£6,428,113	£6,410,737	£6,317,553	£5,684,761	£5,300,456
60% LAR : 40% CIR	20%	£7,568,864	£5,950,083	£5,940,789	£5,923,458	£5,830,389	£5,198,277	£4,814,352
60% LAR : 40% CIR	25%	£7,051,926	£5,461,058	£5,451,788	£5,434,498	£5,341,530	£4,710,033	£4,326,449
60% LAR : 40% CIR	**30%**	**£6,533,320**	**£4,970,376**	**£4,961,126**	**£4,943,873**	**£4,850,996**	**£4,220,046**	**£3,836,766**
60% LAR : 40% CIR	35%	£6,013,060	£4,478,052	£4,468,819	£4,451,599	£4,358,802	£3,728,332	£3,345,319
60% LAR : 40% CIR	40%	£5,491,163	£3,984,102	£3,974,886	£3,957,692	£3,864,965	£3,234,910	£2,852,127
60% LAR : 40% CIR	45%	£4,967,645	£3,488,544	£3,479,339	£3,462,169	£3,369,500	£2,739,795	£2,357,207
60% LAR : 40% CIR	50%	£4,442,524	£2,991,393	£2,982,197	£2,965,047	£2,872,426	£2,243,006	£1,860,576

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,363,116	£10,632,807	£10,623,387	£10,605,847	£10,512,254	£9,877,003	£9,491,334
60% LAR : 40% CIR	5%	£11,853,022	£10,150,576	£10,141,192	£10,123,711	£10,030,266	£9,395,905	£9,010,729
60% LAR : 40% CIR	10%	£11,341,191	£9,666,622	£9,657,270	£9,639,845	£9,546,536	£8,912,994	£8,528,273
60% LAR : 40% CIR	15%	£10,827,643	£9,180,962	£9,171,640	£9,154,264	£9,061,080	£8,428,288	£8,043,984
60% LAR : 40% CIR	20%	£10,312,391	£8,693,610	£8,684,317	£8,666,985	£8,573,916	£7,941,804	£7,557,879
60% LAR : 40% CIR	25%	£9,795,453	£8,204,585	£8,195,315	£8,178,025	£8,085,058	£7,453,560	£7,069,976
60% LAR : 40% CIR	**30%**	**£9,276,847**	**£7,713,903**	**£7,704,653**	**£7,687,400**	**£7,594,523**	**£6,963,573**	**£6,580,293**
60% LAR : 40% CIR	35%	£8,756,587	£7,221,579	£7,212,347	£7,195,126	£7,102,329	£6,471,859	£6,088,847
60% LAR : 40% CIR	40%	£8,234,690	£6,727,629	£6,718,413	£6,701,219	£6,608,493	£5,978,437	£5,595,655
60% LAR : 40% CIR	45%	£7,711,172	£6,232,071	£6,222,867	£6,205,696	£6,113,027	£5,483,322	£5,100,734
60% LAR : 40% CIR	50%	£7,186,051	£5,734,920	£5,725,725	£5,708,574	£5,615,953	£4,986,533	£4,604,103

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,606,225	£13,875,916	£13,866,496	£13,848,956	£13,755,363	£13,120,113	£12,734,443
60% LAR : 40% CIR	5%	£15,096,131	£13,393,685	£13,384,301	£13,366,820	£13,273,375	£12,639,014	£12,253,838
60% LAR : 40% CIR	10%	£14,584,300	£12,909,731	£12,900,379	£12,882,954	£12,789,646	£12,156,103	£11,771,382
60% LAR : 40% CIR	15%	£14,070,752	£12,424,071	£12,414,749	£12,397,373	£12,304,189	£11,671,397	£11,287,093
60% LAR : 40% CIR	20%	£13,555,500	£11,936,719	£11,927,426	£11,910,094	£11,817,025	£11,184,913	£10,800,988
60% LAR : 40% CIR	25%	£13,038,562	£11,447,695	£11,438,424	£11,421,134	£11,328,167	£10,696,669	£10,313,085
60% LAR : 40% CIR	**30%**	**£12,519,956**	**£10,957,012**	**£10,947,762**	**£10,930,509**	**£10,837,632**	**£10,206,682**	**£9,823,402**
60% LAR : 40% CIR	35%	£11,999,696	£10,464,688	£10,455,456	£10,438,235	£10,345,438	£9,714,968	£9,331,956
60% LAR : 40% CIR	40%	£11,477,799	£9,970,738	£9,961,522	£9,944,328	£9,851,602	£9,221,546	£8,838,764
60% LAR : 40% CIR	45%	£10,954,281	£9,475,180	£9,465,976	£9,448,805	£9,356,137	£8,726,431	£8,343,843
60% LAR : 40% CIR	50%	£10,429,160	£8,978,029	£8,968,834	£8,951,683	£8,859,062	£8,229,642	£7,847,212

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR in Perp	
Value Area	Zone A - Kings Cross Higher

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£20,249,135	£18,498,489	£18,489,069	£18,471,529	£18,377,936	£17,742,686	£17,357,016
60% LAR : 40% CIR	5%	£19,675,448	£17,953,683	£17,944,298	£17,926,818	£17,833,374	£17,199,011	£16,813,836
60% LAR : 40% CIR	10%	£19,100,026	£17,407,154	£17,397,802	£17,380,377	£17,287,068	£16,653,526	£16,268,805
60% LAR : 40% CIR	15%	£18,522,886	£16,858,918	£16,849,597	£16,832,221	£16,739,038	£16,106,244	£15,721,941
60% LAR : 40% CIR	20%	£17,944,042	£16,308,993	£16,299,698	£16,282,367	£16,189,298	£15,557,186	£15,173,261
60% LAR : 40% CIR	25%	£17,363,513	£15,757,393	£15,748,122	£15,730,832	£15,637,865	£15,006,368	£14,622,784
60% LAR : 40% CIR	**30%**	**£16,781,314**	**£15,204,135**	**£15,194,885**	**£15,177,632**	**£15,084,756**	**£14,453,806**	**£14,070,525**
60% LAR : 40% CIR	35%	£16,197,463	£14,649,236	£14,640,004	£14,622,783	£14,529,986	£13,899,517	£13,516,503
60% LAR : 40% CIR	40%	£15,611,974	£14,092,711	£14,083,495	£14,066,301	£13,973,574	£13,343,520	£12,960,736
60% LAR : 40% CIR	45%	£15,024,865	£13,534,578	£13,525,374	£13,508,203	£13,415,534	£12,785,829	£12,403,241
60% LAR : 40% CIR	50%	£14,436,152	£12,974,852	£12,965,657	£12,948,505	£12,855,885	£12,226,464	£11,844,035

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,270,207	£2,519,562	£2,510,141	£2,492,602	£2,399,009	£1,763,758	£1,378,089
60% LAR : 40% CIR	5%	£3,696,521	£1,974,756	£1,965,371	£1,947,891	£1,854,446	£1,220,084	£834,908
60% LAR : 40% CIR	10%	£3,121,099	£1,428,226	£1,418,875	£1,401,449	£1,308,141	£674,598	£289,878
60% LAR : 40% CIR	15%	£2,543,958	£879,991	£870,669	£853,293	£760,110	£127,317	-£256,986
60% LAR : 40% CIR	20%	£1,965,115	£330,066	£320,771	£303,440	£210,371	-£421,741	-£805,666
60% LAR : 40% CIR	25%	£1,384,586	-£221,535	-£230,806	-£248,095	-£341,062	-£972,560	-£1,356,144
60% LAR : 40% CIR	**30%**	**£802,387**	**-£774,793**	**-£784,042**	**-£801,296**	**-£894,171**	**-£1,525,122**	**-£1,908,403**
60% LAR : 40% CIR	35%	£218,535	-£1,329,691	-£1,338,923	-£1,356,144	-£1,448,941	-£2,079,411	-£2,462,424
60% LAR : 40% CIR	40%	-£366,953	-£1,886,216	-£1,895,432	-£1,912,626	-£2,005,353	-£2,635,408	-£3,018,191
60% LAR : 40% CIR	45%	-£954,063	-£2,444,349	-£2,453,554	-£2,470,724	-£2,563,393	-£3,193,098	-£3,575,686
60% LAR : 40% CIR	50%	-£1,542,775	-£3,004,076	-£3,013,270	-£3,030,422	-£3,123,043	-£3,752,463	-£4,134,893

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,891,425	£9,140,780	£9,131,360	£9,113,820	£9,020,227	£8,384,976	£7,999,307
60% LAR : 40% CIR	5%	£10,317,739	£8,595,974	£8,586,589	£8,569,109	£8,475,664	£7,841,302	£7,456,127
60% LAR : 40% CIR	10%	£9,742,317	£8,049,445	£8,040,093	£8,022,668	£7,929,359	£7,295,817	£6,911,096
60% LAR : 40% CIR	15%	£9,165,176	£7,501,209	£7,491,888	£7,474,512	£7,381,329	£6,748,535	£6,364,232
60% LAR : 40% CIR	20%	£8,586,333	£6,951,284	£6,941,989	£6,924,658	£6,831,589	£6,199,477	£5,815,552
60% LAR : 40% CIR	25%	£8,005,804	£6,399,684	£6,390,413	£6,373,123	£6,280,156	£5,648,659	£5,265,074
60% LAR : 40% CIR	**30%**	**£7,423,605**	**£5,846,425**	**£5,837,176**	**£5,819,923**	**£5,727,047**	**£5,096,097**	**£4,712,816**
60% LAR : 40% CIR	35%	£6,839,754	£5,291,527	£5,282,295	£5,265,074	£5,172,277	£4,541,807	£4,158,794
60% LAR : 40% CIR	40%	£6,254,265	£4,735,002	£4,725,786	£4,708,592	£4,615,865	£3,985,810	£3,603,027
60% LAR : 40% CIR	45%	£5,667,155	£4,176,869	£4,167,664	£4,150,494	£4,057,825	£3,428,120	£3,045,532
60% LAR : 40% CIR	50%	£5,078,443	£3,617,143	£3,607,948	£3,590,796	£3,498,175	£2,868,755	£2,486,326

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,634,953	£11,884,307	£11,874,887	£11,857,347	£11,763,755	£11,128,504	£10,742,835
60% LAR : 40% CIR	5%	£13,061,266	£11,339,501	£11,330,117	£11,312,636	£11,219,192	£10,584,829	£10,199,654
60% LAR : 40% CIR	10%	£12,485,844	£10,792,972	£10,783,620	£10,766,195	£10,672,887	£10,039,344	£9,654,623
60% LAR : 40% CIR	15%	£11,908,704	£10,244,736	£10,235,415	£10,218,039	£10,124,856	£9,492,063	£9,107,759
60% LAR : 40% CIR	20%	£11,329,860	£9,694,811	£9,685,517	£9,668,185	£9,575,116	£8,943,004	£8,559,079
60% LAR : 40% CIR	25%	£10,749,331	£9,143,211	£9,133,940	£9,116,650	£9,023,683	£8,392,186	£8,008,602
60% LAR : 40% CIR	**30%**	**£10,167,132**	**£8,589,953**	**£8,580,703**	**£8,563,450**	**£8,470,574**	**£7,839,624**	**£7,456,343**
60% LAR : 40% CIR	35%	£9,583,281	£8,035,054	£8,025,822	£8,008,601	£7,915,805	£7,285,335	£6,902,321
60% LAR : 40% CIR	40%	£8,997,792	£7,478,529	£7,469,313	£7,452,119	£7,359,392	£6,729,338	£6,346,554
60% LAR : 40% CIR	45%	£8,410,683	£6,920,396	£6,911,192	£6,894,022	£6,801,353	£6,171,647	£5,789,059
60% LAR : 40% CIR	50%	£7,821,970	£6,360,670	£6,351,475	£6,334,324	£6,241,703	£5,612,283	£5,229,853

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,878,062	£15,127,416	£15,117,996	£15,100,456	£15,006,864	£14,371,613	£13,985,944
60% LAR : 40% CIR	5%	£16,304,375	£14,582,610	£14,573,226	£14,555,745	£14,462,301	£13,827,938	£13,442,763
60% LAR : 40% CIR	10%	£15,728,954	£14,036,081	£14,026,730	£14,009,304	£13,915,996	£13,282,453	£12,897,733
60% LAR : 40% CIR	15%	£15,151,813	£13,487,846	£13,478,524	£13,461,148	£13,367,965	£12,735,172	£12,350,868
60% LAR : 40% CIR	20%	£14,572,970	£12,937,920	£12,928,626	£12,911,294	£12,818,225	£12,186,113	£11,802,188
60% LAR : 40% CIR	25%	£13,992,440	£12,386,320	£12,377,049	£12,359,760	£12,266,792	£11,635,295	£11,251,711
60% LAR : 40% CIR	**30%**	**£13,410,242**	**£11,833,062**	**£11,823,812**	**£11,806,559**	**£11,713,683**	**£11,082,733**	**£10,699,452**
60% LAR : 40% CIR	35%	£12,826,390	£11,278,163	£11,268,931	£11,251,710	£11,158,914	£10,528,444	£10,145,430
60% LAR : 40% CIR	40%	£12,240,901	£10,721,638	£10,712,422	£10,695,228	£10,602,502	£9,972,447	£9,589,663
60% LAR : 40% CIR	45%	£11,653,792	£10,163,506	£10,154,301	£10,137,131	£10,044,462	£9,414,756	£9,032,168
60% LAR : 40% CIR	50%	£11,065,079	£9,603,779	£9,594,585	£9,577,433	£9,484,812	£8,855,392	£8,472,962

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR in Perp

Value Area	Zone A - Lower Cenral Zone

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£20,323,942	£18,572,100	£18,562,680	£18,545,140	£18,451,547	£17,816,297	£17,430,627
60% LAR : 40% CIR	5%	£19,686,663	£17,964,718	£17,955,335	£17,937,854	£17,844,409	£17,210,047	£16,824,872
60% LAR : 40% CIR	10%	£19,047,649	£17,355,614	£17,346,264	£17,328,837	£17,235,529	£16,601,986	£16,217,266
60% LAR : 40% CIR	15%	£18,406,917	£16,744,804	£16,735,483	£16,718,107	£16,624,924	£15,992,131	£15,607,827
60% LAR : 40% CIR	20%	£17,764,482	£16,132,304	£16,123,009	£16,105,679	£16,012,608	£15,380,498	£14,996,573
60% LAR : 40% CIR	25%	£17,120,361	£15,518,129	£15,508,858	£15,491,568	£15,398,601	£14,767,104	£14,383,520
60% LAR : 40% CIR	**30%**	**£16,474,571**	**£14,902,296**	**£14,893,046**	**£14,875,793**	**£14,782,917**	**£14,151,966**	**£13,768,686**
60% LAR : 40% CIR	35%	£15,827,127	£14,284,822	£14,275,590	£14,258,369	£14,165,572	£13,535,102	£13,152,090
60% LAR : 40% CIR	40%	£15,178,046	£13,665,722	£13,656,506	£13,639,312	£13,546,586	£12,916,530	£12,533,747
60% LAR : 40% CIR	45%	£14,527,345	£13,045,014	£13,035,809	£13,018,639	£12,925,970	£12,296,266	£11,913,677
60% LAR : 40% CIR	50%	£13,875,040	£12,422,713	£12,413,518	£12,396,367	£12,303,746	£11,674,326	£11,291,896

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,345,015	£2,593,172	£2,583,752	£2,566,212	£2,472,620	£1,837,370	£1,451,700
60% LAR : 40% CIR	5%	£3,707,736	£1,985,791	£1,976,407	£1,958,927	£1,865,482	£1,231,120	£845,945
60% LAR : 40% CIR	10%	£3,068,722	£1,376,687	£1,367,337	£1,349,910	£1,256,602	£623,059	£238,339
60% LAR : 40% CIR	15%	£2,427,990	£765,877	£756,556	£739,180	£645,997	£13,203	-£371,100
60% LAR : 40% CIR	20%	£1,785,555	£153,376	£144,082	£126,751	£33,681	-£598,430	-£982,355
60% LAR : 40% CIR	25%	£1,141,434	-£460,799	-£470,070	-£487,359	-£580,326	-£1,211,824	-£1,595,408
60% LAR : 40% CIR	**30%**	**£495,644**	**-£1,076,631**	**-£1,085,881**	**-£1,103,134**	**-£1,196,011**	**-£1,826,961**	**-£2,210,241**
60% LAR : 40% CIR	35%	-£151,800	-£1,694,105	-£1,703,337	-£1,720,558	-£1,813,355	-£2,443,825	-£2,826,837
60% LAR : 40% CIR	40%	-£800,881	-£2,313,205	-£2,322,421	-£2,339,615	-£2,432,342	-£3,062,397	-£3,445,180
60% LAR : 40% CIR	45%	-£1,451,582	-£2,933,913	-£2,943,118	-£2,960,288	-£3,052,957	-£3,682,662	-£4,065,250
60% LAR : 40% CIR	50%	-£2,103,887	-£3,556,214	-£3,565,409	-£3,582,561	-£3,675,182	-£4,304,602	-£4,687,031

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,966,233	£9,214,391	£9,204,970	£9,187,431	£9,093,838	£8,458,588	£8,072,918
60% LAR : 40% CIR	5%	£10,328,954	£8,607,009	£8,597,626	£8,580,145	£8,486,700	£7,852,338	£7,467,163
60% LAR : 40% CIR	10%	£9,689,940	£7,997,905	£7,988,555	£7,971,128	£7,877,820	£7,244,277	£6,859,557
60% LAR : 40% CIR	15%	£9,049,208	£7,387,095	£7,377,774	£7,360,398	£7,267,215	£6,634,421	£6,250,118
60% LAR : 40% CIR	20%	£8,406,773	£6,774,595	£6,765,300	£6,747,970	£6,654,899	£6,022,788	£5,638,863
60% LAR : 40% CIR	25%	£7,762,652	£6,160,420	£6,151,149	£6,133,859	£6,040,892	£5,409,395	£5,025,810
60% LAR : 40% CIR	**30%**	**£7,116,862**	**£5,544,587**	**£5,535,337**	**£5,518,084**	**£5,425,207**	**£4,794,257**	**£4,410,977**
60% LAR : 40% CIR	35%	£6,469,418	£4,927,113	£4,917,881	£4,900,660	£4,807,863	£4,177,393	£3,794,381
60% LAR : 40% CIR	40%	£5,820,337	£4,308,013	£4,298,797	£4,281,603	£4,188,876	£3,558,821	£3,176,038
60% LAR : 40% CIR	45%	£5,169,636	£3,687,305	£3,678,100	£3,660,930	£3,568,261	£2,938,557	£2,555,968
60% LAR : 40% CIR	50%	£4,517,331	£3,065,004	£3,055,809	£3,038,658	£2,946,037	£2,316,616	£1,934,187

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,709,760	£11,957,918	£11,948,498	£11,930,958	£11,837,365	£11,202,116	£10,816,445
60% LAR : 40% CIR	5%	£13,072,482	£11,350,537	£11,341,153	£11,323,673	£11,230,227	£10,595,866	£10,210,690
60% LAR : 40% CIR	10%	£12,433,468	£10,741,433	£10,732,082	£10,714,655	£10,621,347	£9,987,804	£9,603,084
60% LAR : 40% CIR	15%	£11,792,735	£10,130,623	£10,121,301	£10,103,925	£10,010,742	£9,377,949	£8,993,645
60% LAR : 40% CIR	20%	£11,150,300	£9,518,122	£9,508,827	£9,491,497	£9,398,427	£8,766,316	£8,382,391
60% LAR : 40% CIR	25%	£10,506,179	£8,903,947	£8,894,676	£8,877,386	£8,784,419	£8,152,922	£7,769,338
60% LAR : 40% CIR	**30%**	**£9,860,389**	**£8,288,114**	**£8,278,865**	**£8,261,611**	**£8,168,735**	**£7,537,784**	**£7,154,504**
60% LAR : 40% CIR	35%	£9,212,945	£7,670,640	£7,661,408	£7,644,187	£7,551,390	£6,920,921	£6,537,908
60% LAR : 40% CIR	40%	£8,563,865	£7,051,540	£7,042,324	£7,025,130	£6,932,404	£6,302,348	£5,919,566
60% LAR : 40% CIR	45%	£7,913,164	£6,430,832	£6,421,627	£6,404,457	£6,311,788	£5,682,084	£5,299,495
60% LAR : 40% CIR	50%	£7,260,858	£5,808,531	£5,799,337	£5,782,185	£5,689,564	£5,060,144	£4,677,714

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,952,869	£15,201,027	£15,191,607	£15,174,067	£15,080,475	£14,445,225	£14,059,555
60% LAR : 40% CIR	5%	£16,315,591	£14,593,646	£14,584,262	£14,566,782	£14,473,336	£13,838,975	£13,453,799
60% LAR : 40% CIR	10%	£15,676,577	£13,984,542	£13,975,191	£13,957,765	£13,864,456	£13,230,914	£12,846,193
60% LAR : 40% CIR	15%	£15,035,844	£13,373,732	£13,364,410	£13,347,034	£13,253,851	£12,621,058	£12,236,755
60% LAR : 40% CIR	20%	£14,393,409	£12,761,231	£12,751,936	£12,734,606	£12,641,536	£12,009,425	£11,625,500
60% LAR : 40% CIR	25%	£13,749,289	£12,147,056	£12,137,785	£12,120,496	£12,027,528	£11,396,031	£11,012,447
60% LAR : 40% CIR	**30%**	**£13,103,498**	**£11,531,223**	**£11,521,974**	**£11,504,720**	**£11,411,844**	**£10,780,893**	**£10,397,613**
60% LAR : 40% CIR	35%	£12,456,054	£10,913,749	£10,904,517	£10,887,296	£10,794,500	£10,164,030	£9,781,017
60% LAR : 40% CIR	40%	£11,806,974	£10,294,649	£10,285,434	£10,268,239	£10,175,513	£9,545,457	£9,162,675
60% LAR : 40% CIR	45%	£11,156,273	£9,673,941	£9,664,737	£9,647,566	£9,554,897	£8,925,193	£8,542,604
60% LAR : 40% CIR	50%	£10,503,968	£9,051,640	£9,042,446	£9,025,294	£8,932,673	£8,303,253	£7,920,823

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR in Perp

Value Area	**Zone A - Medium Central Zone**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£23,291,562	£21,492,267	£21,482,847	£21,465,307	£21,371,714	£20,736,464	£20,350,795
60% LAR : 40% CIR	5%	£22,505,902	£20,738,877	£20,729,494	£20,712,012	£20,618,568	£19,984,206	£19,599,031
60% LAR : 40% CIR	10%	£21,718,507	£19,983,765	£19,974,414	£19,956,988	£19,863,680	£19,230,137	£18,845,417
60% LAR : 40% CIR	15%	£20,929,394	£19,226,947	£19,217,625	£19,200,248	£19,107,065	£18,474,273	£18,089,969
60% LAR : 40% CIR	20%	£20,138,578	£18,468,437	£18,459,143	£18,441,812	£18,348,743	£17,716,631	£17,332,706
60% LAR : 40% CIR	25%	£19,346,076	£17,708,253	£17,698,983	£17,681,693	£17,588,726	£16,957,228	£16,573,644
60% LAR : 40% CIR	**30%**	**£18,551,905**	**£16,946,412**	**£16,937,163**	**£16,919,910**	**£16,827,034**	**£16,196,084**	**£15,812,803**
60% LAR : 40% CIR	35%	£17,756,080	£16,182,930	£16,173,699	£16,156,477	£16,063,681	£15,433,212	£15,050,198
60% LAR : 40% CIR	40%	£16,958,618	£15,417,822	£15,408,606	£15,391,412	£15,298,685	£14,668,631	£14,285,847
60% LAR : 40% CIR	45%	£16,159,536	£14,651,106	£14,641,902	£14,624,732	£14,532,063	£13,902,357	£13,519,768
60% LAR : 40% CIR	50%	£15,358,850	£13,882,796	£13,873,602	£13,856,450	£13,763,829	£13,134,409	£12,751,979

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,312,635	£5,513,340	£5,503,920	£5,486,380	£5,392,786	£4,757,537	£4,371,867
60% LAR : 40% CIR	5%	£6,526,974	£4,759,950	£4,750,566	£4,733,085	£4,639,641	£4,005,279	£3,620,104
60% LAR : 40% CIR	10%	£5,739,580	£4,004,838	£3,995,486	£3,978,061	£3,884,753	£3,251,210	£2,866,489
60% LAR : 40% CIR	15%	£4,950,467	£3,248,020	£3,238,698	£3,221,321	£3,128,138	£2,495,346	£2,111,041
60% LAR : 40% CIR	20%	£4,159,651	£2,489,509	£2,480,216	£2,462,884	£2,369,815	£1,737,703	£1,353,778
60% LAR : 40% CIR	25%	£3,367,149	£1,729,326	£1,720,056	£1,702,766	£1,609,798	£978,301	£594,717
60% LAR : 40% CIR	**30%**	**£2,572,978**	**£967,485**	**£958,236**	**£940,982**	**£848,107**	**£217,156**	**-£166,125**
60% LAR : 40% CIR	35%	£1,777,152	£204,003	£194,772	£177,550	£84,754	-£545,716	-£928,729
60% LAR : 40% CIR	40%	£979,691	-£561,105	-£570,321	-£587,515	-£680,242	-£1,310,297	-£1,693,080
60% LAR : 40% CIR	45%	£180,609	-£1,327,822	-£1,337,025	-£1,354,196	-£1,446,865	-£2,076,570	-£2,459,159
60% LAR : 40% CIR	50%	-£620,077	-£2,096,131	-£2,105,326	-£2,122,477	-£2,215,098	-£2,844,519	-£3,226,948

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,933,853	£12,134,558	£12,125,138	£12,107,598	£12,014,005	£11,378,755	£10,993,086
60% LAR : 40% CIR	5%	£13,148,193	£11,381,168	£11,371,785	£11,354,303	£11,260,859	£10,626,497	£10,241,322
60% LAR : 40% CIR	10%	£12,360,798	£10,626,056	£10,616,705	£10,599,279	£10,505,971	£9,872,428	£9,487,708
60% LAR : 40% CIR	15%	£11,571,685	£9,869,238	£9,859,916	£9,842,539	£9,749,356	£9,116,564	£8,732,260
60% LAR : 40% CIR	20%	£10,780,869	£9,110,728	£9,101,434	£9,084,103	£8,991,033	£8,358,922	£7,974,997
60% LAR : 40% CIR	25%	£9,988,367	£8,350,544	£8,341,274	£8,323,984	£8,231,017	£7,599,519	£7,215,935
60% LAR : 40% CIR	**30%**	**£9,194,196**	**£7,588,703**	**£7,579,454**	**£7,562,201**	**£7,469,325**	**£6,838,375**	**£6,455,093**
60% LAR : 40% CIR	35%	£8,398,371	£6,825,221	£6,815,990	£6,798,768	£6,705,972	£6,075,502	£5,692,489
60% LAR : 40% CIR	40%	£7,600,909	£6,060,113	£6,050,897	£6,033,703	£5,940,976	£5,310,922	£4,928,138
60% LAR : 40% CIR	45%	£6,801,827	£5,293,396	£5,284,193	£5,267,023	£5,174,354	£4,544,648	£4,162,059
60% LAR : 40% CIR	50%	£6,001,141	£4,525,087	£4,515,892	£4,498,741	£4,406,120	£3,776,700	£3,394,270

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,677,380	£14,878,085	£14,868,665	£14,851,125	£14,757,532	£14,122,282	£13,736,613
60% LAR : 40% CIR	5%	£15,891,720	£14,124,696	£14,115,312	£14,097,831	£14,004,386	£13,370,025	£12,984,849
60% LAR : 40% CIR	10%	£15,104,326	£13,369,583	£13,360,232	£13,342,806	£13,249,498	£12,615,955	£12,231,235
60% LAR : 40% CIR	15%	£14,315,212	£12,612,765	£12,603,443	£12,586,066	£12,492,883	£11,860,091	£11,475,787
60% LAR : 40% CIR	20%	£13,524,396	£11,854,255	£11,844,961	£11,827,630	£11,734,561	£11,102,449	£10,718,524
60% LAR : 40% CIR	25%	£12,731,894	£11,094,072	£11,084,802	£11,067,511	£10,974,544	£10,343,047	£9,959,463
60% LAR : 40% CIR	**30%**	**£11,937,723**	**£10,332,231**	**£10,322,981**	**£10,305,728**	**£10,212,852**	**£9,581,902**	**£9,198,621**
60% LAR : 40% CIR	35%	£11,141,898	£9,568,748	£9,559,517	£9,542,295	£9,449,500	£8,819,030	£8,436,016
60% LAR : 40% CIR	40%	£10,344,436	£8,803,640	£8,794,424	£8,777,230	£8,684,504	£8,054,449	£7,671,665
60% LAR : 40% CIR	45%	£9,545,354	£8,036,924	£8,027,720	£8,010,550	£7,917,881	£7,288,175	£6,905,587
60% LAR : 40% CIR	50%	£8,744,668	£7,268,614	£7,259,420	£7,242,268	£7,149,647	£6,520,227	£6,137,797

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£19,920,489	£18,121,194	£18,111,774	£18,094,234	£18,000,641	£17,365,391	£16,979,722
60% LAR : 40% CIR	5%	£19,134,829	£17,367,805	£17,358,421	£17,340,940	£17,247,495	£16,613,134	£16,227,958
60% LAR : 40% CIR	10%	£18,347,435	£16,612,692	£16,603,341	£16,585,915	£16,492,607	£15,859,064	£15,474,344
60% LAR : 40% CIR	15%	£17,558,321	£15,855,874	£15,846,553	£15,829,176	£15,735,992	£15,103,200	£14,718,896
60% LAR : 40% CIR	20%	£16,767,505	£15,097,364	£15,088,070	£15,070,739	£14,977,670	£14,345,558	£13,961,633
60% LAR : 40% CIR	25%	£15,975,004	£14,337,181	£14,327,911	£14,310,620	£14,217,653	£13,586,156	£13,202,572
60% LAR : 40% CIR	**30%**	**£15,180,832**	**£13,575,340**	**£13,566,090**	**£13,548,837**	**£13,455,961**	**£12,825,011**	**£12,441,730**
60% LAR : 40% CIR	35%	£14,385,007	£12,811,857	£12,802,626	£12,785,404	£12,692,609	£12,062,139	£11,679,125
60% LAR : 40% CIR	40%	£13,587,545	£12,046,749	£12,037,533	£12,020,339	£11,927,613	£11,297,558	£10,914,775
60% LAR : 40% CIR	45%	£12,788,463	£11,280,033	£11,270,829	£11,253,659	£11,160,990	£10,531,285	£10,148,696
60% LAR : 40% CIR	50%	£11,987,777	£10,511,723	£10,502,529	£10,485,377	£10,392,756	£9,763,336	£9,380,906

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR in Perp	
Value Area	Zone A - Higher Central Zone

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£24,987,344	£23,160,933	£23,151,514	£23,133,974	£23,040,381	£22,405,131	£22,019,462
60% LAR : 40% CIR	5%	£24,116,896	£22,324,111	£22,314,727	£22,297,246	£22,203,801	£21,569,440	£21,184,264
60% LAR : 40% CIR	10%	£23,244,712	£21,485,566	£21,476,214	£21,458,788	£21,365,479	£20,731,937	£20,347,216
60% LAR : 40% CIR	15%	£22,370,809	£20,645,314	£20,635,992	£20,618,615	£20,525,432	£19,892,640	£19,508,336
60% LAR : 40% CIR	20%	£21,495,204	£19,803,371	£19,794,076	£19,776,746	£19,683,676	£19,051,565	£18,667,639
60% LAR : 40% CIR	25%	£20,617,913	£18,959,754	£18,950,484	£18,933,193	£18,840,226	£18,208,729	£17,825,145
60% LAR : 40% CIR	**30%**	**£19,738,952**	**£18,114,480**	**£18,105,230**	**£18,087,976**	**£17,995,101**	**£17,364,150**	**£16,980,869**
60% LAR : 40% CIR	35%	£18,858,339	£17,267,564	£17,258,332	£17,241,111	£17,148,314	£16,517,844	£16,134,832
60% LAR : 40% CIR	40%	£17,976,088	£16,419,023	£16,409,806	£16,392,612	£16,299,885	£15,669,831	£15,287,047
60% LAR : 40% CIR	45%	£17,092,216	£15,568,873	£15,559,668	£15,542,498	£15,449,829	£14,820,124	£14,437,536
60% LAR : 40% CIR	50%	£16,206,742	£14,717,130	£14,707,935	£14,690,783	£14,598,162	£13,968,742	£13,586,313

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,008,417	£7,182,006	£7,172,587	£7,155,047	£7,061,453	£6,426,204	£6,040,534
60% LAR : 40% CIR	5%	£8,137,968	£6,345,183	£6,335,800	£6,318,319	£6,224,874	£5,590,512	£5,205,337
60% LAR : 40% CIR	10%	£7,265,785	£5,506,638	£5,497,287	£5,479,860	£5,386,552	£4,753,009	£4,368,289
60% LAR : 40% CIR	15%	£6,391,882	£4,666,386	£4,657,065	£4,639,688	£4,546,505	£3,913,713	£3,529,408
60% LAR : 40% CIR	20%	£5,516,276	£3,824,444	£3,815,149	£3,797,819	£3,704,748	£3,072,637	£2,688,711
60% LAR : 40% CIR	25%	£4,638,986	£2,980,827	£2,971,556	£2,954,266	£2,861,299	£2,229,801	£1,846,217
60% LAR : 40% CIR	**30%**	**£3,760,025**	**£2,135,553**	**£2,126,303**	**£2,109,049**	**£2,016,173**	**£1,385,223**	**£1,001,942**
60% LAR : 40% CIR	35%	£2,879,411	£1,288,637	£1,279,404	£1,262,184	£1,169,387	£538,917	£155,904
60% LAR : 40% CIR	40%	£1,997,161	£440,096	£430,879	£413,685	£320,958	-£309,097	-£691,880
60% LAR : 40% CIR	45%	£1,113,289	-£410,054	-£419,259	-£436,429	-£529,098	-£1,158,804	-£1,541,392
60% LAR : 40% CIR	50%	£227,814	-£1,261,798	-£1,270,992	-£1,288,144	-£1,380,765	-£2,010,185	-£2,392,615

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,629,635	£13,803,224	£13,793,805	£13,776,265	£13,682,672	£13,047,422	£12,661,753
60% LAR : 40% CIR	5%	£14,759,186	£12,966,402	£12,957,018	£12,939,537	£12,846,092	£12,211,731	£11,826,555
60% LAR : 40% CIR	10%	£13,887,003	£12,127,857	£12,118,505	£12,101,078	£12,007,770	£11,374,228	£10,989,507
60% LAR : 40% CIR	15%	£13,013,100	£11,287,605	£11,278,283	£11,260,906	£11,167,723	£10,534,931	£10,150,626
60% LAR : 40% CIR	20%	£12,137,495	£10,445,662	£10,436,367	£10,419,037	£10,325,967	£9,693,856	£9,309,930
60% LAR : 40% CIR	25%	£11,260,204	£9,602,045	£9,592,775	£9,575,484	£9,482,517	£8,851,020	£8,467,436
60% LAR : 40% CIR	**30%**	**£10,381,243**	**£8,756,771**	**£8,747,521**	**£8,730,267**	**£8,637,391**	**£8,006,441**	**£7,623,160**
60% LAR : 40% CIR	35%	£9,500,630	£7,909,855	£7,900,623	£7,883,402	£7,790,605	£7,160,135	£6,777,123
60% LAR : 40% CIR	40%	£8,618,379	£7,061,314	£7,052,097	£7,034,903	£6,942,176	£6,312,122	£5,929,338
60% LAR : 40% CIR	45%	£7,734,507	£6,211,164	£6,201,959	£6,184,789	£6,092,120	£5,462,414	£5,079,827
60% LAR : 40% CIR	50%	£6,849,032	£5,359,420	£5,350,226	£5,333,074	£5,240,453	£4,611,033	£4,228,603

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,373,163	£16,546,751	£16,537,332	£16,519,792	£16,426,199	£15,790,949	£15,405,280
60% LAR : 40% CIR	5%	£17,502,714	£15,709,929	£15,700,545	£15,683,064	£15,589,619	£14,955,258	£14,570,082
60% LAR : 40% CIR	10%	£16,630,530	£14,871,384	£14,862,032	£14,844,606	£14,751,298	£14,117,755	£13,733,034
60% LAR : 40% CIR	15%	£15,756,627	£14,031,132	£14,021,810	£14,004,433	£13,911,250	£13,278,458	£12,894,154
60% LAR : 40% CIR	20%	£14,881,022	£13,189,189	£13,179,894	£13,162,564	£13,069,494	£12,437,383	£12,053,457
60% LAR : 40% CIR	25%	£14,003,731	£12,345,572	£12,336,302	£12,319,012	£12,226,044	£11,594,547	£11,210,963
60% LAR : 40% CIR	**30%**	**£13,124,771**	**£11,500,298**	**£11,491,049**	**£11,473,794**	**£11,380,919**	**£10,749,968**	**£10,366,687**
60% LAR : 40% CIR	35%	£12,244,157	£10,653,382	£10,644,150	£10,626,929	£10,534,132	£9,903,663	£9,520,650
60% LAR : 40% CIR	40%	£11,361,906	£9,804,841	£9,795,624	£9,778,430	£9,685,704	£9,055,649	£8,672,866
60% LAR : 40% CIR	45%	£10,478,034	£8,954,691	£8,945,486	£8,928,316	£8,835,647	£8,205,942	£7,823,354
60% LAR : 40% CIR	50%	£9,592,560	£8,102,948	£8,093,753	£8,076,602	£7,983,981	£7,354,560	£6,972,131

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,616,272	£19,789,860	£19,780,441	£19,762,901	£19,669,308	£19,034,058	£18,648,389
60% LAR : 40% CIR	5%	£20,745,823	£18,953,038	£18,943,654	£18,926,173	£18,832,728	£18,198,367	£17,813,192
60% LAR : 40% CIR	10%	£19,873,639	£18,114,493	£18,105,142	£18,087,715	£17,994,407	£17,360,864	£16,976,144
60% LAR : 40% CIR	15%	£18,999,736	£17,274,241	£17,264,919	£17,247,542	£17,154,359	£16,521,567	£16,137,263
60% LAR : 40% CIR	20%	£18,124,131	£16,432,298	£16,423,003	£16,405,673	£16,312,603	£15,680,492	£15,296,566
60% LAR : 40% CIR	25%	£17,246,840	£15,588,681	£15,579,411	£15,562,121	£15,469,153	£14,837,656	£14,454,072
60% LAR : 40% CIR	**30%**	**£16,367,880**	**£14,743,407**	**£14,734,158**	**£14,716,903**	**£14,624,028**	**£13,993,077**	**£13,609,796**
60% LAR : 40% CIR	35%	£15,487,266	£13,896,491	£13,887,259	£13,870,038	£13,777,241	£13,146,772	£12,763,759
60% LAR : 40% CIR	40%	£14,605,015	£13,047,950	£13,038,733	£13,021,539	£12,928,813	£12,298,758	£11,915,975
60% LAR : 40% CIR	45%	£13,721,143	£12,197,800	£12,188,595	£12,171,425	£12,078,756	£11,449,051	£11,066,463
60% LAR : 40% CIR	50%	£12,835,669	£11,346,057	£11,336,862	£11,319,711	£11,227,090	£10,597,670	£10,215,240

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR in Perp

Value Area	**Zone A - Zone 1 and Eastern Central Zone**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,920,659	£13,255,216	£13,245,796	£13,228,256	£13,134,664	£12,499,414	£12,113,745
60% LAR : 40% CIR	5%	£14,410,564	£12,772,985	£12,763,601	£12,746,121	£12,652,676	£12,018,314	£11,633,139
60% LAR : 40% CIR	10%	£13,898,734	£12,289,031	£12,279,681	£12,262,254	£12,168,946	£11,535,403	£11,150,683
60% LAR : 40% CIR	15%	£13,385,185	£11,803,371	£11,794,050	£11,776,674	£11,683,490	£11,050,698	£10,666,393
60% LAR : 40% CIR	20%	£12,869,934	£11,316,021	£11,306,726	£11,289,395	£11,196,326	£10,564,214	£10,180,289
60% LAR : 40% CIR	25%	£12,352,997	£10,826,996	£10,817,725	£10,800,435	£10,707,467	£10,075,970	£9,692,386
60% LAR : 40% CIR	**30%**	**£11,834,391**	**£10,336,312**	**£10,327,063**	**£10,309,810**	**£10,216,933**	**£9,585,984**	**£9,202,703**
60% LAR : 40% CIR	35%	£11,314,131	£9,843,989	£9,834,757	£9,817,536	£9,724,740	£9,094,270	£8,711,256
60% LAR : 40% CIR	40%	£10,792,234	£9,350,039	£9,340,823	£9,323,629	£9,230,902	£8,600,847	£8,218,064
60% LAR : 40% CIR	45%	£10,268,716	£8,854,481	£8,845,276	£8,828,106	£8,735,437	£8,105,733	£7,723,144
60% LAR : 40% CIR	50%	£9,743,595	£8,357,330	£8,348,135	£8,330,984	£8,238,363	£7,608,943	£7,226,513

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,058,268	-£2,723,711	-£2,733,131	-£2,750,671	-£2,844,263	-£3,479,513	-£3,865,182
60% LAR : 40% CIR	5%	-£1,568,363	-£3,205,942	-£3,215,326	-£3,232,806	-£3,326,252	-£3,960,613	-£4,345,789
60% LAR : 40% CIR	10%	-£2,080,193	-£3,689,896	-£3,699,246	-£3,716,673	-£3,809,981	-£4,443,524	-£4,828,244
60% LAR : 40% CIR	15%	-£2,593,742	-£4,175,556	-£4,184,877	-£4,202,253	-£4,295,437	-£4,928,230	-£5,312,534
60% LAR : 40% CIR	20%	-£3,108,993	-£4,662,906	-£4,672,201	-£4,689,532	-£4,782,602	-£5,414,713	-£5,798,639
60% LAR : 40% CIR	25%	-£3,625,931	-£5,151,931	-£5,161,202	-£5,178,493	-£5,271,460	-£5,902,957	-£6,286,541
60% LAR : 40% CIR	**30%**	**-£4,144,537**	**-£5,642,615**	**-£5,651,864**	**-£5,669,118**	**-£5,761,994**	**-£6,392,944**	**-£6,776,225**
60% LAR : 40% CIR	35%	-£4,664,797	-£6,134,939	-£6,144,170	-£6,161,392	-£6,254,187	-£6,884,657	-£7,267,671
60% LAR : 40% CIR	40%	-£5,186,694	-£6,628,888	-£6,638,104	-£6,655,298	-£6,748,025	-£7,378,081	-£7,760,863
60% LAR : 40% CIR	45%	-£5,710,212	-£7,124,446	-£7,133,651	-£7,150,821	-£7,243,490	-£7,873,195	-£8,255,784
60% LAR : 40% CIR	50%	-£6,235,333	-£7,621,597	-£7,630,792	-£7,647,944	-£7,740,565	-£8,369,985	-£8,752,415

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,562,950	£3,897,507	£3,888,087	£3,870,547	£3,776,955	£3,141,705	£2,756,036
60% LAR : 40% CIR	5%	£5,052,855	£3,415,276	£3,405,892	£3,388,412	£3,294,967	£2,660,605	£2,275,430
60% LAR : 40% CIR	10%	£4,541,025	£2,931,322	£2,921,972	£2,904,545	£2,811,237	£2,177,694	£1,792,974
60% LAR : 40% CIR	15%	£4,027,476	£2,445,662	£2,436,341	£2,418,965	£2,325,781	£1,692,989	£1,308,684
60% LAR : 40% CIR	20%	£3,512,225	£1,958,312	£1,949,017	£1,931,686	£1,838,617	£1,206,505	£822,580
60% LAR : 40% CIR	25%	£2,995,288	£1,469,287	£1,460,016	£1,442,725	£1,349,758	£718,261	£334,677
60% LAR : 40% CIR	**30%**	**£2,476,682**	**£978,603**	**£969,354**	**£952,101**	**£859,224**	**£228,275**	**-£155,007**
60% LAR : 40% CIR	35%	£1,956,422	£486,280	£477,048	£459,826	£367,031	-£263,439	-£646,453
60% LAR : 40% CIR	40%	£1,434,524	-£7,670	-£16,886	-£34,080	-£126,807	-£756,863	-£1,139,645
60% LAR : 40% CIR	45%	£911,007	-£503,228	-£512,433	-£529,603	-£622,272	-£1,251,976	-£1,634,565
60% LAR : 40% CIR	50%	£385,886	-£1,000,379	-£1,009,574	-£1,026,725	-£1,119,346	-£1,748,767	-£2,131,196

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,306,478	£6,641,035	£6,631,614	£6,614,075	£6,520,482	£5,885,232	£5,499,563
60% LAR : 40% CIR	5%	£7,796,382	£6,158,803	£6,149,420	£6,131,939	£6,038,494	£5,404,132	£5,018,957
60% LAR : 40% CIR	10%	£7,284,552	£5,674,850	£5,665,499	£5,648,072	£5,554,764	£4,921,221	£4,536,501
60% LAR : 40% CIR	15%	£6,771,003	£5,189,190	£5,179,868	£5,162,492	£5,069,308	£4,436,516	£4,052,212
60% LAR : 40% CIR	20%	£6,255,753	£4,701,839	£4,692,544	£4,675,213	£4,582,144	£3,950,032	£3,566,107
60% LAR : 40% CIR	25%	£5,738,815	£4,212,814	£4,203,543	£4,186,253	£4,093,285	£3,461,788	£3,078,204
60% LAR : 40% CIR	**30%**	**£5,220,209**	**£3,722,131**	**£3,712,881**	**£3,695,628**	**£3,602,751**	**£2,971,802**	**£2,588,521**
60% LAR : 40% CIR	35%	£4,699,949	£3,229,807	£3,220,576	£3,203,354	£3,110,558	£2,480,088	£2,097,075
60% LAR : 40% CIR	40%	£4,178,052	£2,735,857	£2,726,641	£2,709,447	£2,616,720	£1,986,665	£1,603,882
60% LAR : 40% CIR	45%	£3,654,534	£2,240,299	£2,231,094	£2,213,924	£2,121,255	£1,491,551	£1,108,962
60% LAR : 40% CIR	50%	£3,129,413	£1,743,148	£1,733,954	£1,716,802	£1,624,181	£994,761	£612,331

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,549,587	£9,884,144	£9,874,723	£9,857,184	£9,763,591	£9,128,341	£8,742,672
60% LAR : 40% CIR	5%	£11,039,491	£9,401,912	£9,392,529	£9,375,049	£9,281,603	£8,647,241	£8,262,066
60% LAR : 40% CIR	10%	£10,527,662	£8,917,959	£8,908,608	£8,891,181	£8,797,873	£8,164,331	£7,779,610
60% LAR : 40% CIR	15%	£10,014,112	£8,432,299	£8,422,977	£8,405,601	£8,312,417	£7,679,625	£7,295,321
60% LAR : 40% CIR	20%	£9,498,862	£7,944,948	£7,935,653	£7,918,322	£7,825,253	£7,193,141	£6,809,216
60% LAR : 40% CIR	25%	£8,981,924	£7,455,923	£7,446,652	£7,429,362	£7,336,394	£6,704,897	£6,321,313
60% LAR : 40% CIR	**30%**	**£8,463,318**	**£6,965,240**	**£6,955,990**	**£6,938,737**	**£6,845,860**	**£6,214,911**	**£5,831,630**
60% LAR : 40% CIR	35%	£7,943,058	£6,472,916	£6,463,685	£6,446,463	£6,353,667	£5,723,197	£5,340,184
60% LAR : 40% CIR	40%	£7,421,161	£5,978,966	£5,969,750	£5,952,556	£5,859,830	£5,229,774	£4,846,991
60% LAR : 40% CIR	45%	£6,897,643	£5,483,408	£5,474,203	£5,457,033	£5,364,364	£4,734,660	£4,352,071
60% LAR : 40% CIR	50%	£6,372,522	£4,986,257	£4,977,063	£4,959,911	£4,867,290	£4,237,870	£3,855,440

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR in Perp	

Value Area	Zone A - Kings Cross Lower	
Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

No Units	18
Site Area	0.16 Ha

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,954,433	£16,240,479	£16,231,060	£16,213,519	£16,119,927	£15,484,677	£15,099,008
60% LAR : 40% CIR	5%	£17,444,338	£15,758,249	£15,748,864	£15,731,384	£15,637,939	£15,003,577	£14,618,402
60% LAR : 40% CIR	10%	£16,932,508	£15,274,294	£15,264,944	£15,247,517	£15,154,209	£14,520,666	£14,135,946
60% LAR : 40% CIR	15%	£16,418,959	£14,788,634	£14,779,313	£14,761,937	£14,668,754	£14,035,961	£13,651,656
60% LAR : 40% CIR	20%	£15,903,708	£14,301,284	£14,291,989	£14,274,658	£14,181,589	£13,549,478	£13,165,552
60% LAR : 40% CIR	25%	£15,386,771	£13,812,259	£13,802,988	£13,785,699	£13,692,731	£13,061,233	£12,677,649
60% LAR : 40% CIR	**30%**	**£14,868,164**	**£13,321,576**	**£13,312,326**	**£13,295,073**	**£13,202,197**	**£12,571,247**	**£12,187,966**
60% LAR : 40% CIR	35%	£14,347,904	£12,829,252	£12,820,020	£12,802,799	£12,710,003	£12,079,533	£11,696,519
60% LAR : 40% CIR	40%	£13,826,007	£12,335,302	£12,326,086	£12,308,892	£12,216,165	£11,586,110	£11,203,327
60% LAR : 40% CIR	45%	£13,302,490	£11,839,744	£11,830,540	£11,813,369	£11,720,701	£11,090,996	£10,708,407
60% LAR : 40% CIR	50%	£12,777,369	£11,342,593	£11,333,398	£11,316,247	£11,223,626	£10,594,206	£10,211,776

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,975,506	£261,552	£252,133	£234,592	£141,000	-£494,250	-£879,919
60% LAR : 40% CIR	5%	£1,465,411	-£220,678	-£230,063	-£247,543	-£340,989	-£975,350	-£1,360,526
60% LAR : 40% CIR	10%	£953,581	-£704,633	-£713,983	-£731,410	-£824,718	-£1,458,261	-£1,842,981
60% LAR : 40% CIR	15%	£440,032	-£1,190,293	-£1,199,614	-£1,216,990	-£1,310,173	-£1,942,967	-£2,327,271
60% LAR : 40% CIR	20%	-£75,219	-£1,677,643	-£1,686,938	-£1,704,269	-£1,797,339	-£2,429,449	-£2,813,375
60% LAR : 40% CIR	25%	-£592,157	-£2,166,668	-£2,175,939	-£2,193,229	-£2,286,196	-£2,917,694	-£3,301,278
60% LAR : 40% CIR	**30%**	**-£1,110,764**	**-£2,657,351**	**-£2,666,601**	**-£2,683,855**	**-£2,776,730**	**-£3,407,681**	**-£3,790,962**
60% LAR : 40% CIR	35%	-£1,631,024	-£3,149,676	-£3,158,907	-£3,176,129	-£3,268,924	-£3,899,394	-£4,282,408
60% LAR : 40% CIR	40%	-£2,152,920	-£3,643,625	-£3,652,841	-£3,670,035	-£3,762,762	-£4,392,818	-£4,775,600
60% LAR : 40% CIR	45%	-£2,676,438	-£4,139,183	-£4,148,387	-£4,165,558	-£4,258,226	-£4,887,932	-£5,270,521
60% LAR : 40% CIR	50%	-£3,201,559	-£4,636,334	-£4,645,529	-£4,662,681	-£4,755,302	-£5,384,722	-£5,767,151

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,596,724	£6,882,770	£6,873,351	£6,855,810	£6,762,218	£6,126,968	£5,741,299
60% LAR : 40% CIR	5%	£8,086,629	£6,400,540	£6,391,155	£6,373,675	£6,280,230	£5,645,868	£5,260,693
60% LAR : 40% CIR	10%	£7,574,799	£5,916,585	£5,907,235	£5,889,808	£5,796,500	£5,162,957	£4,778,237
60% LAR : 40% CIR	15%	£7,061,250	£5,430,925	£5,421,604	£5,404,228	£5,311,045	£4,678,252	£4,293,947
60% LAR : 40% CIR	20%	£6,545,999	£4,943,575	£4,934,280	£4,916,949	£4,823,880	£4,191,769	£3,807,843
60% LAR : 40% CIR	25%	£6,029,062	£4,454,550	£4,445,279	£4,427,990	£4,335,022	£3,703,524	£3,319,940
60% LAR : 40% CIR	**30%**	**£5,510,455**	**£3,963,867**	**£3,954,617**	**£3,937,364**	**£3,844,488**	**£3,213,538**	**£2,830,256**
60% LAR : 40% CIR	35%	£4,990,195	£3,471,543	£3,462,311	£3,445,089	£3,352,294	£2,721,824	£2,338,810
60% LAR : 40% CIR	40%	£4,468,298	£2,977,593	£2,968,377	£2,951,183	£2,858,456	£2,228,400	£1,845,618
60% LAR : 40% CIR	45%	£3,944,781	£2,482,035	£2,472,831	£2,455,660	£2,362,992	£1,733,287	£1,350,698
60% LAR : 40% CIR	50%	£3,419,660	£1,984,884	£1,975,689	£1,958,538	£1,865,917	£1,236,496	£854,067

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,340,251	£9,626,298	£9,616,878	£9,599,338	£9,505,745	£8,870,495	£8,484,826
60% LAR : 40% CIR	5%	£10,830,156	£9,144,067	£9,134,683	£9,117,202	£9,023,757	£8,389,395	£8,004,220
60% LAR : 40% CIR	10%	£10,318,326	£8,660,113	£8,650,762	£8,633,335	£8,540,027	£7,906,484	£7,521,764
60% LAR : 40% CIR	15%	£9,804,777	£8,174,453	£8,165,131	£8,147,755	£8,054,572	£7,421,779	£7,037,475
60% LAR : 40% CIR	20%	£9,289,527	£7,687,102	£7,677,807	£7,660,476	£7,567,407	£6,935,296	£6,551,370
60% LAR : 40% CIR	25%	£8,772,589	£7,198,077	£7,188,806	£7,171,517	£7,078,549	£6,447,051	£6,063,467
60% LAR : 40% CIR	**30%**	**£8,253,982**	**£6,707,395**	**£6,698,144**	**£6,680,891**	**£6,588,015**	**£5,957,065**	**£5,573,784**
60% LAR : 40% CIR	35%	£7,733,722	£6,215,070	£6,205,839	£6,188,617	£6,095,821	£5,465,351	£5,082,338
60% LAR : 40% CIR	40%	£7,211,826	£5,721,120	£5,711,904	£5,694,710	£5,601,983	£4,971,928	£4,589,145
60% LAR : 40% CIR	45%	£6,688,308	£5,225,562	£5,216,358	£5,199,187	£5,106,519	£4,476,814	£4,094,225
60% LAR : 40% CIR	50%	£6,163,187	£4,728,411	£4,719,217	£4,702,065	£4,609,444	£3,980,024	£3,597,594

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,583,361	£12,869,407	£12,859,988	£12,842,447	£12,748,854	£12,113,604	£11,727,935
60% LAR : 40% CIR	5%	£14,073,265	£12,387,176	£12,377,792	£12,360,312	£12,266,866	£11,632,504	£11,247,329
60% LAR : 40% CIR	10%	£13,561,435	£11,903,222	£11,893,871	£11,876,445	£11,783,136	£11,149,594	£10,764,873
60% LAR : 40% CIR	15%	£13,047,886	£11,417,562	£11,408,240	£11,390,864	£11,297,681	£10,664,888	£10,280,584
60% LAR : 40% CIR	20%	£12,532,636	£10,930,211	£10,920,916	£10,903,585	£10,810,516	£10,178,405	£9,794,479
60% LAR : 40% CIR	25%	£12,015,698	£10,441,186	£10,431,915	£10,414,626	£10,321,658	£9,690,160	£9,306,576
60% LAR : 40% CIR	**30%**	**£11,497,091**	**£9,950,504**	**£9,941,253**	**£9,924,000**	**£9,831,124**	**£9,200,174**	**£8,816,893**
60% LAR : 40% CIR	35%	£10,976,831	£9,458,179	£9,448,948	£9,431,726	£9,338,930	£8,708,460	£8,325,447
60% LAR : 40% CIR	40%	£10,454,935	£8,964,229	£8,955,013	£8,937,819	£8,845,093	£8,215,037	£7,832,254
60% LAR : 40% CIR	45%	£9,931,417	£8,468,671	£8,459,467	£8,442,296	£8,349,628	£7,719,923	£7,337,334
60% LAR : 40% CIR	50%	£9,406,296	£7,971,520	£7,962,326	£7,945,174	£7,852,553	£7,223,133	£6,840,703

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR in Perp		Value Area	Zone A - Kings Cross Higher

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£19,226,270	£17,491,980	£17,482,560	£17,465,020	£17,371,427	£16,736,177	£16,350,507
60% LAR : 40% CIR	5%	£18,652,583	£16,947,174	£16,937,790	£16,920,309	£16,826,864	£16,192,503	£15,807,327
60% LAR : 40% CIR	10%	£18,077,161	£16,400,645	£16,391,294	£16,373,867	£16,280,559	£15,647,016	£15,262,296
60% LAR : 40% CIR	15%	£17,500,020	£15,852,409	£15,843,089	£15,825,712	£15,732,528	£15,099,736	£14,715,432
60% LAR : 40% CIR	20%	£16,921,178	£15,302,484	£15,293,189	£15,275,858	£15,182,789	£14,550,678	£14,166,752
60% LAR : 40% CIR	25%	£16,340,649	£14,750,884	£14,741,613	£14,724,323	£14,631,356	£13,999,858	£13,616,274
60% LAR : 40% CIR	**30%**	**£15,758,450**	**£14,197,626**	**£14,188,377**	**£14,171,123**	**£14,078,247**	**£13,447,297**	**£13,064,015**
60% LAR : 40% CIR	35%	£15,174,597	£13,642,727	£13,633,495	£13,616,274	£13,523,477	£12,893,007	£12,509,995
60% LAR : 40% CIR	40%	£14,589,110	£13,086,203	£13,076,986	£13,059,793	£12,967,065	£12,337,010	£11,954,227
60% LAR : 40% CIR	45%	£14,002,000	£12,528,069	£12,518,864	£12,501,694	£12,409,025	£11,779,321	£11,396,732
60% LAR : 40% CIR	50%	£13,413,287	£11,968,343	£11,959,148	£11,941,997	£11,849,375	£11,219,956	£10,837,525

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,247,343	£1,513,052	£1,503,632	£1,486,092	£1,392,500	£757,250	£371,580
60% LAR : 40% CIR	5%	£2,673,656	£968,247	£958,863	£941,382	£847,937	£213,576	-£171,600
60% LAR : 40% CIR	10%	£2,098,234	£421,717	£412,367	£394,940	£301,632	-£331,911	-£716,631
60% LAR : 40% CIR	15%	£1,521,093	-£126,518	-£135,839	-£153,216	-£246,399	-£879,191	-£1,263,495
60% LAR : 40% CIR	20%	£942,251	-£676,443	-£685,738	-£703,069	-£796,139	-£1,428,249	-£1,812,175
60% LAR : 40% CIR	25%	£361,721	-£1,228,044	-£1,237,314	-£1,254,604	-£1,347,572	-£1,979,069	-£2,362,653
60% LAR : 40% CIR	**30%**	**-£220,477**	**-£1,781,301**	**-£1,790,550**	**-£1,807,805**	**-£1,900,680**	**-£2,531,631**	**-£2,914,912**
60% LAR : 40% CIR	35%	-£804,330	-£2,336,200	-£2,345,433	-£2,362,653	-£2,455,450	-£3,085,920	-£3,468,933
60% LAR : 40% CIR	40%	-£1,389,818	-£2,892,725	-£2,901,941	-£2,919,135	-£3,011,862	-£3,641,917	-£4,024,700
60% LAR : 40% CIR	45%	-£1,976,927	-£3,450,858	-£3,460,063	-£3,477,233	-£3,569,902	-£4,199,606	-£4,582,195
60% LAR : 40% CIR	50%	-£2,565,641	-£4,010,585	-£4,019,779	-£4,036,930	-£4,129,552	-£4,758,971	-£5,141,402

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,868,561	£8,134,271	£8,124,850	£8,107,311	£8,013,718	£7,378,468	£6,992,798
60% LAR : 40% CIR	5%	£9,294,874	£7,589,465	£7,580,081	£7,562,600	£7,469,155	£6,834,794	£6,449,618
60% LAR : 40% CIR	10%	£8,719,452	£7,042,935	£7,033,585	£7,016,158	£6,922,850	£6,289,307	£5,904,587
60% LAR : 40% CIR	15%	£8,142,311	£6,494,700	£6,485,379	£6,468,002	£6,374,819	£5,742,027	£5,357,723
60% LAR : 40% CIR	20%	£7,563,469	£5,944,775	£5,935,480	£5,918,149	£5,825,080	£5,192,969	£4,809,043
60% LAR : 40% CIR	25%	£6,982,940	£5,393,174	£5,383,904	£5,366,614	£5,273,647	£4,642,149	£4,258,565
60% LAR : 40% CIR	**30%**	**£6,400,741**	**£4,839,917**	**£4,830,668**	**£4,813,413**	**£4,720,538**	**£4,089,587**	**£3,706,306**
60% LAR : 40% CIR	35%	£5,816,888	£4,285,018	£4,275,786	£4,258,565	£4,165,768	£3,535,298	£3,152,286
60% LAR : 40% CIR	40%	£5,231,401	£3,728,494	£3,719,277	£3,702,084	£3,609,356	£2,979,301	£2,596,518
60% LAR : 40% CIR	45%	£4,644,291	£3,170,360	£3,161,155	£3,143,985	£3,051,316	£2,421,612	£2,039,023
60% LAR : 40% CIR	50%	£4,055,578	£2,610,633	£2,601,439	£2,584,288	£2,491,666	£1,862,247	£1,479,816

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,612,088	£10,877,798	£10,868,378	£10,850,838	£10,757,245	£10,121,996	£9,736,325
60% LAR : 40% CIR	5%	£12,038,402	£10,332,992	£10,323,608	£10,306,127	£10,212,683	£9,578,321	£9,193,146
60% LAR : 40% CIR	10%	£11,462,979	£9,786,463	£9,777,112	£9,759,686	£9,666,377	£9,032,835	£8,648,114
60% LAR : 40% CIR	15%	£10,885,838	£9,238,227	£9,228,907	£9,211,530	£9,118,347	£8,485,554	£8,101,250
60% LAR : 40% CIR	20%	£10,306,996	£8,688,302	£8,679,007	£8,661,676	£8,568,607	£7,936,496	£7,552,570
60% LAR : 40% CIR	25%	£9,726,467	£8,136,702	£8,127,432	£8,110,141	£8,017,174	£7,385,677	£7,002,093
60% LAR : 40% CIR	**30%**	**£9,144,268**	**£7,583,445**	**£7,574,195**	**£7,556,941**	**£7,464,065**	**£6,833,115**	**£6,449,834**
60% LAR : 40% CIR	35%	£8,560,416	£7,028,545	£7,019,313	£7,002,092	£6,909,295	£6,278,826	£5,895,813
60% LAR : 40% CIR	40%	£7,974,928	£6,472,021	£6,462,804	£6,445,611	£6,352,883	£5,722,829	£5,340,045
60% LAR : 40% CIR	45%	£7,387,818	£5,913,887	£5,904,683	£5,887,512	£5,794,843	£5,165,139	£4,782,550
60% LAR : 40% CIR	50%	£6,799,105	£5,354,161	£5,344,966	£5,327,815	£5,235,194	£4,605,774	£4,223,344

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,855,198	£14,120,907	£14,111,487	£14,093,947	£14,000,354	£13,365,105	£12,979,435
60% LAR : 40% CIR	5%	£15,281,511	£13,576,101	£13,566,717	£13,549,236	£13,455,792	£12,821,430	£12,436,255
60% LAR : 40% CIR	10%	£14,706,088	£13,029,572	£13,020,221	£13,002,795	£12,909,487	£12,275,944	£11,891,223
60% LAR : 40% CIR	15%	£14,128,948	£12,481,336	£12,472,016	£12,454,639	£12,361,456	£11,728,664	£11,344,359
60% LAR : 40% CIR	20%	£13,550,105	£11,931,411	£11,922,116	£11,904,785	£11,811,716	£11,179,605	£10,795,679
60% LAR : 40% CIR	25%	£12,969,576	£11,379,811	£11,370,541	£11,353,250	£11,260,283	£10,628,786	£10,245,202
60% LAR : 40% CIR	**30%**	**£12,387,377**	**£10,826,554**	**£10,817,304**	**£10,800,050**	**£10,707,174**	**£10,076,224**	**£9,692,943**
60% LAR : 40% CIR	35%	£11,803,525	£10,271,654	£10,262,422	£10,245,201	£10,152,404	£9,521,935	£9,138,922
60% LAR : 40% CIR	40%	£11,218,037	£9,715,130	£9,705,913	£9,688,720	£9,595,992	£8,965,938	£8,583,154
60% LAR : 40% CIR	45%	£10,630,927	£9,156,996	£9,147,792	£9,130,621	£9,037,953	£8,408,248	£8,025,659
60% LAR : 40% CIR	50%	£10,042,214	£8,597,270	£8,588,075	£8,570,925	£8,478,303	£7,848,883	£7,466,453

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR in Perp		Value Area	Zone A - Lower Cenral Zone

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£19,363,069	£17,626,592	£17,617,172	£17,599,632	£17,506,038	£16,870,788	£16,485,119
60% LAR : 40% CIR	5%	£18,725,791	£17,019,210	£17,009,827	£16,992,345	£16,898,901	£16,264,539	£15,879,364
60% LAR : 40% CIR	10%	£18,086,777	£16,410,106	£16,400,755	£16,383,329	£16,290,021	£15,656,478	£15,271,758
60% LAR : 40% CIR	15%	£17,446,045	£15,799,296	£15,789,975	£15,772,599	£15,679,415	£15,046,623	£14,662,318
60% LAR : 40% CIR	20%	£16,803,610	£15,186,796	£15,177,501	£15,160,170	£15,067,101	£14,434,989	£14,051,064
60% LAR : 40% CIR	25%	£16,159,489	£14,572,621	£14,563,350	£14,546,059	£14,453,093	£13,821,595	£13,438,011
60% LAR : 40% CIR	**30%**	**£15,513,697**	**£13,956,788**	**£13,947,537**	**£13,930,284**	**£13,837,409**	**£13,206,458**	**£12,823,177**
60% LAR : 40% CIR	35%	£14,866,254	£13,339,313	£13,330,082	£13,312,860	£13,220,064	£12,589,594	£12,206,581
60% LAR : 40% CIR	40%	£14,217,173	£12,720,214	£12,710,997	£12,693,804	£12,601,077	£11,971,022	£11,588,239
60% LAR : 40% CIR	45%	£13,566,473	£12,099,505	£12,090,301	£12,073,131	£11,980,462	£11,350,757	£10,968,168
60% LAR : 40% CIR	50%	£12,914,168	£11,477,204	£11,468,009	£11,450,859	£11,358,237	£10,728,818	£10,346,387

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,384,142	£1,647,665	£1,638,244	£1,620,705	£1,527,111	£891,861	£506,192
60% LAR : 40% CIR	5%	£2,746,864	£1,040,283	£1,030,899	£1,013,418	£919,974	£285,612	-£99,563
60% LAR : 40% CIR	10%	£2,107,850	£431,179	£421,828	£404,402	£311,094	-£322,449	-£707,169
60% LAR : 40% CIR	15%	£1,467,117	-£179,631	-£188,952	-£206,328	-£299,512	-£932,305	-£1,316,609
60% LAR : 40% CIR	20%	£824,682	-£792,132	-£801,426	-£818,758	-£911,827	-£1,543,939	-£1,927,864
60% LAR : 40% CIR	25%	£180,562	-£1,406,307	-£1,415,578	-£1,432,868	-£1,525,834	-£2,157,333	-£2,540,917
60% LAR : 40% CIR	**30%**	**-£465,230**	**-£2,022,139**	**-£2,031,390**	**-£2,048,643**	**-£2,141,519**	**-£2,772,469**	**-£3,155,750**
60% LAR : 40% CIR	35%	-£1,112,673	-£2,639,614	-£2,648,845	-£2,666,067	-£2,758,863	-£3,389,333	-£3,772,346
60% LAR : 40% CIR	40%	-£1,761,754	-£3,258,713	-£3,267,930	-£3,285,123	-£3,377,851	-£4,007,905	-£4,390,689
60% LAR : 40% CIR	45%	-£2,412,454	-£3,879,422	-£3,888,626	-£3,905,796	-£3,998,465	-£4,628,170	-£5,010,759
60% LAR : 40% CIR	50%	-£3,064,760	-£4,501,723	-£4,510,918	-£4,528,069	-£4,620,691	-£5,250,110	-£5,632,540

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,005,360	£8,268,883	£8,259,462	£8,241,923	£8,148,329	£7,513,079	£7,127,410
60% LAR : 40% CIR	5%	£9,368,082	£7,661,501	£7,652,118	£7,634,636	£7,541,192	£6,906,830	£6,521,655
60% LAR : 40% CIR	10%	£8,729,068	£7,052,397	£7,043,046	£7,025,620	£6,932,312	£6,298,769	£5,914,049
60% LAR : 40% CIR	15%	£8,088,335	£6,441,587	£6,432,266	£6,414,890	£6,321,706	£5,688,914	£5,304,609
60% LAR : 40% CIR	20%	£7,445,901	£5,829,087	£5,819,792	£5,802,461	£5,709,391	£5,077,280	£4,693,355
60% LAR : 40% CIR	25%	£6,801,780	£5,214,912	£5,205,641	£5,188,350	£5,095,384	£4,463,886	£4,080,302
60% LAR : 40% CIR	**30%**	**£6,155,988**	**£4,599,079**	**£4,589,828**	**£4,572,575**	**£4,479,700**	**£3,848,749**	**£3,465,468**
60% LAR : 40% CIR	35%	£5,508,545	£3,981,604	£3,972,373	£3,955,151	£3,862,355	£3,231,885	£2,848,872
60% LAR : 40% CIR	40%	£4,859,464	£3,362,505	£3,353,288	£3,336,095	£3,243,368	£2,613,313	£2,230,529
60% LAR : 40% CIR	45%	£4,208,764	£2,741,796	£2,732,592	£2,715,422	£2,622,753	£1,993,048	£1,610,459
60% LAR : 40% CIR	50%	£3,556,459	£2,119,495	£2,110,300	£2,093,150	£2,000,528	£1,371,108	£988,678

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,748,888	£11,012,410	£11,002,990	£10,985,450	£10,891,856	£10,256,607	£9,870,938
60% LAR : 40% CIR	5%	£12,111,609	£10,405,029	£10,395,645	£10,378,164	£10,284,719	£9,650,358	£9,265,182
60% LAR : 40% CIR	10%	£11,472,595	£9,795,925	£9,786,573	£9,769,148	£9,675,839	£9,042,297	£8,657,576
60% LAR : 40% CIR	15%	£10,831,863	£9,185,115	£9,175,793	£9,158,417	£9,065,233	£8,432,441	£8,048,137
60% LAR : 40% CIR	20%	£10,189,428	£8,572,614	£8,563,319	£8,545,988	£8,452,919	£7,820,807	£7,436,882
60% LAR : 40% CIR	25%	£9,545,307	£7,958,439	£7,949,168	£7,931,877	£7,838,911	£7,207,413	£6,823,829
60% LAR : 40% CIR	**30%**	**£8,899,516**	**£7,342,606**	**£7,333,356**	**£7,316,102**	**£7,223,227**	**£6,592,276**	**£6,208,995**
60% LAR : 40% CIR	35%	£8,252,073	£6,725,131	£6,715,900	£6,698,678	£6,605,882	£5,975,413	£5,592,399
60% LAR : 40% CIR	40%	£7,602,991	£6,106,032	£6,096,815	£6,079,622	£5,986,895	£5,356,840	£4,974,057
60% LAR : 40% CIR	45%	£6,952,291	£5,485,323	£5,476,120	£5,458,949	£5,366,280	£4,736,575	£4,353,986
60% LAR : 40% CIR	50%	£6,299,986	£4,863,022	£4,853,828	£4,836,677	£4,744,055	£4,114,636	£3,732,205

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,991,997	£14,255,519	£14,246,099	£14,228,559	£14,134,966	£13,499,716	£13,114,047
60% LAR : 40% CIR	5%	£15,354,718	£13,648,138	£13,638,754	£13,621,273	£13,527,828	£12,893,467	£12,508,291
60% LAR : 40% CIR	10%	£14,715,704	£13,039,034	£13,029,682	£13,012,257	£12,918,948	£12,285,406	£11,900,685
60% LAR : 40% CIR	15%	£14,074,972	£12,428,224	£12,418,902	£12,401,526	£12,308,342	£11,675,550	£11,291,246
60% LAR : 40% CIR	20%	£13,432,537	£11,815,723	£11,806,428	£11,789,097	£11,696,028	£11,063,916	£10,679,991
60% LAR : 40% CIR	25%	£12,788,416	£11,201,548	£11,192,277	£11,174,987	£11,082,020	£10,450,522	£10,066,938
60% LAR : 40% CIR	**30%**	**£12,142,625**	**£10,585,715**	**£10,576,465**	**£10,559,211**	**£10,466,336**	**£9,835,385**	**£9,452,104**
60% LAR : 40% CIR	35%	£11,495,182	£9,968,240	£9,959,009	£9,941,787	£9,848,992	£9,218,522	£8,835,508
60% LAR : 40% CIR	40%	£10,846,100	£9,349,142	£9,339,925	£9,322,731	£9,230,004	£8,599,949	£8,217,166
60% LAR : 40% CIR	45%	£10,195,400	£8,728,432	£8,719,229	£8,702,058	£8,609,389	£7,979,684	£7,597,095
60% LAR : 40% CIR	50%	£9,543,095	£8,106,131	£8,096,937	£8,079,786	£7,987,164	£7,357,745	£6,975,314

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR in Perp	
Value Area	Zone A - Medium Central Zone

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£22,330,689	£20,546,758	£20,537,339	£20,519,798	£20,426,206	£19,790,956	£19,405,287
60% LAR : 40% CIR	5%	£21,545,029	£19,793,369	£19,783,985	£19,766,505	£19,673,060	£19,038,697	£18,653,522
60% LAR : 40% CIR	10%	£20,757,634	£19,038,257	£19,028,906	£19,011,479	£18,918,171	£18,284,628	£17,899,908
60% LAR : 40% CIR	15%	£19,968,521	£18,281,438	£18,272,116	£18,254,740	£18,161,557	£17,528,764	£17,144,461
60% LAR : 40% CIR	20%	£19,177,705	£17,522,929	£17,513,634	£17,496,304	£17,403,234	£16,771,123	£16,387,198
60% LAR : 40% CIR	25%	£18,385,203	£16,762,746	£16,753,474	£16,736,185	£16,643,218	£16,011,720	£15,628,136
60% LAR : 40% CIR	**30%**	**£17,591,031**	**£16,000,905**	**£15,991,655**	**£15,974,402**	**£15,881,525**	**£15,250,575**	**£14,867,295**
60% LAR : 40% CIR	35%	£16,795,207	£15,237,422	£15,228,190	£15,210,969	£15,118,172	£14,487,703	£14,104,689
60% LAR : 40% CIR	40%	£15,997,746	£14,472,314	£14,463,098	£14,445,904	£14,353,176	£13,723,122	£13,340,339
60% LAR : 40% CIR	45%	£15,198,664	£13,705,598	£13,696,393	£13,679,223	£13,586,554	£12,956,849	£12,574,260
60% LAR : 40% CIR	50%	£14,397,977	£12,937,288	£12,928,094	£12,910,942	£12,818,321	£12,188,901	£11,806,471

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,351,761	£4,567,831	£4,558,412	£4,540,871	£4,447,278	£3,812,029	£3,426,359
60% LAR : 40% CIR	5%	£5,566,102	£3,814,442	£3,805,057	£3,787,577	£3,694,133	£3,059,770	£2,674,595
60% LAR : 40% CIR	10%	£4,778,707	£3,059,330	£3,049,978	£3,032,552	£2,939,244	£2,305,701	£1,920,980
60% LAR : 40% CIR	15%	£3,989,593	£2,302,511	£2,293,189	£2,275,813	£2,182,630	£1,549,837	£1,165,533
60% LAR : 40% CIR	20%	£3,198,777	£1,544,002	£1,534,707	£1,517,377	£1,424,306	£792,195	£408,270
60% LAR : 40% CIR	25%	£2,406,275	£783,818	£774,547	£757,258	£664,290	£32,793	-£350,791
60% LAR : 40% CIR	**30%**	**£1,612,104**	**£21,977**	**£12,728**	**-£4,526**	**-£97,402**	**-£728,353**	**-£1,111,633**
60% LAR : 40% CIR	35%	£816,280	-£741,505	-£750,737	-£767,958	-£860,755	-£1,491,225	-£1,874,238
60% LAR : 40% CIR	40%	£18,818	-£1,506,613	-£1,515,829	-£1,533,023	-£1,625,751	-£2,255,806	-£2,638,588
60% LAR : 40% CIR	45%	-£780,264	-£2,273,330	-£2,282,534	-£2,299,705	-£2,392,374	-£3,022,078	-£3,404,667
60% LAR : 40% CIR	50%	-£1,580,950	-£3,041,639	-£3,050,834	-£3,067,985	-£3,160,606	-£3,790,027	-£4,172,456

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,972,980	£11,189,049	£11,179,630	£11,162,089	£11,068,497	£10,433,247	£10,047,578
60% LAR : 40% CIR	5%	£12,187,320	£10,435,660	£10,426,276	£10,408,795	£10,315,351	£9,680,988	£9,295,813
60% LAR : 40% CIR	10%	£11,399,925	£9,680,548	£9,671,197	£9,653,770	£9,560,462	£8,926,919	£8,542,199
60% LAR : 40% CIR	15%	£10,610,812	£8,923,729	£8,914,407	£8,897,031	£8,803,848	£8,171,055	£7,786,752
60% LAR : 40% CIR	20%	£9,819,996	£8,165,220	£8,155,925	£8,138,595	£8,045,525	£7,413,414	£7,029,489
60% LAR : 40% CIR	25%	£9,027,494	£7,405,036	£7,395,765	£7,378,476	£7,285,509	£6,654,011	£6,270,427
60% LAR : 40% CIR	**30%**	**£8,233,322**	**£6,643,195**	**£6,633,946**	**£6,616,693**	**£6,523,816**	**£5,892,866**	**£5,509,585**
60% LAR : 40% CIR	35%	£7,437,498	£5,879,713	£5,870,481	£5,853,260	£5,760,463	£5,129,994	£4,746,980
60% LAR : 40% CIR	40%	£6,640,037	£5,114,605	£5,105,389	£5,088,195	£4,995,467	£4,365,413	£3,982,630
60% LAR : 40% CIR	45%	£5,840,955	£4,347,888	£4,338,684	£4,321,514	£4,228,845	£3,599,140	£3,216,551
60% LAR : 40% CIR	50%	£5,040,268	£3,579,579	£3,570,385	£3,553,233	£3,460,612	£2,831,192	£2,448,762

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,716,507	£13,932,576	£13,923,157	£13,905,616	£13,812,024	£13,176,774	£12,791,105
60% LAR : 40% CIR	5%	£14,930,847	£13,179,188	£13,169,803	£13,152,323	£13,058,878	£12,424,516	£12,039,340
60% LAR : 40% CIR	10%	£14,143,452	£12,424,075	£12,414,724	£12,397,297	£12,303,989	£11,670,446	£11,285,726
60% LAR : 40% CIR	15%	£13,354,339	£11,667,256	£11,657,935	£11,640,558	£11,547,375	£10,914,582	£10,530,279
60% LAR : 40% CIR	20%	£12,563,523	£10,908,747	£10,899,452	£10,882,122	£10,789,052	£10,156,941	£9,773,016
60% LAR : 40% CIR	25%	£11,771,021	£10,148,564	£10,139,293	£10,122,003	£10,029,036	£9,397,539	£9,013,955
60% LAR : 40% CIR	**30%**	**£10,976,850**	**£9,386,723**	**£9,377,473**	**£9,360,220**	**£9,267,343**	**£8,636,393**	**£8,253,113**
60% LAR : 40% CIR	35%	£10,181,025	£8,623,240	£8,614,008	£8,596,787	£8,503,991	£7,873,521	£7,490,507
60% LAR : 40% CIR	40%	£9,383,564	£7,858,132	£7,848,916	£7,831,722	£7,738,995	£7,108,940	£6,726,158
60% LAR : 40% CIR	45%	£8,584,482	£7,091,416	£7,082,211	£7,065,041	£6,972,372	£6,342,667	£5,960,079
60% LAR : 40% CIR	50%	£7,783,796	£6,323,106	£6,313,912	£6,296,760	£6,204,139	£5,574,719	£5,192,289

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,959,616	£17,175,685	£17,166,266	£17,148,725	£17,055,133	£16,419,883	£16,034,214
60% LAR : 40% CIR	5%	£18,173,956	£16,422,297	£16,412,912	£16,395,432	£16,301,987	£15,667,625	£15,282,449
60% LAR : 40% CIR	10%	£17,386,561	£15,667,184	£15,657,833	£15,640,406	£15,547,098	£14,913,555	£14,528,835
60% LAR : 40% CIR	15%	£16,597,448	£14,910,365	£14,901,044	£14,883,668	£14,790,484	£14,157,691	£13,773,388
60% LAR : 40% CIR	20%	£15,806,632	£14,151,856	£14,142,561	£14,125,231	£14,032,161	£13,400,050	£13,016,125
60% LAR : 40% CIR	25%	£15,014,130	£13,391,673	£13,382,402	£13,365,112	£13,272,145	£12,640,648	£12,257,064
60% LAR : 40% CIR	**30%**	**£14,219,959**	**£12,629,832**	**£12,620,582**	**£12,603,329**	**£12,510,452**	**£11,879,502**	**£11,496,222**
60% LAR : 40% CIR	35%	£13,424,134	£11,866,349	£11,857,117	£11,839,896	£11,747,100	£11,116,630	£10,733,616
60% LAR : 40% CIR	40%	£12,626,673	£11,101,241	£11,092,025	£11,074,831	£10,982,104	£10,352,049	£9,969,267
60% LAR : 40% CIR	45%	£11,827,591	£10,334,525	£10,325,320	£10,308,150	£10,215,481	£9,585,777	£9,203,188
60% LAR : 40% CIR	50%	£11,026,905	£9,566,215	£9,557,021	£9,539,869	£9,447,248	£8,817,828	£8,435,398

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR in Perp	
Value Area	Zone A - Higher Central Zone

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£24,026,472	£22,215,425	£22,206,005	£22,188,465	£22,094,873	£21,459,622	£21,073,953
60% LAR : 40% CIR	5%	£23,156,023	£21,378,603	£21,369,218	£21,351,738	£21,258,293	£20,623,932	£20,238,756
60% LAR : 40% CIR	10%	£22,283,839	£20,540,057	£20,530,706	£20,513,280	£20,419,971	£19,786,429	£19,401,708
60% LAR : 40% CIR	15%	£21,409,937	£19,699,805	£19,690,483	£19,673,107	£19,579,924	£18,947,131	£18,562,828
60% LAR : 40% CIR	20%	£20,534,331	£18,857,862	£18,848,568	£18,831,237	£18,738,168	£18,106,056	£17,722,131
60% LAR : 40% CIR	25%	£19,657,040	£18,014,246	£18,004,975	£17,987,685	£17,894,718	£17,263,221	£16,879,637
60% LAR : 40% CIR	**30%**	**£18,778,080**	**£17,168,971**	**£17,159,721**	**£17,142,468**	**£17,049,592**	**£16,418,641**	**£16,035,361**
60% LAR : 40% CIR	35%	£17,897,465	£16,322,055	£16,312,824	£16,295,602	£16,202,806	£15,572,336	£15,189,323
60% LAR : 40% CIR	40%	£17,015,215	£15,473,514	£15,464,298	£15,447,104	£15,354,377	£14,724,322	£14,341,539
60% LAR : 40% CIR	45%	£16,131,344	£14,623,364	£14,614,160	£14,596,990	£14,504,321	£13,874,616	£13,492,027
60% LAR : 40% CIR	50%	£15,245,868	£13,771,622	£13,762,426	£13,745,275	£13,652,654	£13,023,234	£12,640,805

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,047,545	£6,236,498	£6,227,078	£6,209,538	£6,115,945	£5,480,695	£5,095,026
60% LAR : 40% CIR	5%	£7,177,096	£5,399,676	£5,390,291	£5,372,811	£5,279,366	£4,645,004	£4,259,829
60% LAR : 40% CIR	10%	£6,304,912	£4,561,130	£4,551,779	£4,534,352	£4,441,044	£3,807,501	£3,422,781
60% LAR : 40% CIR	15%	£5,431,009	£3,720,877	£3,711,556	£3,694,180	£3,600,997	£2,968,204	£2,583,900
60% LAR : 40% CIR	20%	£4,555,404	£2,878,935	£2,869,641	£2,852,310	£2,759,240	£2,127,129	£1,743,203
60% LAR : 40% CIR	25%	£3,678,112	£2,035,319	£2,026,047	£2,008,758	£1,915,791	£1,284,293	£900,709
60% LAR : 40% CIR	**30%**	**£2,799,153**	**£1,190,044**	**£1,180,794**	**£1,163,541**	**£1,070,664**	**£439,714**	**£56,434**
60% LAR : 40% CIR	35%	£1,918,538	£343,128	£333,896	£316,675	£223,879	-£406,591	-£789,605
60% LAR : 40% CIR	40%	£1,036,288	-£505,413	-£514,629	-£531,823	-£624,550	-£1,254,606	-£1,637,388
60% LAR : 40% CIR	45%	£152,416	-£1,355,563	-£1,364,767	-£1,381,937	-£1,474,606	-£2,104,312	-£2,486,901
60% LAR : 40% CIR	50%	-£733,059	-£2,207,306	-£2,216,501	-£2,233,652	-£2,326,273	-£2,955,693	-£3,338,123

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,668,763	£12,857,716	£12,848,296	£12,830,756	£12,737,164	£12,101,913	£11,716,244
60% LAR : 40% CIR	5%	£13,798,314	£12,020,894	£12,011,509	£11,994,029	£11,900,584	£11,266,223	£10,881,047
60% LAR : 40% CIR	10%	£12,926,130	£11,182,348	£11,172,997	£11,155,571	£11,062,262	£10,428,720	£10,043,999
60% LAR : 40% CIR	15%	£12,052,227	£10,342,096	£10,332,774	£10,315,398	£10,222,215	£9,589,422	£9,205,118
60% LAR : 40% CIR	20%	£11,176,622	£9,500,153	£9,490,859	£9,473,528	£9,380,459	£8,748,347	£8,364,422
60% LAR : 40% CIR	25%	£10,299,331	£8,656,537	£8,647,266	£8,629,976	£8,537,009	£7,905,512	£7,521,928
60% LAR : 40% CIR	**30%**	**£9,420,371**	**£7,811,262**	**£7,802,012**	**£7,784,759**	**£7,691,883**	**£7,060,932**	**£6,677,652**
60% LAR : 40% CIR	35%	£8,539,756	£6,964,346	£6,955,115	£6,937,893	£6,845,097	£6,214,627	£5,831,614
60% LAR : 40% CIR	40%	£7,657,506	£6,115,805	£6,106,589	£6,089,395	£5,996,668	£5,366,613	£4,983,830
60% LAR : 40% CIR	45%	£6,773,635	£5,265,655	£5,256,451	£5,239,281	£5,146,612	£4,516,907	£4,134,318
60% LAR : 40% CIR	50%	£5,888,159	£4,413,913	£4,404,717	£4,387,566	£4,294,945	£3,665,525	£3,283,095

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,412,290	£15,601,243	£15,591,823	£15,574,283	£15,480,691	£14,845,440	£14,459,771
60% LAR : 40% CIR	5%	£16,541,841	£14,764,421	£14,755,036	£14,737,556	£14,644,111	£14,009,750	£13,624,574
60% LAR : 40% CIR	10%	£15,669,658	£13,925,875	£13,916,524	£13,899,098	£13,805,790	£13,172,247	£12,787,526
60% LAR : 40% CIR	15%	£14,795,755	£13,085,623	£13,076,301	£13,058,925	£12,965,742	£12,332,949	£11,948,646
60% LAR : 40% CIR	20%	£13,920,149	£12,243,680	£12,234,386	£12,217,055	£12,123,986	£11,491,874	£11,107,949
60% LAR : 40% CIR	25%	£13,042,858	£11,400,064	£11,390,793	£11,373,504	£11,280,536	£10,649,039	£10,265,455
60% LAR : 40% CIR	**30%**	**£12,163,898**	**£10,554,789**	**£10,545,540**	**£10,528,286**	**£10,435,410**	**£9,804,459**	**£9,421,179**
60% LAR : 40% CIR	35%	£11,283,283	£9,707,873	£9,698,642	£9,681,420	£9,588,624	£8,958,155	£8,575,141
60% LAR : 40% CIR	40%	£10,401,034	£8,859,332	£8,850,116	£8,832,922	£8,740,196	£8,110,140	£7,727,358
60% LAR : 40% CIR	45%	£9,517,162	£8,009,182	£7,999,978	£7,982,808	£7,890,139	£7,260,434	£6,877,845
60% LAR : 40% CIR	50%	£8,631,686	£7,157,440	£7,148,244	£7,131,094	£7,038,473	£6,409,052	£6,026,623

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£20,655,399	£18,844,352	£18,834,932	£18,817,393	£18,723,800	£18,088,549	£17,702,880
60% LAR : 40% CIR	5%	£19,784,950	£18,007,530	£17,998,145	£17,980,665	£17,887,220	£17,252,859	£16,867,684
60% LAR : 40% CIR	10%	£18,912,767	£17,168,984	£17,159,634	£17,142,207	£17,048,899	£16,415,356	£16,030,636
60% LAR : 40% CIR	15%	£18,038,864	£16,328,732	£16,319,410	£16,302,034	£16,208,851	£15,576,058	£15,191,755
60% LAR : 40% CIR	20%	£17,163,258	£15,486,789	£15,477,495	£15,460,164	£15,367,095	£14,734,983	£14,351,058
60% LAR : 40% CIR	25%	£16,285,967	£14,643,173	£14,633,902	£14,616,613	£14,523,645	£13,892,148	£13,508,564
60% LAR : 40% CIR	**30%**	**£15,407,007**	**£13,797,898**	**£13,788,649**	**£13,771,395**	**£13,678,519**	**£13,047,568**	**£12,664,288**
60% LAR : 40% CIR	35%	£14,526,393	£12,950,982	£12,941,751	£12,924,529	£12,831,733	£12,201,264	£11,818,250
60% LAR : 40% CIR	40%	£13,644,143	£12,102,441	£12,093,225	£12,076,031	£11,983,305	£11,353,249	£10,970,467
60% LAR : 40% CIR	45%	£12,760,271	£11,252,291	£11,243,087	£11,225,917	£11,133,248	£10,503,543	£10,120,954
60% LAR : 40% CIR	50%	£11,874,795	£10,400,549	£10,391,353	£10,374,203	£10,281,582	£9,652,162	£9,269,732

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR for 15 Years

Value Area	**Zone A - Zone 1 and Eastern Central Zone**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,709,089	£15,015,049	£15,005,630	£14,988,089	£14,894,496	£14,259,246	£13,873,577
60% LAR : 40% CIR	5%	£16,198,994	£14,532,819	£14,523,434	£14,505,954	£14,412,509	£13,778,147	£13,392,971
60% LAR : 40% CIR	10%	£15,687,164	£14,048,865	£14,039,513	£14,022,087	£13,928,778	£13,295,236	£12,910,515
60% LAR : 40% CIR	15%	£15,173,615	£13,563,204	£13,553,882	£13,536,506	£13,443,323	£12,810,530	£12,426,226
60% LAR : 40% CIR	20%	£14,658,365	£13,075,853	£13,066,558	£13,049,227	£12,956,158	£12,324,047	£11,940,121
60% LAR : 40% CIR	25%	£14,141,427	£12,586,828	£12,577,557	£12,560,268	£12,467,301	£11,835,803	£11,452,218
60% LAR : 40% CIR	**30%**	**£13,622,820**	**£12,096,146**	**£12,086,895**	**£12,069,642**	**£11,976,766**	**£11,345,816**	**£10,962,535**
60% LAR : 40% CIR	35%	£13,102,560	£11,603,821	£11,594,590	£11,577,368	£11,484,572	£10,854,102	£10,471,089
60% LAR : 40% CIR	40%	£12,580,664	£11,109,871	£11,100,655	£11,083,461	£10,990,735	£10,360,680	£9,977,897
60% LAR : 40% CIR	45%	£12,057,146	£10,614,313	£10,605,110	£10,587,938	£10,495,270	£9,865,565	£9,482,976
60% LAR : 40% CIR	50%	£11,532,025	£10,117,162	£10,107,968	£10,090,816	£9,998,195	£9,368,775	£8,986,345

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£730,162	-£963,878	-£973,298	-£990,838	-£1,084,431	-£1,719,681	-£2,105,350
60% LAR : 40% CIR	5%	£220,067	-£1,446,109	-£1,455,493	-£1,472,974	-£1,566,418	-£2,200,781	-£2,585,956
60% LAR : 40% CIR	10%	-£291,763	-£1,930,063	-£1,939,414	-£1,956,841	-£2,050,149	-£2,683,692	-£3,068,412
60% LAR : 40% CIR	15%	-£805,312	-£2,415,723	-£2,425,045	-£2,442,421	-£2,535,604	-£3,168,397	-£3,552,702
60% LAR : 40% CIR	20%	-£1,320,563	-£2,903,074	-£2,912,369	-£2,929,700	-£3,022,769	-£3,654,880	-£4,038,806
60% LAR : 40% CIR	25%	-£1,837,500	-£3,392,099	-£3,401,370	-£3,418,659	-£3,511,627	-£4,143,124	-£4,526,709
60% LAR : 40% CIR	**30%**	**-£2,356,107**	**-£3,882,781**	**-£3,892,032**	**-£3,909,285**	**-£4,002,161**	**-£4,633,111**	**-£5,016,392**
60% LAR : 40% CIR	35%	-£2,876,367	-£4,375,106	-£4,384,338	-£4,401,559	-£4,494,355	-£5,124,825	-£5,507,839
60% LAR : 40% CIR	40%	-£3,398,264	-£4,869,056	-£4,878,272	-£4,895,466	-£4,988,193	-£5,618,247	-£6,001,031
60% LAR : 40% CIR	45%	-£3,921,781	-£5,364,614	-£5,373,818	-£5,390,989	-£5,483,657	-£6,113,362	-£6,495,951
60% LAR : 40% CIR	50%	-£4,446,902	-£5,861,765	-£5,870,960	-£5,888,111	-£5,980,732	-£6,610,152	-£6,992,582

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,351,380	£5,657,340	£5,647,920	£5,630,380	£5,536,787	£4,901,537	£4,515,868
60% LAR : 40% CIR	5%	£6,841,285	£5,175,109	£5,165,725	£5,148,245	£5,054,800	£4,420,437	£4,035,262
60% LAR : 40% CIR	10%	£6,329,455	£4,691,156	£4,681,804	£4,664,378	£4,571,069	£3,937,527	£3,552,806
60% LAR : 40% CIR	15%	£5,815,906	£4,205,495	£4,196,173	£4,178,797	£4,085,614	£3,452,821	£3,068,517
60% LAR : 40% CIR	20%	£5,300,655	£3,718,144	£3,708,849	£3,691,518	£3,598,449	£2,966,338	£2,582,412
60% LAR : 40% CIR	25%	£4,783,718	£3,229,119	£3,219,848	£3,202,559	£3,109,591	£2,478,094	£2,094,509
60% LAR : 40% CIR	**30%**	**£4,265,111**	**£2,738,437**	**£2,729,186**	**£2,711,933**	**£2,619,057**	**£1,988,107**	**£1,604,826**
60% LAR : 40% CIR	35%	£3,744,851	£2,246,112	£2,236,881	£2,219,659	£2,126,863	£1,496,393	£1,113,380
60% LAR : 40% CIR	40%	£3,222,955	£1,752,162	£1,742,946	£1,725,752	£1,633,026	£1,002,971	£620,187
60% LAR : 40% CIR	45%	£2,699,437	£1,256,604	£1,247,400	£1,230,229	£1,137,561	£507,856	£125,267
60% LAR : 40% CIR	50%	£2,174,316	£759,453	£750,259	£733,107	£640,486	£11,066	-£371,364

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,094,908	£8,400,867	£8,391,448	£8,373,907	£8,280,314	£7,645,065	£7,259,396
60% LAR : 40% CIR	5%	£9,584,812	£7,918,637	£7,909,252	£7,891,772	£7,798,327	£7,163,965	£6,778,789
60% LAR : 40% CIR	10%	£9,072,983	£7,434,683	£7,425,331	£7,407,905	£7,314,597	£6,681,054	£6,296,333
60% LAR : 40% CIR	15%	£8,559,433	£6,949,022	£6,939,700	£6,922,324	£6,829,141	£6,196,348	£5,812,044
60% LAR : 40% CIR	20%	£8,044,183	£6,461,671	£6,452,377	£6,435,045	£6,341,976	£5,709,865	£5,325,939
60% LAR : 40% CIR	25%	£7,527,245	£5,972,647	£5,963,375	£5,946,086	£5,853,119	£5,221,622	£4,838,036
60% LAR : 40% CIR	**30%**	**£7,008,638**	**£5,481,964**	**£5,472,713**	**£5,455,460**	**£5,362,585**	**£4,731,634**	**£4,348,353**
60% LAR : 40% CIR	35%	£6,488,378	£4,989,639	£4,980,408	£4,963,186	£4,870,390	£4,239,921	£3,856,907
60% LAR : 40% CIR	40%	£5,966,482	£4,495,689	£4,486,474	£4,469,279	£4,376,553	£3,746,498	£3,363,715
60% LAR : 40% CIR	45%	£5,442,964	£4,000,131	£3,990,928	£3,973,757	£3,881,089	£3,251,383	£2,868,794
60% LAR : 40% CIR	50%	£4,917,843	£3,502,980	£3,493,786	£3,476,634	£3,384,013	£2,754,593	£2,372,163

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,338,017	£11,643,976	£11,634,557	£11,617,016	£11,523,424	£10,888,174	£10,502,505
60% LAR : 40% CIR	5%	£12,827,922	£11,161,746	£11,152,361	£11,134,881	£11,041,436	£10,407,074	£10,021,898
60% LAR : 40% CIR	10%	£12,316,092	£10,677,792	£10,668,441	£10,651,014	£10,557,706	£9,924,163	£9,539,443
60% LAR : 40% CIR	15%	£11,802,543	£10,192,131	£10,182,810	£10,165,434	£10,072,250	£9,439,457	£9,055,153
60% LAR : 40% CIR	20%	£11,287,292	£9,704,780	£9,695,486	£9,678,155	£9,585,085	£8,952,974	£8,569,048
60% LAR : 40% CIR	25%	£10,770,354	£9,215,756	£9,206,485	£9,189,195	£9,096,228	£8,464,731	£8,081,146
60% LAR : 40% CIR	**30%**	**£10,251,747**	**£8,725,073**	**£8,715,822**	**£8,698,569**	**£8,605,694**	**£7,974,743**	**£7,591,462**
60% LAR : 40% CIR	35%	£9,731,487	£8,232,748	£8,223,517	£8,206,295	£8,113,499	£7,483,030	£7,100,016
60% LAR : 40% CIR	40%	£9,209,591	£7,738,799	£7,729,583	£7,712,388	£7,619,662	£6,989,607	£6,606,824
60% LAR : 40% CIR	45%	£8,686,073	£7,243,240	£7,234,037	£7,216,866	£7,124,198	£6,494,492	£6,111,903
60% LAR : 40% CIR	50%	£8,160,952	£6,746,089	£6,736,895	£6,719,743	£6,627,122	£5,997,702	£5,615,272

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR for 15 Years		Value Area	Zone A - Kings Cross Lower

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£20,131,958	£18,383,186	£18,373,765	£18,356,226	£18,262,632	£17,627,382	£17,241,713
60% LAR : 40% CIR	5%	£19,621,863	£17,900,954	£17,891,570	£17,874,089	£17,780,645	£17,146,283	£16,761,108
60% LAR : 40% CIR	10%	£19,110,033	£17,417,001	£17,407,649	£17,390,222	£17,296,914	£16,663,372	£16,278,651
60% LAR : 40% CIR	15%	£18,596,484	£16,931,340	£16,922,018	£16,904,642	£16,811,459	£16,178,666	£15,794,362
60% LAR : 40% CIR	20%	£18,081,232	£16,443,989	£16,434,694	£16,417,364	£16,324,294	£15,692,183	£15,308,258
60% LAR : 40% CIR	25%	£17,564,295	£15,954,964	£15,945,693	£15,928,404	£15,835,436	£15,203,939	£14,820,355
60% LAR : 40% CIR	**30%**	**£17,045,688**	**£15,464,282**	**£15,455,032**	**£15,437,778**	**£15,344,902**	**£14,713,952**	**£14,330,672**
60% LAR : 40% CIR	35%	£16,525,428	£14,971,957	£14,962,726	£14,945,504	£14,852,708	£14,222,238	£13,839,225
60% LAR : 40% CIR	40%	£16,003,531	£14,478,008	£14,468,791	£14,451,598	£14,358,870	£13,728,816	£13,346,032
60% LAR : 40% CIR	45%	£15,480,014	£13,982,449	£13,973,245	£13,956,075	£13,863,406	£13,233,701	£12,851,112
60% LAR : 40% CIR	50%	£14,954,892	£13,485,298	£13,476,104	£13,458,952	£13,366,331	£12,736,911	£12,354,481

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,153,031	£2,404,258	£2,394,838	£2,377,298	£2,283,705	£1,648,455	£1,262,786
60% LAR : 40% CIR	5%	£3,642,935	£1,922,027	£1,912,642	£1,895,162	£1,801,717	£1,167,356	£782,181
60% LAR : 40% CIR	10%	£3,131,105	£1,438,073	£1,428,722	£1,411,295	£1,317,987	£684,445	£299,724
60% LAR : 40% CIR	15%	£2,617,556	£952,412	£943,091	£925,715	£832,532	£199,739	-£184,565
60% LAR : 40% CIR	20%	£2,102,305	£465,062	£455,767	£438,437	£345,367	-£286,744	-£670,669
60% LAR : 40% CIR	25%	£1,585,368	-£23,963	-£33,234	-£50,524	-£143,491	-£774,988	-£1,158,572
60% LAR : 40% CIR	**30%**	**£1,066,761**	**-£514,646**	**-£523,895**	**-£541,150**	**-£634,025**	**-£1,264,976**	**-£1,648,256**
60% LAR : 40% CIR	35%	£546,501	-£1,006,971	-£1,016,202	-£1,033,424	-£1,126,219	-£1,756,689	-£2,139,703
60% LAR : 40% CIR	40%	£24,604	-£1,500,919	-£1,510,136	-£1,527,329	-£1,620,057	-£2,250,112	-£2,632,895
60% LAR : 40% CIR	45%	-£498,913	-£1,996,478	-£2,005,682	-£2,022,852	-£2,115,521	-£2,745,227	-£3,127,815
60% LAR : 40% CIR	50%	-£1,024,035	-£2,493,629	-£2,502,824	-£2,519,976	-£2,612,596	-£3,242,017	-£3,624,446

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,774,249	£9,025,476	£9,016,056	£8,998,516	£8,904,923	£8,269,673	£7,884,004
60% LAR : 40% CIR	5%	£10,264,154	£8,543,245	£8,533,861	£8,516,380	£8,422,936	£7,788,574	£7,403,399
60% LAR : 40% CIR	10%	£9,752,324	£8,059,291	£8,049,940	£8,032,513	£7,939,205	£7,305,663	£6,920,942
60% LAR : 40% CIR	15%	£9,238,775	£7,573,631	£7,564,309	£7,546,933	£7,453,750	£6,820,957	£6,436,653
60% LAR : 40% CIR	20%	£8,723,523	£7,086,280	£7,076,985	£7,059,655	£6,966,585	£6,334,474	£5,950,549
60% LAR : 40% CIR	25%	£8,206,586	£6,597,255	£6,587,984	£6,570,695	£6,477,727	£5,846,230	£5,462,646
60% LAR : 40% CIR	**30%**	**£7,687,979**	**£6,106,573**	**£6,097,323**	**£6,080,069**	**£5,987,193**	**£5,356,243**	**£4,972,963**
60% LAR : 40% CIR	35%	£7,167,719	£5,614,248	£5,605,016	£5,587,795	£5,494,999	£4,864,529	£4,481,515
60% LAR : 40% CIR	40%	£6,645,822	£5,120,299	£5,111,082	£5,093,889	£5,001,161	£4,371,107	£3,988,323
60% LAR : 40% CIR	45%	£6,122,305	£4,624,740	£4,615,536	£4,598,366	£4,505,697	£3,875,992	£3,493,403
60% LAR : 40% CIR	50%	£5,597,183	£4,127,589	£4,118,394	£4,101,243	£4,008,622	£3,379,202	£2,996,772

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,517,776	£11,769,004	£11,759,584	£11,742,044	£11,648,450	£11,013,200	£10,627,531
60% LAR : 40% CIR	5%	£13,007,681	£11,286,773	£11,277,388	£11,259,908	£11,166,463	£10,532,101	£10,146,926
60% LAR : 40% CIR	10%	£12,495,851	£10,802,819	£10,793,467	£10,776,041	£10,682,732	£10,049,191	£9,664,469
60% LAR : 40% CIR	15%	£11,982,302	£10,317,158	£10,307,836	£10,290,460	£10,197,277	£9,564,484	£9,180,181
60% LAR : 40% CIR	20%	£11,467,050	£9,829,807	£9,820,512	£9,803,182	£9,710,112	£9,078,001	£8,694,076
60% LAR : 40% CIR	25%	£10,950,113	£9,340,782	£9,331,511	£9,314,222	£9,221,254	£8,589,757	£8,206,173
60% LAR : 40% CIR	**30%**	**£10,431,506**	**£8,850,100**	**£8,840,850**	**£8,823,596**	**£8,730,720**	**£8,099,770**	**£7,716,490**
60% LAR : 40% CIR	35%	£9,911,246	£8,357,775	£8,348,544	£8,331,322	£8,238,526	£7,608,056	£7,225,043
60% LAR : 40% CIR	40%	£9,389,349	£7,863,826	£7,854,609	£7,837,416	£7,744,689	£7,114,634	£6,731,851
60% LAR : 40% CIR	45%	£8,865,832	£7,368,267	£7,359,063	£7,341,893	£7,249,224	£6,619,519	£6,236,930
60% LAR : 40% CIR	50%	£8,340,710	£6,871,116	£6,861,922	£6,844,770	£6,752,149	£6,122,729	£5,740,299

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,760,885	£15,012,113	£15,002,693	£14,985,153	£14,891,559	£14,256,309	£13,870,640
60% LAR : 40% CIR	5%	£16,250,790	£14,529,882	£14,520,497	£14,503,017	£14,409,572	£13,775,211	£13,390,035
60% LAR : 40% CIR	10%	£15,738,960	£14,045,928	£14,036,576	£14,019,150	£13,925,841	£13,292,300	£12,907,578
60% LAR : 40% CIR	15%	£15,225,411	£13,560,267	£13,550,945	£13,533,569	£13,440,386	£12,807,593	£12,423,290
60% LAR : 40% CIR	20%	£14,710,159	£13,072,916	£13,063,622	£13,046,291	£12,953,221	£12,321,110	£11,937,185
60% LAR : 40% CIR	25%	£14,193,223	£12,583,891	£12,574,620	£12,557,331	£12,464,364	£11,832,866	£11,449,282
60% LAR : 40% CIR	**30%**	**£13,674,615**	**£12,093,209**	**£12,083,959**	**£12,066,705**	**£11,973,829**	**£11,342,879**	**£10,959,599**
60% LAR : 40% CIR	35%	£13,154,355	£11,600,884	£11,591,653	£11,574,431	£11,481,635	£10,851,165	£10,468,152
60% LAR : 40% CIR	40%	£12,632,458	£11,106,935	£11,097,718	£11,080,525	£10,987,798	£10,357,743	£9,974,960
60% LAR : 40% CIR	45%	£12,108,941	£10,611,376	£10,602,173	£10,585,002	£10,492,333	£9,862,628	£9,480,039
60% LAR : 40% CIR	50%	£11,583,819	£10,114,225	£10,105,031	£10,087,879	£9,995,258	£9,365,838	£8,983,408

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR for 15 Years		Value Area	Zone A - Kings Cross Higher

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,403,795	£19,634,685	£19,625,266	£19,607,725	£19,514,132	£18,878,883	£18,493,213
60% LAR : 40% CIR	5%	£20,830,108	£19,089,879	£19,080,495	£19,063,014	£18,969,569	£18,335,208	£17,950,033
60% LAR : 40% CIR	10%	£20,254,685	£18,543,351	£18,533,999	£18,516,573	£18,423,264	£17,789,722	£17,405,001
60% LAR : 40% CIR	15%	£19,677,545	£17,995,115	£17,985,794	£17,968,418	£17,875,234	£17,242,441	£16,858,137
60% LAR : 40% CIR	20%	£19,098,701	£17,445,189	£17,435,894	£17,418,564	£17,325,494	£16,693,383	£16,309,458
60% LAR : 40% CIR	25%	£18,518,173	£16,893,590	£16,884,319	£16,867,028	£16,774,061	£16,142,564	£15,758,980
60% LAR : 40% CIR	**30%**	**£17,935,975**	**£16,340,332**	**£16,331,082**	**£16,313,829**	**£16,220,952**	**£15,590,002**	**£15,206,722**
60% LAR : 40% CIR	35%	£17,352,122	£15,785,432	£15,776,201	£15,758,979	£15,666,183	£15,035,714	£14,652,700
60% LAR : 40% CIR	40%	£16,766,633	£15,228,908	£15,219,691	£15,202,498	£15,109,770	£14,479,715	£14,096,932
60% LAR : 40% CIR	45%	£16,179,525	£14,670,774	£14,661,571	£14,644,399	£14,551,731	£13,922,026	£13,539,437
60% LAR : 40% CIR	50%	£15,590,811	£14,111,049	£14,101,853	£14,084,702	£13,992,081	£13,362,661	£12,980,232

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,424,868	£3,655,758	£3,646,338	£3,628,798	£3,535,205	£2,899,955	£2,514,286
60% LAR : 40% CIR	5%	£4,851,181	£3,110,952	£3,101,568	£3,084,087	£2,990,642	£2,356,281	£1,971,105
60% LAR : 40% CIR	10%	£4,275,758	£2,564,423	£2,555,072	£2,537,645	£2,444,337	£1,810,794	£1,426,074
60% LAR : 40% CIR	15%	£3,698,618	£2,016,188	£2,006,866	£1,989,490	£1,896,306	£1,263,514	£879,210
60% LAR : 40% CIR	20%	£3,119,774	£1,466,262	£1,456,967	£1,439,637	£1,346,567	£714,456	£330,531
60% LAR : 40% CIR	25%	£2,539,246	£914,662	£905,391	£888,101	£795,134	£163,636	-£219,948
60% LAR : 40% CIR	**30%**	**£1,957,047**	**£361,404**	**£352,155**	**£334,901**	**£242,025**	**-£388,926**	**-£772,206**
60% LAR : 40% CIR	35%	£1,373,195	-£193,495	-£202,726	-£219,948	-£312,744	-£943,214	-£1,326,227
60% LAR : 40% CIR	40%	£787,706	-£750,019	-£759,236	-£776,430	-£869,157	-£1,499,212	-£1,881,995
60% LAR : 40% CIR	45%	£200,597	-£1,308,153	-£1,317,357	-£1,334,528	-£1,427,196	-£2,056,901	-£2,439,490
60% LAR : 40% CIR	50%	-£388,116	-£1,867,879	-£1,877,074	-£1,894,225	-£1,986,846	-£2,616,266	-£2,998,696

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,046,086	£10,276,976	£10,267,557	£10,250,016	£10,156,423	£9,521,173	£9,135,504
60% LAR : 40% CIR	5%	£11,472,399	£9,732,170	£9,722,786	£9,705,305	£9,611,860	£8,977,499	£8,592,324
60% LAR : 40% CIR	10%	£10,896,976	£9,185,642	£9,176,290	£9,158,863	£9,065,555	£8,432,012	£8,047,292
60% LAR : 40% CIR	15%	£10,319,836	£8,637,406	£8,628,085	£8,610,709	£8,517,524	£7,884,732	£7,500,428
60% LAR : 40% CIR	20%	£9,740,992	£8,087,480	£8,078,185	£8,060,855	£7,967,785	£7,335,674	£6,951,749
60% LAR : 40% CIR	25%	£9,160,464	£7,535,881	£7,526,609	£7,509,319	£7,416,352	£6,784,855	£6,401,270
60% LAR : 40% CIR	**30%**	**£8,578,265**	**£6,982,622**	**£6,973,373**	**£6,956,120**	**£6,863,243**	**£6,232,293**	**£5,849,012**
60% LAR : 40% CIR	35%	£7,994,413	£6,427,723	£6,418,492	£6,401,270	£6,308,474	£5,678,004	£5,294,991
60% LAR : 40% CIR	40%	£7,408,924	£5,871,199	£5,861,982	£5,844,789	£5,752,061	£5,122,006	£4,739,223
60% LAR : 40% CIR	45%	£6,821,816	£5,313,065	£5,303,861	£5,286,690	£5,194,022	£4,564,317	£4,181,728
60% LAR : 40% CIR	50%	£6,233,102	£4,753,340	£4,744,144	£4,726,993	£4,634,372	£4,004,952	£3,622,522

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,789,613	£13,020,503	£13,011,084	£12,993,543	£12,899,951	£12,264,701	£11,879,032
60% LAR : 40% CIR	5%	£14,215,926	£12,475,697	£12,466,314	£12,448,832	£12,355,388	£11,721,026	£11,335,851
60% LAR : 40% CIR	10%	£13,640,504	£11,929,169	£11,919,817	£11,902,391	£11,809,083	£11,175,540	£10,790,819
60% LAR : 40% CIR	15%	£13,063,363	£11,380,933	£11,371,612	£11,354,236	£11,261,052	£10,628,260	£10,243,955
60% LAR : 40% CIR	20%	£12,484,520	£10,831,007	£10,821,712	£10,804,382	£10,711,312	£10,079,201	£9,695,276
60% LAR : 40% CIR	25%	£11,903,991	£10,279,408	£10,270,137	£10,252,846	£10,159,879	£9,528,382	£9,144,798
60% LAR : 40% CIR	**30%**	**£11,321,793**	**£9,726,150**	**£9,716,900**	**£9,699,647**	**£9,606,770**	**£8,975,820**	**£8,592,540**
60% LAR : 40% CIR	35%	£10,737,940	£9,171,250	£9,162,019	£9,144,797	£9,052,002	£8,421,532	£8,038,518
60% LAR : 40% CIR	40%	£10,152,451	£8,614,726	£8,605,509	£8,588,316	£8,495,588	£7,865,534	£7,482,750
60% LAR : 40% CIR	45%	£9,565,343	£8,056,592	£8,047,389	£8,030,218	£7,937,550	£7,307,844	£6,925,255
60% LAR : 40% CIR	50%	£8,976,629	£7,496,867	£7,487,671	£7,470,521	£7,377,900	£6,748,479	£6,366,050

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,032,722	£16,263,612	£16,254,193	£16,236,652	£16,143,060	£15,507,810	£15,122,141
60% LAR : 40% CIR	5%	£17,459,035	£15,718,806	£15,709,423	£15,691,941	£15,598,497	£14,964,135	£14,578,960
60% LAR : 40% CIR	10%	£16,883,613	£15,172,278	£15,162,926	£15,145,500	£15,052,192	£14,418,649	£14,033,929
60% LAR : 40% CIR	15%	£16,306,472	£14,624,042	£14,614,721	£14,597,345	£14,504,161	£13,871,369	£13,487,064
60% LAR : 40% CIR	20%	£15,727,629	£14,074,116	£14,064,822	£14,047,491	£13,954,421	£13,322,310	£12,938,385
60% LAR : 40% CIR	25%	£15,147,100	£13,522,517	£13,513,246	£13,495,955	£13,402,988	£12,771,491	£12,387,907
60% LAR : 40% CIR	**30%**	**£14,564,902**	**£12,969,259**	**£12,960,009**	**£12,942,756**	**£12,849,879**	**£12,218,929**	**£11,835,649**
60% LAR : 40% CIR	35%	£13,981,049	£12,414,359	£12,405,128	£12,387,906	£12,295,111	£11,664,641	£11,281,627
60% LAR : 40% CIR	40%	£13,395,560	£11,857,835	£11,848,618	£11,831,425	£11,738,697	£11,108,643	£10,725,859
60% LAR : 40% CIR	45%	£12,808,452	£11,299,701	£11,290,498	£11,273,327	£11,180,659	£10,550,953	£10,168,364
60% LAR : 40% CIR	50%	£12,219,738	£10,739,976	£10,730,780	£10,713,630	£10,621,009	£9,991,589	£9,609,159

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR for 15 Years		Value Area	Zone A - Lower Cenral Zone

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,408,623	£19,639,436	£19,630,016	£19,612,476	£19,518,883	£18,883,633	£18,497,964
60% LAR : 40% CIR	5%	£20,771,344	£19,032,055	£19,022,671	£19,005,190	£18,911,745	£18,277,384	£17,892,208
60% LAR : 40% CIR	10%	£20,132,330	£18,422,951	£18,413,599	£18,396,174	£18,302,866	£17,669,323	£17,284,602
60% LAR : 40% CIR	15%	£19,491,597	£17,812,141	£17,802,819	£17,785,443	£17,692,259	£17,059,467	£16,675,163
60% LAR : 40% CIR	20%	£18,849,162	£17,199,640	£17,190,345	£17,173,014	£17,079,945	£16,447,833	£16,063,908
60% LAR : 40% CIR	25%	£18,205,041	£16,585,465	£16,576,194	£16,558,905	£16,465,937	£15,834,440	£15,450,855
60% LAR : 40% CIR	**30%**	**£17,559,251**	**£15,969,632**	**£15,960,383**	**£15,943,129**	**£15,850,253**	**£15,219,303**	**£14,836,021**
60% LAR : 40% CIR	35%	£16,911,807	£15,352,157	£15,342,926	£15,325,705	£15,232,909	£14,602,439	£14,219,425
60% LAR : 40% CIR	40%	£16,262,727	£14,733,059	£14,723,842	£14,706,648	£14,613,921	£13,983,866	£13,601,083
60% LAR : 40% CIR	45%	£15,612,025	£14,112,350	£14,103,146	£14,085,976	£13,993,307	£13,363,601	£12,981,012
60% LAR : 40% CIR	50%	£14,959,720	£13,490,049	£13,480,854	£13,463,703	£13,371,082	£12,741,662	£12,359,231

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,429,696	£3,660,509	£3,651,089	£3,633,549	£3,539,955	£2,904,706	£2,519,036
60% LAR : 40% CIR	5%	£4,792,416	£3,053,128	£3,043,744	£3,026,263	£2,932,818	£2,298,456	£1,913,281
60% LAR : 40% CIR	10%	£4,153,403	£2,444,024	£2,434,672	£2,417,246	£2,323,938	£1,690,395	£1,305,675
60% LAR : 40% CIR	15%	£3,512,670	£1,833,214	£1,823,892	£1,806,516	£1,713,332	£1,080,540	£696,235
60% LAR : 40% CIR	20%	£2,870,235	£1,220,713	£1,211,418	£1,194,087	£1,101,018	£468,906	£84,981
60% LAR : 40% CIR	25%	£2,226,114	£606,538	£597,267	£579,977	£487,010	-£144,487	-£528,072
60% LAR : 40% CIR	**30%**	**£1,580,324**	**-£9,295**	**-£18,544**	**-£35,799**	**-£128,674**	**-£759,625**	**-£1,142,906**
60% LAR : 40% CIR	35%	£932,880	-£626,770	-£636,001	-£653,222	-£746,019	-£1,376,488	-£1,759,502
60% LAR : 40% CIR	40%	£283,799	-£1,245,869	-£1,255,086	-£1,272,279	-£1,365,006	-£1,995,061	-£2,377,844
60% LAR : 40% CIR	45%	-£366,902	-£1,866,577	-£1,875,782	-£1,892,952	-£1,985,621	-£2,615,326	-£2,997,915
60% LAR : 40% CIR	50%	-£1,019,207	-£2,488,878	-£2,498,073	-£2,515,224	-£2,607,845	-£3,237,265	-£3,619,696

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,050,914	£10,281,727	£10,272,307	£10,254,767	£10,161,174	£9,525,924	£9,140,255
60% LAR : 40% CIR	5%	£11,413,634	£9,674,346	£9,664,962	£9,647,481	£9,554,036	£8,919,675	£8,534,499
60% LAR : 40% CIR	10%	£10,774,621	£9,065,242	£9,055,890	£9,038,465	£8,945,156	£8,311,614	£7,926,893
60% LAR : 40% CIR	15%	£10,133,888	£8,454,432	£8,445,110	£8,427,734	£8,334,550	£7,701,758	£7,317,454
60% LAR : 40% CIR	20%	£9,491,453	£7,841,931	£7,832,636	£7,815,305	£7,722,236	£7,090,124	£6,706,199
60% LAR : 40% CIR	25%	£8,847,332	£7,227,756	£7,218,485	£7,201,196	£7,108,228	£6,476,731	£6,093,146
60% LAR : 40% CIR	**30%**	**£8,201,542**	**£6,611,923**	**£6,602,674**	**£6,585,419**	**£6,492,544**	**£5,861,593**	**£5,478,312**
60% LAR : 40% CIR	35%	£7,554,098	£5,994,448	£5,985,217	£5,967,996	£5,875,200	£5,244,730	£4,861,716
60% LAR : 40% CIR	40%	£6,905,017	£5,375,350	£5,366,133	£5,348,939	£5,256,212	£4,626,157	£4,243,374
60% LAR : 40% CIR	45%	£6,254,316	£4,754,641	£4,745,437	£4,728,266	£4,635,597	£4,005,892	£3,623,303
60% LAR : 40% CIR	50%	£5,602,011	£4,132,340	£4,123,145	£4,105,994	£4,013,373	£3,383,953	£3,001,522

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,794,441	£13,025,254	£13,015,834	£12,998,294	£12,904,701	£12,269,451	£11,883,782
60% LAR : 40% CIR	5%	£14,157,162	£12,417,873	£12,408,489	£12,391,008	£12,297,563	£11,663,202	£11,278,026
60% LAR : 40% CIR	10%	£13,518,149	£11,808,769	£11,799,418	£11,781,992	£11,688,684	£11,055,141	£10,670,421
60% LAR : 40% CIR	15%	£12,877,415	£11,197,959	£11,188,637	£11,171,261	£11,078,077	£10,445,285	£10,060,981
60% LAR : 40% CIR	20%	£12,234,980	£10,585,458	£10,576,164	£10,558,832	£10,465,763	£9,833,651	£9,449,726
60% LAR : 40% CIR	25%	£11,590,860	£9,971,283	£9,962,012	£9,944,723	£9,851,755	£9,220,258	£8,836,673
60% LAR : 40% CIR	**30%**	**£10,945,069**	**£9,355,451**	**£9,346,201**	**£9,328,947**	**£9,236,071**	**£8,605,121**	**£8,221,840**
60% LAR : 40% CIR	35%	£10,297,625	£8,737,976	£8,728,744	£8,711,524	£8,618,727	£7,988,257	£7,605,243
60% LAR : 40% CIR	40%	£9,648,545	£8,118,877	£8,109,660	£8,092,467	£7,999,739	£7,369,684	£6,986,901
60% LAR : 40% CIR	45%	£8,997,844	£7,498,169	£7,488,964	£7,471,794	£7,379,125	£6,749,419	£6,366,830
60% LAR : 40% CIR	50%	£8,345,538	£6,875,867	£6,866,672	£6,849,521	£6,756,900	£6,127,480	£5,745,049

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,037,550	£16,268,363	£16,258,943	£16,241,403	£16,147,810	£15,512,560	£15,126,891
60% LAR : 40% CIR	5%	£17,400,271	£15,660,982	£15,651,598	£15,634,117	£15,540,672	£14,906,311	£14,521,136
60% LAR : 40% CIR	10%	£16,761,258	£15,051,878	£15,042,527	£15,025,101	£14,931,793	£14,298,250	£13,913,530
60% LAR : 40% CIR	15%	£16,120,524	£14,441,068	£14,431,747	£14,414,371	£14,321,186	£13,688,394	£13,304,090
60% LAR : 40% CIR	20%	£15,478,089	£13,828,567	£13,819,273	£13,801,941	£13,708,872	£13,076,760	£12,692,835
60% LAR : 40% CIR	25%	£14,833,969	£13,214,392	£13,205,121	£13,187,832	£13,094,865	£12,463,367	£12,079,782
60% LAR : 40% CIR	**30%**	**£14,188,178**	**£12,598,560**	**£12,589,310**	**£12,572,056**	**£12,479,180**	**£11,848,230**	**£11,464,949**
60% LAR : 40% CIR	35%	£13,540,734	£11,981,085	£11,971,853	£11,954,633	£11,861,836	£11,231,366	£10,848,352
60% LAR : 40% CIR	40%	£12,891,654	£11,361,986	£11,352,769	£11,335,576	£11,242,848	£10,612,794	£10,230,010
60% LAR : 40% CIR	45%	£12,240,953	£10,741,278	£10,732,073	£10,714,903	£10,622,234	£9,992,528	£9,609,940
60% LAR : 40% CIR	50%	£11,588,648	£10,118,977	£10,109,781	£10,092,630	£10,000,009	£9,370,589	£8,988,158

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR for 15 Years		Value Area	Zone A - Medium Central Zone

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£24,376,242	£22,559,603	£22,550,183	£22,532,643	£22,439,050	£21,803,800	£21,418,131
60% LAR : 40% CIR	5%	£23,590,583	£21,806,214	£21,796,829	£21,779,349	£21,685,904	£21,051,543	£20,666,366
60% LAR : 40% CIR	10%	£22,803,188	£21,051,102	£21,041,750	£21,024,323	£20,931,015	£20,297,472	£19,912,752
60% LAR : 40% CIR	15%	£22,014,074	£20,294,282	£20,284,961	£20,267,585	£20,174,402	£19,541,608	£19,157,305
60% LAR : 40% CIR	20%	£21,223,258	£19,535,773	£19,526,478	£19,509,148	£19,416,078	£18,783,967	£18,400,042
60% LAR : 40% CIR	25%	£20,430,756	£18,775,590	£18,766,320	£18,749,029	£18,656,062	£18,024,565	£17,640,981
60% LAR : 40% CIR	**30%**	**£19,636,585**	**£18,013,749**	**£18,004,499**	**£17,987,246**	**£17,894,369**	**£17,263,419**	**£16,880,139**
60% LAR : 40% CIR	35%	£18,840,760	£17,250,267	£17,241,034	£17,223,813	£17,131,017	£16,500,547	£16,117,534
60% LAR : 40% CIR	40%	£18,043,298	£16,485,158	£16,475,942	£16,458,748	£16,366,022	£15,735,966	£15,353,184
60% LAR : 40% CIR	45%	£17,244,216	£15,718,442	£15,709,237	£15,692,067	£15,599,398	£14,969,694	£14,587,105
60% LAR : 40% CIR	50%	£16,443,530	£14,950,132	£14,940,938	£14,923,786	£14,831,165	£14,201,745	£13,819,315

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,397,315	£6,580,675	£6,571,256	£6,553,715	£6,460,123	£5,824,873	£5,439,204
60% LAR : 40% CIR	5%	£7,611,655	£5,827,287	£5,817,902	£5,800,422	£5,706,977	£5,072,616	£4,687,439
60% LAR : 40% CIR	10%	£6,824,260	£5,072,174	£5,062,823	£5,045,396	£4,952,088	£4,318,545	£3,933,825
60% LAR : 40% CIR	15%	£6,035,147	£4,315,355	£4,306,033	£4,288,657	£4,195,474	£3,562,681	£3,178,378
60% LAR : 40% CIR	20%	£5,244,331	£3,556,846	£3,547,551	£3,530,221	£3,437,151	£2,805,040	£2,421,115
60% LAR : 40% CIR	25%	£4,451,829	£2,796,663	£2,787,393	£2,770,102	£2,677,135	£2,045,638	£1,662,053
60% LAR : 40% CIR	**30%**	**£3,657,658**	**£2,034,822**	**£2,025,572**	**£2,008,319**	**£1,915,442**	**£1,284,492**	**£901,212**
60% LAR : 40% CIR	35%	£2,861,832	£1,271,339	£1,262,107	£1,244,886	£1,152,090	£521,620	£138,607
60% LAR : 40% CIR	40%	£2,064,371	£506,231	£497,015	£479,821	£387,095	-£242,961	-£625,744
60% LAR : 40% CIR	45%	£1,265,289	-£260,485	-£269,690	-£286,860	-£379,529	-£1,009,234	-£1,391,822
60% LAR : 40% CIR	50%	£464,603	-£1,028,795	-£1,037,989	-£1,055,141	-£1,147,762	-£1,777,182	-£2,159,612

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,018,533	£13,201,893	£13,192,474	£13,174,933	£13,081,341	£12,446,091	£12,060,422
60% LAR : 40% CIR	5%	£14,232,874	£12,448,505	£12,439,120	£12,421,640	£12,328,195	£11,693,834	£11,308,657
60% LAR : 40% CIR	10%	£13,445,478	£11,693,392	£11,684,041	£11,666,614	£11,573,306	£10,939,763	£10,555,043
60% LAR : 40% CIR	15%	£12,656,365	£10,936,573	£10,927,252	£10,909,876	£10,816,692	£10,183,899	£9,799,596
60% LAR : 40% CIR	20%	£11,865,549	£10,178,064	£10,168,769	£10,151,439	£10,058,369	£9,426,258	£9,042,333
60% LAR : 40% CIR	25%	£11,073,047	£9,417,881	£9,408,611	£9,391,320	£9,298,353	£8,666,856	£8,283,272
60% LAR : 40% CIR	**30%**	**£10,278,876**	**£8,656,040**	**£8,646,790**	**£8,629,537**	**£8,536,660**	**£7,905,710**	**£7,522,430**
60% LAR : 40% CIR	35%	£9,483,051	£7,892,557	£7,883,325	£7,866,104	£7,773,308	£7,142,838	£6,759,825
60% LAR : 40% CIR	40%	£8,685,589	£7,127,449	£7,118,233	£7,101,039	£7,008,313	£6,378,257	£5,995,475
60% LAR : 40% CIR	45%	£7,886,507	£6,360,733	£6,351,528	£6,334,358	£6,241,689	£5,611,985	£5,229,396
60% LAR : 40% CIR	50%	£7,085,821	£5,592,423	£5,583,229	£5,566,077	£5,473,456	£4,844,036	£4,461,606

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,762,060	£15,945,421	£15,936,001	£15,918,461	£15,824,868	£15,189,618	£14,803,949
60% LAR : 40% CIR	5%	£16,976,401	£15,192,032	£15,182,647	£15,165,167	£15,071,722	£14,437,361	£14,052,185
60% LAR : 40% CIR	10%	£16,189,006	£14,436,920	£14,427,568	£14,410,142	£14,316,833	£13,683,291	£13,298,570
60% LAR : 40% CIR	15%	£15,399,892	£13,680,100	£13,670,779	£13,653,403	£13,560,220	£12,927,427	£12,543,123
60% LAR : 40% CIR	20%	£14,609,076	£12,921,591	£12,912,297	£12,894,966	£12,801,896	£12,169,785	£11,785,860
60% LAR : 40% CIR	25%	£13,816,574	£12,161,408	£12,152,138	£12,134,848	£12,041,880	£11,410,383	£11,026,799
60% LAR : 40% CIR	**30%**	**£13,022,403**	**£11,399,567**	**£11,390,317**	**£11,373,064**	**£11,280,188**	**£10,649,237**	**£10,265,957**
60% LAR : 40% CIR	35%	£12,226,578	£10,636,085	£10,626,853	£10,609,632	£10,516,835	£9,886,365	£9,503,352
60% LAR : 40% CIR	40%	£11,429,116	£9,870,977	£9,861,761	£9,844,566	£9,751,840	£9,121,784	£8,739,002
60% LAR : 40% CIR	45%	£10,630,034	£9,104,260	£9,095,055	£9,077,885	£8,985,216	£8,355,512	£7,972,923
60% LAR : 40% CIR	50%	£9,829,348	£8,335,951	£8,326,756	£8,309,604	£8,216,983	£7,587,563	£7,205,134

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,005,169	£19,188,530	£19,179,111	£19,161,570	£19,067,977	£18,432,727	£18,047,058
60% LAR : 40% CIR	5%	£20,219,510	£18,435,141	£18,425,756	£18,408,276	£18,314,832	£17,680,470	£17,295,294
60% LAR : 40% CIR	10%	£19,432,115	£17,680,029	£17,670,677	£17,653,251	£17,559,943	£16,926,400	£16,541,679
60% LAR : 40% CIR	15%	£18,643,001	£16,923,209	£16,913,888	£16,896,512	£16,803,329	£16,170,536	£15,786,232
60% LAR : 40% CIR	20%	£17,852,186	£16,164,700	£16,155,406	£16,138,075	£16,045,005	£15,412,894	£15,028,969
60% LAR : 40% CIR	25%	£17,059,684	£15,404,517	£15,395,247	£15,377,957	£15,284,989	£14,653,492	£14,269,908
60% LAR : 40% CIR	**30%**	**£16,265,512**	**£14,642,676**	**£14,633,427**	**£14,616,173**	**£14,523,297**	**£13,892,346**	**£13,509,066**
60% LAR : 40% CIR	35%	£15,469,687	£13,879,194	£13,869,962	£13,852,741	£13,759,944	£13,129,474	£12,746,462
60% LAR : 40% CIR	40%	£14,672,226	£13,114,086	£13,104,870	£13,087,676	£12,994,949	£12,364,893	£11,982,111
60% LAR : 40% CIR	45%	£13,873,143	£12,347,369	£12,338,164	£12,320,994	£12,228,325	£11,598,621	£11,216,032
60% LAR : 40% CIR	50%	£13,072,457	£11,579,060	£11,569,865	£11,552,714	£11,460,093	£10,830,672	£10,448,243

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR for 15 Years	

Value Area	Zone A - Higher Central Zone

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£26,072,025	£24,228,270	£24,218,849	£24,201,310	£24,107,717	£23,472,467	£23,086,798
60% LAR : 40% CIR	5%	£25,201,576	£23,391,447	£23,382,063	£23,364,582	£23,271,138	£22,636,776	£22,251,601
60% LAR : 40% CIR	10%	£24,329,392	£22,552,901	£22,543,551	£22,526,124	£22,432,816	£21,799,273	£21,414,553
60% LAR : 40% CIR	15%	£23,455,489	£21,712,649	£21,703,327	£21,685,951	£21,592,768	£20,959,975	£20,575,672
60% LAR : 40% CIR	20%	£22,579,885	£20,870,707	£20,861,412	£20,844,081	£20,751,012	£20,118,900	£19,734,975
60% LAR : 40% CIR	25%	£21,702,593	£20,027,090	£20,017,819	£20,000,530	£19,907,562	£19,276,065	£18,892,481
60% LAR : 40% CIR	**30%**	**£20,823,632**	**£19,181,815**	**£19,172,566**	**£19,155,313**	**£19,062,436**	**£18,431,486**	**£18,048,205**
60% LAR : 40% CIR	35%	£19,943,019	£18,334,900	£18,325,668	£18,308,447	£18,215,651	£17,585,181	£17,202,167
60% LAR : 40% CIR	40%	£19,060,768	£17,486,358	£17,477,143	£17,459,948	£17,367,222	£16,737,166	£16,354,384
60% LAR : 40% CIR	45%	£18,176,897	£16,636,208	£16,627,004	£16,609,834	£16,517,165	£15,887,460	£15,504,871
60% LAR : 40% CIR	50%	£17,291,422	£15,784,466	£15,775,272	£15,758,120	£15,665,499	£15,036,079	£14,653,649

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,093,097	£8,249,342	£8,239,922	£8,222,382	£8,128,790	£7,493,540	£7,107,871
60% LAR : 40% CIR	5%	£9,222,648	£7,412,520	£7,403,136	£7,385,655	£7,292,210	£6,657,849	£6,272,673
60% LAR : 40% CIR	10%	£8,350,465	£6,573,974	£6,564,623	£6,547,197	£6,453,889	£5,820,346	£5,435,625
60% LAR : 40% CIR	15%	£7,476,562	£5,733,722	£5,724,400	£5,707,024	£5,613,841	£4,981,048	£4,596,745
60% LAR : 40% CIR	20%	£6,600,957	£4,891,780	£4,882,485	£4,865,154	£4,772,085	£4,139,973	£3,756,048
60% LAR : 40% CIR	25%	£5,723,666	£4,048,163	£4,038,892	£4,021,602	£3,928,635	£3,297,138	£2,913,554
60% LAR : 40% CIR	**30%**	**£4,844,705**	**£3,202,888**	**£3,193,639**	**£3,176,385**	**£3,083,509**	**£2,452,558**	**£2,069,278**
60% LAR : 40% CIR	35%	£3,964,092	£2,355,973	£2,346,741	£2,329,520	£2,236,723	£1,606,253	£1,223,240
60% LAR : 40% CIR	40%	£3,081,841	£1,507,431	£1,498,215	£1,481,021	£1,388,295	£758,239	£375,456
60% LAR : 40% CIR	45%	£2,197,970	£657,281	£648,077	£630,907	£538,238	-£91,467	-£474,056
60% LAR : 40% CIR	50%	£1,312,494	-£194,461	-£203,656	-£220,808	-£313,428	-£942,849	-£1,325,278

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,714,315	£14,870,560	£14,861,140	£14,843,601	£14,750,008	£14,114,758	£13,729,089
60% LAR : 40% CIR	5%	£15,843,867	£14,033,738	£14,024,354	£14,006,873	£13,913,428	£13,279,067	£12,893,892
60% LAR : 40% CIR	10%	£14,971,683	£13,195,192	£13,185,842	£13,168,415	£13,075,107	£12,441,564	£12,056,844
60% LAR : 40% CIR	15%	£14,097,780	£12,354,940	£12,345,618	£12,328,242	£12,235,059	£11,602,266	£11,217,963
60% LAR : 40% CIR	20%	£13,222,176	£11,512,998	£11,503,703	£11,486,372	£11,393,303	£10,761,191	£10,377,266
60% LAR : 40% CIR	25%	£12,344,884	£10,669,381	£10,660,110	£10,642,821	£10,549,853	£9,918,356	£9,534,772
60% LAR : 40% CIR	**30%**	**£11,465,923**	**£9,824,106**	**£9,814,857**	**£9,797,603**	**£9,704,727**	**£9,073,776**	**£8,690,496**
60% LAR : 40% CIR	35%	£10,585,310	£8,977,191	£8,967,959	£8,950,738	£8,857,941	£8,227,472	£7,844,458
60% LAR : 40% CIR	40%	£9,703,059	£8,128,649	£8,119,433	£8,102,239	£8,009,513	£7,379,457	£6,996,675
60% LAR : 40% CIR	45%	£8,819,188	£7,278,499	£7,269,295	£7,252,125	£7,159,456	£6,529,751	£6,147,162
60% LAR : 40% CIR	50%	£7,933,713	£6,426,757	£6,417,562	£6,400,411	£6,307,790	£5,678,370	£5,295,940

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£19,457,843	£17,614,088	£17,604,668	£17,587,128	£17,493,535	£16,858,285	£16,472,616
60% LAR : 40% CIR	5%	£18,587,394	£16,777,265	£16,767,882	£16,750,400	£16,656,956	£16,022,594	£15,637,419
60% LAR : 40% CIR	10%	£17,715,210	£15,938,719	£15,929,369	£15,911,942	£15,818,634	£15,185,091	£14,800,371
60% LAR : 40% CIR	15%	£16,841,307	£15,098,467	£15,089,146	£15,071,770	£14,978,587	£14,345,793	£13,961,490
60% LAR : 40% CIR	20%	£15,965,703	£14,256,525	£14,247,231	£14,229,899	£14,136,830	£13,504,718	£13,120,793
60% LAR : 40% CIR	25%	£15,088,411	£13,412,908	£13,403,637	£13,386,348	£13,293,381	£12,661,883	£12,278,299
60% LAR : 40% CIR	**30%**	**£14,209,451**	**£12,567,634**	**£12,558,384**	**£12,541,131**	**£12,448,254**	**£11,817,304**	**£11,434,024**
60% LAR : 40% CIR	35%	£13,328,837	£11,720,719	£11,711,486	£11,694,265	£11,601,469	£10,970,999	£10,587,985
60% LAR : 40% CIR	40%	£12,446,586	£10,872,177	£10,862,961	£10,845,767	£10,753,040	£10,122,984	£9,740,202
60% LAR : 40% CIR	45%	£11,562,715	£10,022,026	£10,012,823	£9,995,653	£9,902,984	£9,273,278	£8,890,689
60% LAR : 40% CIR	50%	£10,677,240	£9,170,284	£9,161,090	£9,143,938	£9,051,317	£8,421,897	£8,039,467

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£22,700,952	£20,857,197	£20,847,777	£20,830,237	£20,736,644	£20,101,395	£19,715,725
60% LAR : 40% CIR	5%	£21,830,503	£20,020,374	£20,010,991	£19,993,509	£19,900,065	£19,265,703	£18,880,528
60% LAR : 40% CIR	10%	£20,958,319	£19,181,828	£19,172,478	£19,155,051	£19,061,743	£18,428,200	£18,043,480
60% LAR : 40% CIR	15%	£20,084,416	£18,341,576	£18,332,255	£18,314,879	£18,221,696	£17,588,902	£17,204,599
60% LAR : 40% CIR	20%	£19,208,812	£17,499,634	£17,490,340	£17,473,008	£17,379,939	£16,747,827	£16,363,902
60% LAR : 40% CIR	25%	£18,331,521	£16,656,017	£16,646,746	£16,629,457	£16,536,490	£15,904,992	£15,521,408
60% LAR : 40% CIR	**30%**	**£17,452,560**	**£15,810,743**	**£15,801,493**	**£15,784,240**	**£15,691,363**	**£15,060,413**	**£14,677,133**
60% LAR : 40% CIR	35%	£16,571,946	£14,963,828	£14,954,595	£14,937,375	£14,844,578	£14,214,108	£13,831,094
60% LAR : 40% CIR	40%	£15,689,695	£14,115,286	£14,106,070	£14,088,876	£13,996,149	£13,366,093	£12,983,311
60% LAR : 40% CIR	45%	£14,805,825	£13,265,135	£13,255,932	£13,238,762	£13,146,093	£12,516,387	£12,133,798
60% LAR : 40% CIR	50%	£13,920,349	£12,413,393	£12,404,199	£12,387,047	£12,294,426	£11,665,006	£11,282,576

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR for 15 Years	
Value Area	Zone A - Zone 1 and Eastern Central Zone

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,141,744	£14,456,776	£14,447,356	£14,429,816	£14,336,223	£13,700,973	£13,315,304
60% LAR : 40% CIR	5%	£15,631,649	£13,974,545	£13,965,161	£13,947,680	£13,854,235	£13,219,874	£12,834,699
60% LAR : 40% CIR	10%	£15,119,819	£13,490,591	£13,481,240	£13,463,814	£13,370,506	£12,736,963	£12,352,242
60% LAR : 40% CIR	15%	£14,606,270	£13,004,930	£12,995,609	£12,978,233	£12,885,050	£12,252,257	£11,867,953
60% LAR : 40% CIR	20%	£14,091,019	£12,517,580	£12,508,285	£12,490,955	£12,397,885	£11,765,774	£11,381,849
60% LAR : 40% CIR	25%	£13,574,082	£12,028,555	£12,019,285	£12,001,994	£11,909,027	£11,277,530	£10,893,946
60% LAR : 40% CIR	**30%**	**£13,055,475**	**£11,537,872**	**£11,528,623**	**£11,511,369**	**£11,418,493**	**£10,787,542**	**£10,404,262**
60% LAR : 40% CIR	35%	£12,535,215	£11,045,548	£11,036,316	£11,019,095	£10,926,299	£10,295,829	£9,912,815
60% LAR : 40% CIR	40%	£12,013,318	£10,551,599	£10,542,382	£10,525,189	£10,432,461	£9,802,406	£9,419,623
60% LAR : 40% CIR	45%	£11,489,800	£10,056,040	£10,046,836	£10,029,666	£9,936,997	£9,307,291	£8,924,703
60% LAR : 40% CIR	50%	£10,964,680	£9,558,889	£9,549,694	£9,532,543	£9,439,922	£8,810,502	£8,428,072

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£162,817	-£1,522,151	-£1,531,571	-£1,549,111	-£1,642,705	-£2,277,954	-£2,663,623
60% LAR : 40% CIR	5%	-£347,278	-£2,004,382	-£2,013,766	-£2,031,247	-£2,124,692	-£2,759,053	-£3,144,229
60% LAR : 40% CIR	10%	-£859,108	-£2,488,336	-£2,497,688	-£2,515,113	-£2,608,421	-£3,241,964	-£3,626,686
60% LAR : 40% CIR	15%	-£1,372,657	-£2,973,997	-£2,983,318	-£3,000,695	-£3,093,878	-£3,726,670	-£4,110,974
60% LAR : 40% CIR	20%	-£1,887,908	-£3,461,348	-£3,470,642	-£3,487,973	-£3,581,043	-£4,213,154	-£4,597,079
60% LAR : 40% CIR	25%	-£2,404,846	-£3,950,372	-£3,959,642	-£3,976,933	-£4,069,900	-£4,701,397	-£5,084,982
60% LAR : 40% CIR	**30%**	**-£2,923,452**	**-£4,441,055**	**-£4,450,305**	**-£4,467,558**	**-£4,560,434**	**-£5,191,385**	**-£5,574,665**
60% LAR : 40% CIR	35%	-£3,443,713	-£4,933,379	-£4,942,611	-£4,959,832	-£5,052,629	-£5,683,098	-£6,066,112
60% LAR : 40% CIR	40%	-£3,965,609	-£5,427,329	-£5,436,545	-£5,453,739	-£5,546,466	-£6,176,521	-£6,559,304
60% LAR : 40% CIR	45%	-£4,489,127	-£5,922,888	-£5,932,091	-£5,949,261	-£6,041,930	-£6,671,636	-£7,054,225
60% LAR : 40% CIR	50%	-£5,014,248	-£6,420,039	-£6,429,233	-£6,446,384	-£6,539,006	-£7,168,425	-£7,550,856

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,784,035	£5,099,067	£5,089,647	£5,072,107	£4,978,514	£4,343,264	£3,957,595
60% LAR : 40% CIR	5%	£6,273,940	£4,616,836	£4,607,452	£4,589,971	£4,496,526	£3,862,165	£3,476,989
60% LAR : 40% CIR	10%	£5,762,110	£4,132,882	£4,123,531	£4,106,105	£4,012,797	£3,379,254	£2,994,533
60% LAR : 40% CIR	15%	£5,248,561	£3,647,221	£3,637,900	£3,620,524	£3,527,341	£2,894,548	£2,510,244
60% LAR : 40% CIR	20%	£4,733,310	£3,159,871	£3,150,576	£3,133,246	£3,040,175	£2,408,065	£2,024,140
60% LAR : 40% CIR	25%	£4,216,372	£2,670,846	£2,661,576	£2,644,285	£2,551,318	£1,919,821	£1,536,237
60% LAR : 40% CIR	**30%**	**£3,697,766**	**£2,180,163**	**£2,170,914**	**£2,153,660**	**£2,060,784**	**£1,429,833**	**£1,046,553**
60% LAR : 40% CIR	35%	£3,177,505	£1,687,839	£1,678,607	£1,661,386	£1,568,590	£938,120	£555,106
60% LAR : 40% CIR	40%	£2,655,609	£1,193,890	£1,184,673	£1,167,480	£1,074,752	£444,697	£61,914
60% LAR : 40% CIR	45%	£2,132,091	£698,331	£689,127	£671,957	£579,288	-£50,418	-£433,007
60% LAR : 40% CIR	50%	£1,606,970	£201,180	£191,985	£174,834	£82,212	-£547,207	-£929,637

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,527,562	£7,842,594	£7,833,174	£7,815,634	£7,722,041	£7,086,791	£6,701,122
60% LAR : 40% CIR	5%	£9,017,467	£7,360,363	£7,350,980	£7,333,498	£7,240,054	£6,605,692	£6,220,517
60% LAR : 40% CIR	10%	£8,505,637	£6,876,409	£6,867,058	£6,849,632	£6,756,324	£6,122,781	£5,738,060
60% LAR : 40% CIR	15%	£7,992,088	£6,390,748	£6,381,427	£6,364,051	£6,270,868	£5,638,076	£5,253,771
60% LAR : 40% CIR	20%	£7,476,837	£5,903,398	£5,894,103	£5,876,773	£5,783,703	£5,151,592	£4,767,667
60% LAR : 40% CIR	25%	£6,959,900	£5,414,373	£5,405,103	£5,387,813	£5,294,845	£4,663,348	£4,279,764
60% LAR : 40% CIR	**30%**	**£6,441,294**	**£4,923,690**	**£4,914,441**	**£4,897,188**	**£4,804,311**	**£4,173,361**	**£3,790,081**
60% LAR : 40% CIR	35%	£5,921,033	£4,431,367	£4,422,134	£4,404,914	£4,312,117	£3,681,647	£3,298,633
60% LAR : 40% CIR	40%	£5,399,137	£3,937,417	£3,928,200	£3,911,007	£3,818,279	£3,188,225	£2,805,441
60% LAR : 40% CIR	45%	£4,875,619	£3,441,858	£3,432,654	£3,415,484	£3,322,815	£2,693,110	£2,310,521
60% LAR : 40% CIR	50%	£4,350,498	£2,944,707	£2,935,512	£2,918,362	£2,825,740	£2,196,321	£1,813,890

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,770,671	£11,085,704	£11,076,283	£11,058,744	£10,965,150	£10,329,900	£9,944,231
60% LAR : 40% CIR	5%	£12,260,576	£10,603,472	£10,594,089	£10,576,607	£10,483,163	£9,848,801	£9,463,626
60% LAR : 40% CIR	10%	£11,748,746	£10,119,519	£10,110,167	£10,092,741	£9,999,433	£9,365,890	£8,981,169
60% LAR : 40% CIR	15%	£11,235,197	£9,633,858	£9,624,536	£9,607,160	£9,513,977	£8,881,185	£8,496,880
60% LAR : 40% CIR	20%	£10,719,947	£9,146,507	£9,137,212	£9,119,882	£9,026,812	£8,394,701	£8,010,776
60% LAR : 40% CIR	25%	£10,203,009	£8,657,482	£8,648,212	£8,630,922	£8,537,954	£7,906,457	£7,522,873
60% LAR : 40% CIR	**30%**	**£9,684,403**	**£8,166,800**	**£8,157,550**	**£8,140,297**	**£8,047,420**	**£7,416,470**	**£7,033,190**
60% LAR : 40% CIR	35%	£9,164,142	£7,674,476	£7,665,243	£7,648,023	£7,555,226	£6,924,756	£6,541,742
60% LAR : 40% CIR	40%	£8,642,246	£7,180,526	£7,171,309	£7,154,116	£7,061,388	£6,431,334	£6,048,550
60% LAR : 40% CIR	45%	£8,118,728	£6,684,967	£6,675,763	£6,658,593	£6,565,924	£5,936,219	£5,553,630
60% LAR : 40% CIR	50%	£7,593,607	£6,187,816	£6,178,621	£6,161,471	£6,068,849	£5,439,430	£5,056,999

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR for 15 Years	
Value Area	Zone A - Kings Cross Lower

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£19,507,433	£17,768,646	£17,759,226	£17,741,686	£17,648,094	£17,012,844	£16,627,175
60% LAR : 40% CIR	5%	£18,997,337	£17,286,415	£17,277,031	£17,259,550	£17,166,105	£16,531,744	£16,146,568
60% LAR : 40% CIR	10%	£18,485,507	£16,802,461	£16,793,111	£16,775,684	£16,682,376	£16,048,833	£15,664,113
60% LAR : 40% CIR	15%	£17,971,958	£16,316,801	£16,307,480	£16,290,104	£16,196,920	£15,564,127	£15,179,823
60% LAR : 40% CIR	20%	£17,456,708	£15,829,451	£15,820,156	£15,802,825	£15,709,755	£15,077,644	£14,693,719
60% LAR : 40% CIR	25%	£16,939,770	£15,340,426	£15,331,155	£15,313,864	£15,220,897	£14,589,400	£14,205,816
60% LAR : 40% CIR	**30%**	**£16,421,163**	**£14,849,742**	**£14,840,493**	**£14,823,239**	**£14,730,363**	**£14,099,412**	**£13,716,132**
60% LAR : 40% CIR	35%	£15,900,903	£14,357,418	£14,348,187	£14,330,965	£14,238,170	£13,607,700	£13,224,686
60% LAR : 40% CIR	40%	£15,379,007	£13,863,469	£13,854,253	£13,837,059	£13,744,332	£13,114,276	£12,731,494
60% LAR : 40% CIR	45%	£14,855,489	£13,367,911	£13,358,706	£13,341,536	£13,248,867	£12,619,162	£12,236,573
60% LAR : 40% CIR	50%	£14,330,368	£12,870,760	£12,861,565	£12,844,413	£12,751,792	£12,122,372	£11,739,943

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,528,505	£1,789,719	£1,780,299	£1,762,759	£1,669,166	£1,033,917	£648,247
60% LAR : 40% CIR	5%	£3,018,410	£1,307,488	£1,298,104	£1,280,623	£1,187,178	£552,817	£167,641
60% LAR : 40% CIR	10%	£2,506,580	£823,534	£814,183	£796,757	£703,449	£69,906	-£314,815
60% LAR : 40% CIR	15%	£1,993,031	£337,874	£328,552	£311,176	£217,992	-£414,800	-£799,104
60% LAR : 40% CIR	20%	£1,477,780	-£149,477	-£158,771	-£176,103	-£269,172	-£901,284	-£1,285,209
60% LAR : 40% CIR	25%	£960,843	-£638,501	-£647,773	-£665,063	-£758,030	-£1,389,528	-£1,773,112
60% LAR : 40% CIR	**30%**	**£442,236**	**-£1,129,185**	**-£1,138,435**	**-£1,155,688**	**-£1,248,565**	**-£1,879,515**	**-£2,262,795**
60% LAR : 40% CIR	35%	-£78,024	-£1,621,509	-£1,630,740	-£1,647,962	-£1,740,758	-£2,371,228	-£2,754,241
60% LAR : 40% CIR	40%	-£599,921	-£2,115,459	-£2,124,675	-£2,141,869	-£2,234,595	-£2,864,651	-£3,247,433
60% LAR : 40% CIR	45%	-£1,123,438	-£2,611,017	-£2,620,221	-£2,637,392	-£2,730,060	-£3,359,765	-£3,742,354
60% LAR : 40% CIR	50%	-£1,648,559	-£3,108,168	-£3,117,362	-£3,134,514	-£3,227,135	-£3,856,555	-£4,238,985

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,149,723	£8,410,937	£8,401,517	£8,383,977	£8,290,385	£7,655,135	£7,269,466
60% LAR : 40% CIR	5%	£9,639,628	£7,928,706	£7,919,322	£7,901,841	£7,808,396	£7,174,035	£6,788,859
60% LAR : 40% CIR	10%	£9,127,798	£7,444,752	£7,435,402	£7,417,975	£7,324,667	£6,691,124	£6,306,404
60% LAR : 40% CIR	15%	£8,614,249	£6,959,092	£6,949,771	£6,932,395	£6,839,211	£6,206,418	£5,822,114
60% LAR : 40% CIR	20%	£8,098,999	£6,471,742	£6,462,447	£6,445,116	£6,352,046	£5,719,934	£5,336,009
60% LAR : 40% CIR	25%	£7,582,061	£5,982,717	£5,973,446	£5,956,155	£5,863,188	£5,231,691	£4,848,107
60% LAR : 40% CIR	**30%**	**£7,063,454**	**£5,492,033**	**£5,482,784**	**£5,465,530**	**£5,372,654**	**£4,741,703**	**£4,358,423**
60% LAR : 40% CIR	35%	£6,543,194	£4,999,709	£4,990,478	£4,973,256	£4,880,461	£4,249,991	£3,866,977
60% LAR : 40% CIR	40%	£6,021,298	£4,505,760	£4,496,544	£4,479,349	£4,386,623	£3,756,567	£3,373,785
60% LAR : 40% CIR	45%	£5,497,780	£4,010,202	£4,000,997	£3,983,827	£3,891,158	£3,261,453	£2,878,864
60% LAR : 40% CIR	50%	£4,972,659	£3,513,051	£3,503,856	£3,486,704	£3,394,083	£2,764,663	£2,382,233

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,893,251	£11,154,464	£11,145,044	£11,127,504	£11,033,912	£10,398,662	£10,012,993
60% LAR : 40% CIR	5%	£12,383,156	£10,672,233	£10,662,849	£10,645,368	£10,551,924	£9,917,562	£9,532,387
60% LAR : 40% CIR	10%	£11,871,326	£10,188,279	£10,178,929	£10,161,502	£10,068,194	£9,434,651	£9,049,931
60% LAR : 40% CIR	15%	£11,357,777	£9,702,619	£9,693,298	£9,675,922	£9,582,738	£8,949,946	£8,565,641
60% LAR : 40% CIR	20%	£10,842,526	£9,215,269	£9,205,974	£9,188,643	£9,095,574	£8,463,462	£8,079,537
60% LAR : 40% CIR	25%	£10,325,588	£8,726,244	£8,716,973	£8,699,683	£8,606,715	£7,975,218	£7,591,634
60% LAR : 40% CIR	**30%**	**£9,806,981**	**£8,235,560**	**£8,226,311**	**£8,209,058**	**£8,116,181**	**£7,485,231**	**£7,101,950**
60% LAR : 40% CIR	35%	£9,286,721	£7,743,237	£7,734,005	£7,716,783	£7,623,988	£6,993,518	£6,610,504
60% LAR : 40% CIR	40%	£8,764,825	£7,249,287	£7,240,071	£7,222,877	£7,130,150	£6,500,095	£6,117,312
60% LAR : 40% CIR	45%	£8,241,307	£6,753,729	£6,744,524	£6,727,354	£6,634,685	£6,004,981	£5,622,392
60% LAR : 40% CIR	50%	£7,716,186	£6,256,578	£6,247,383	£6,230,232	£6,137,611	£5,508,190	£5,125,761

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,136,360	£14,397,573	£14,388,153	£14,370,613	£14,277,021	£13,641,771	£13,256,102
60% LAR : 40% CIR	5%	£15,626,265	£13,915,342	£13,905,959	£13,888,477	£13,795,033	£13,160,671	£12,775,496
60% LAR : 40% CIR	10%	£15,114,435	£13,431,388	£13,422,038	£13,404,611	£13,311,303	£12,677,760	£12,293,040
60% LAR : 40% CIR	15%	£14,600,886	£12,945,728	£12,936,407	£12,919,031	£12,825,847	£12,193,055	£11,808,750
60% LAR : 40% CIR	20%	£14,085,635	£12,458,378	£12,449,083	£12,431,752	£12,338,683	£11,706,571	£11,322,646
60% LAR : 40% CIR	25%	£13,568,697	£11,969,353	£11,960,082	£11,942,792	£11,849,824	£11,218,327	£10,834,743
60% LAR : 40% CIR	**30%**	**£13,050,090**	**£11,478,670**	**£11,469,420**	**£11,452,167**	**£11,359,290**	**£10,728,340**	**£10,345,060**
60% LAR : 40% CIR	35%	£12,529,830	£10,986,346	£10,977,114	£10,959,893	£10,867,097	£10,236,627	£9,853,613
60% LAR : 40% CIR	40%	£12,007,934	£10,492,396	£10,483,180	£10,465,986	£10,373,259	£9,743,204	£9,360,421
60% LAR : 40% CIR	45%	£11,484,416	£9,996,838	£9,987,633	£9,970,463	£9,877,794	£9,248,090	£8,865,501
60% LAR : 40% CIR	50%	£10,959,295	£9,499,687	£9,490,492	£9,473,341	£9,380,720	£8,751,300	£8,368,870

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR for 15 Years

Value Area	**Zone A - Kings Cross Higher**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£20,779,270	£19,020,146	£19,010,726	£18,993,186	£18,899,594	£18,264,343	£17,878,674
60% LAR : 40% CIR	5%	£20,205,583	£18,475,341	£18,465,956	£18,448,476	£18,355,031	£17,720,670	£17,335,494
60% LAR : 40% CIR	10%	£19,630,161	£17,928,811	£17,919,461	£17,902,034	£17,808,726	£17,175,183	£16,790,463
60% LAR : 40% CIR	15%	£19,053,020	£17,380,576	£17,371,254	£17,353,878	£17,260,695	£16,627,902	£16,243,599
60% LAR : 40% CIR	20%	£18,474,177	£16,830,651	£16,821,356	£16,804,025	£16,710,955	£16,078,844	£15,694,919
60% LAR : 40% CIR	25%	£17,893,648	£16,279,050	£16,269,780	£16,252,490	£16,159,522	£15,528,025	£15,144,441
60% LAR : 40% CIR	**30%**	**£17,311,449**	**£15,725,793**	**£15,716,543**	**£15,699,289**	**£15,606,414**	**£14,975,463**	**£14,592,182**
60% LAR : 40% CIR	35%	£16,727,598	£15,170,894	£15,161,661	£15,144,441	£15,051,644	£14,421,174	£14,038,160
60% LAR : 40% CIR	40%	£16,142,109	£14,614,369	£14,605,153	£14,587,958	£14,495,232	£13,865,177	£13,482,394
60% LAR : 40% CIR	45%	£15,554,999	£14,056,236	£14,047,031	£14,029,861	£13,937,192	£13,307,487	£12,924,899
60% LAR : 40% CIR	50%	£14,966,286	£13,496,509	£13,487,315	£13,470,163	£13,377,542	£12,748,122	£12,365,692

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,800,342	£3,041,219	£3,031,799	£3,014,259	£2,920,667	£2,285,416	£1,899,747
60% LAR : 40% CIR	5%	£4,226,655	£2,496,413	£2,487,029	£2,469,548	£2,376,104	£1,741,742	£1,356,567
60% LAR : 40% CIR	10%	£3,651,234	£1,949,884	£1,940,534	£1,923,107	£1,829,799	£1,196,256	£811,536
60% LAR : 40% CIR	15%	£3,074,092	£1,401,649	£1,392,327	£1,374,951	£1,281,768	£648,975	£264,671
60% LAR : 40% CIR	20%	£2,495,250	£851,723	£842,429	£825,097	£732,028	£99,916	-£284,009
60% LAR : 40% CIR	25%	£1,914,721	£300,123	£290,853	£273,563	£180,595	-£450,902	-£834,486
60% LAR : 40% CIR	**30%**	**£1,332,522**	**-£253,134**	**-£262,385**	**-£279,638**	**-£372,514**	**-£1,003,464**	**-£1,386,745**
60% LAR : 40% CIR	35%	£748,670	-£808,034	-£817,266	-£834,487	-£927,283	-£1,557,753	-£1,940,767
60% LAR : 40% CIR	40%	£163,182	-£1,364,558	-£1,373,775	-£1,390,969	-£1,483,695	-£2,113,750	-£2,496,534
60% LAR : 40% CIR	45%	-£423,928	-£1,922,691	-£1,931,896	-£1,949,066	-£2,041,735	-£2,671,441	-£3,054,029
60% LAR : 40% CIR	50%	-£1,012,641	-£2,482,418	-£2,491,612	-£2,508,764	-£2,601,385	-£3,230,805	-£3,613,235

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,421,560	£9,662,437	£9,653,017	£9,635,477	£9,541,885	£8,906,634	£8,520,965
60% LAR : 40% CIR	5%	£10,847,874	£9,117,632	£9,108,247	£9,090,767	£8,997,322	£8,362,961	£7,977,785
60% LAR : 40% CIR	10%	£10,272,452	£8,571,102	£8,561,752	£8,544,325	£8,451,017	£7,817,474	£7,432,754
60% LAR : 40% CIR	15%	£9,695,310	£8,022,867	£8,013,545	£7,996,169	£7,902,986	£7,270,193	£6,885,890
60% LAR : 40% CIR	20%	£9,116,468	£7,472,942	£7,463,647	£7,446,316	£7,353,246	£6,721,134	£6,337,209
60% LAR : 40% CIR	25%	£8,535,939	£6,921,341	£6,912,071	£6,894,781	£6,801,813	£6,170,316	£5,786,732
60% LAR : 40% CIR	**30%**	**£7,953,740**	**£6,368,084**	**£6,358,833**	**£6,341,580**	**£6,248,705**	**£5,617,754**	**£5,234,473**
60% LAR : 40% CIR	35%	£7,369,889	£5,813,185	£5,803,952	£5,786,732	£5,693,935	£5,063,465	£4,680,451
60% LAR : 40% CIR	40%	£6,784,400	£5,256,660	£5,247,443	£5,230,249	£5,137,523	£4,507,468	£4,124,685
60% LAR : 40% CIR	45%	£6,197,290	£4,698,527	£4,689,322	£4,672,152	£4,579,483	£3,949,777	£3,567,190
60% LAR : 40% CIR	50%	£5,608,577	£4,138,800	£4,129,606	£4,112,454	£4,019,833	£3,390,413	£3,007,983

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,165,088	£12,405,965	£12,396,544	£12,379,005	£12,285,412	£11,650,161	£11,264,492
60% LAR : 40% CIR	5%	£13,591,401	£11,861,159	£11,851,774	£11,834,294	£11,740,849	£11,106,488	£10,721,312
60% LAR : 40% CIR	10%	£13,015,979	£11,314,630	£11,305,279	£11,287,852	£11,194,544	£10,561,001	£10,176,281
60% LAR : 40% CIR	15%	£12,438,838	£10,766,394	£10,757,072	£10,739,696	£10,646,513	£10,013,720	£9,629,417
60% LAR : 40% CIR	20%	£11,859,995	£10,216,469	£10,207,174	£10,189,843	£10,096,774	£9,464,662	£9,080,737
60% LAR : 40% CIR	25%	£11,279,466	£9,664,868	£9,655,598	£9,638,308	£9,545,341	£8,913,843	£8,530,259
60% LAR : 40% CIR	**30%**	**£10,697,267**	**£9,111,611**	**£9,102,361**	**£9,085,107**	**£8,992,232**	**£8,361,281**	**£7,978,000**
60% LAR : 40% CIR	35%	£10,113,416	£8,556,712	£8,547,480	£8,530,259	£8,437,462	£7,806,992	£7,423,979
60% LAR : 40% CIR	40%	£9,527,927	£8,000,188	£7,990,971	£7,973,777	£7,881,050	£7,250,995	£6,868,212
60% LAR : 40% CIR	45%	£8,940,818	£7,442,054	£7,432,849	£7,415,679	£7,323,010	£6,693,305	£6,310,717
60% LAR : 40% CIR	50%	£8,352,104	£6,882,327	£6,873,133	£6,855,981	£6,763,360	£6,133,940	£5,751,510

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,408,197	£15,649,074	£15,639,654	£15,622,114	£15,528,521	£14,893,270	£14,507,601
60% LAR : 40% CIR	5%	£16,834,510	£15,104,268	£15,094,883	£15,077,403	£14,983,958	£14,349,597	£13,964,421
60% LAR : 40% CIR	10%	£16,259,089	£14,557,739	£14,548,388	£14,530,961	£14,437,653	£13,804,110	£13,419,390
60% LAR : 40% CIR	15%	£15,681,947	£14,009,503	£14,000,182	£13,982,806	£13,889,622	£13,256,829	£12,872,526
60% LAR : 40% CIR	20%	£15,103,105	£13,459,578	£13,450,283	£13,432,952	£13,339,883	£12,707,771	£12,323,846
60% LAR : 40% CIR	25%	£14,522,575	£12,907,978	£12,898,707	£12,881,417	£12,788,450	£12,156,952	£11,773,368
60% LAR : 40% CIR	**30%**	**£13,940,377**	**£12,354,720**	**£12,345,470**	**£12,328,217**	**£12,235,341**	**£11,604,391**	**£11,221,109**
60% LAR : 40% CIR	35%	£13,356,525	£11,799,821	£11,790,589	£11,773,368	£11,680,571	£11,050,101	£10,667,088
60% LAR : 40% CIR	40%	£12,771,036	£11,243,297	£11,234,080	£11,216,886	£11,124,159	£10,494,104	£10,111,321
60% LAR : 40% CIR	45%	£12,183,927	£10,685,163	£10,675,958	£10,658,788	£10,566,119	£9,936,414	£9,553,826
60% LAR : 40% CIR	50%	£11,595,213	£10,125,437	£10,116,242	£10,099,090	£10,006,469	£9,377,049	£8,994,619

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR for 15 Years

Value Area	**Zone A - Lower Cenral Zone**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£20,821,947	£19,062,142	£19,052,722	£19,035,182	£18,941,589	£18,306,339	£17,920,670
60% LAR : 40% CIR	5%	£20,184,669	£18,454,761	£18,445,377	£18,427,896	£18,334,451	£17,700,090	£17,314,914
60% LAR : 40% CIR	10%	£19,545,655	£17,845,657	£17,836,306	£17,818,880	£17,725,571	£17,092,029	£16,707,308
60% LAR : 40% CIR	15%	£18,904,922	£17,234,847	£17,225,525	£17,208,149	£17,114,966	£16,482,173	£16,097,869
60% LAR : 40% CIR	20%	£18,262,488	£16,622,346	£16,613,051	£16,595,720	£16,502,651	£15,870,540	£15,486,614
60% LAR : 40% CIR	25%	£17,618,367	£16,008,171	£15,998,900	£15,981,610	£15,888,643	£15,257,146	£14,873,562
60% LAR : 40% CIR	**30%**	**£16,972,576**	**£15,392,338**	**£15,383,089**	**£15,365,835**	**£15,272,959**	**£14,642,008**	**£14,258,728**
60% LAR : 40% CIR	35%	£16,325,132	£14,774,864	£14,765,632	£14,748,411	£14,655,614	£14,025,145	£13,642,131
60% LAR : 40% CIR	40%	£15,676,052	£14,155,764	£14,146,547	£14,129,354	£14,036,627	£13,406,572	£13,023,789
60% LAR : 40% CIR	45%	£15,025,351	£13,535,056	£13,525,852	£13,508,681	£13,416,012	£12,786,307	£12,403,719
60% LAR : 40% CIR	50%	£14,373,046	£12,912,755	£12,903,561	£12,886,409	£12,793,788	£12,164,368	£11,781,938

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,843,020	£3,083,215	£3,073,794	£3,056,255	£2,962,662	£2,327,411	£1,941,742
60% LAR : 40% CIR	5%	£4,205,742	£2,475,833	£2,466,450	£2,448,968	£2,355,524	£1,721,162	£1,335,987
60% LAR : 40% CIR	10%	£3,566,727	£1,866,729	£1,857,379	£1,839,952	£1,746,644	£1,113,101	£728,381
60% LAR : 40% CIR	15%	£2,925,995	£1,255,919	£1,246,598	£1,229,222	£1,136,039	£503,246	£118,941
60% LAR : 40% CIR	20%	£2,283,560	£643,419	£634,124	£616,793	£523,723	-£108,387	-£492,313
60% LAR : 40% CIR	25%	£1,639,439	£29,244	£19,973	£2,683	-£90,284	-£721,781	-£1,105,365
60% LAR : 40% CIR	**30%**	**£993,649**	**-£586,589**	**-£595,839**	**-£613,092**	**-£705,968**	**-£1,336,919**	**-£1,720,199**
60% LAR : 40% CIR	35%	£346,205	-£1,204,063	-£1,213,295	-£1,230,516	-£1,323,313	-£1,953,783	-£2,336,796
60% LAR : 40% CIR	40%	-£302,875	-£1,823,163	-£1,832,380	-£1,849,573	-£1,942,300	-£2,572,355	-£2,955,139
60% LAR : 40% CIR	45%	-£953,576	-£2,443,871	-£2,453,076	-£2,470,246	-£2,562,915	-£3,192,620	-£3,575,208
60% LAR : 40% CIR	50%	-£1,605,882	-£3,066,172	-£3,075,367	-£3,092,518	-£3,185,139	-£3,814,560	-£4,196,989

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,464,238	£9,704,433	£9,695,013	£9,677,473	£9,583,880	£8,948,630	£8,562,960
60% LAR : 40% CIR	5%	£10,826,960	£9,097,052	£9,087,668	£9,070,187	£8,976,742	£8,342,380	£7,957,205
60% LAR : 40% CIR	10%	£10,187,946	£8,487,948	£8,478,597	£8,461,170	£8,367,862	£7,734,319	£7,349,599
60% LAR : 40% CIR	15%	£9,547,213	£7,877,138	£7,867,816	£7,850,440	£7,757,257	£7,124,464	£6,740,159
60% LAR : 40% CIR	20%	£8,904,778	£7,264,637	£7,255,342	£7,238,011	£7,144,942	£6,512,831	£6,128,905
60% LAR : 40% CIR	25%	£8,260,658	£6,650,462	£6,641,191	£6,623,901	£6,530,934	£5,899,437	£5,515,853
60% LAR : 40% CIR	**30%**	**£7,614,867**	**£6,034,629**	**£6,025,380**	**£6,008,126**	**£5,915,250**	**£5,284,299**	**£4,901,019**
60% LAR : 40% CIR	35%	£6,967,423	£5,417,155	£5,407,923	£5,390,702	£5,297,905	£4,667,436	£4,284,422
60% LAR : 40% CIR	40%	£6,318,343	£4,798,055	£4,788,838	£4,771,645	£4,678,918	£4,048,863	£3,666,080
60% LAR : 40% CIR	45%	£5,667,642	£4,177,347	£4,168,142	£4,150,972	£4,058,303	£3,428,598	£3,046,010
60% LAR : 40% CIR	50%	£5,015,337	£3,555,046	£3,545,852	£3,528,700	£3,436,079	£2,806,659	£2,424,229

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,207,765	£12,447,960	£12,438,540	£12,421,000	£12,327,408	£11,692,157	£11,306,488
60% LAR : 40% CIR	5%	£13,570,487	£11,840,579	£11,831,195	£11,813,714	£11,720,269	£11,085,908	£10,700,732
60% LAR : 40% CIR	10%	£12,931,473	£11,231,475	£11,222,124	£11,204,698	£11,111,390	£10,477,847	£10,093,126
60% LAR : 40% CIR	15%	£12,290,741	£10,620,665	£10,611,343	£10,593,967	£10,500,784	£9,867,991	£9,483,687
60% LAR : 40% CIR	20%	£11,648,306	£10,008,164	£9,998,869	£9,981,538	£9,888,469	£9,256,358	£8,872,432
60% LAR : 40% CIR	25%	£11,004,185	£9,393,989	£9,384,718	£9,367,429	£9,274,461	£8,642,964	£8,259,380
60% LAR : 40% CIR	**30%**	**£10,358,395**	**£8,778,156**	**£8,768,907**	**£8,751,654**	**£8,658,777**	**£8,027,827**	**£7,644,546**
60% LAR : 40% CIR	35%	£9,710,950	£8,160,682	£8,151,450	£8,134,229	£8,041,433	£7,410,963	£7,027,949
60% LAR : 40% CIR	40%	£9,061,870	£7,541,583	£7,532,366	£7,515,172	£7,422,445	£6,792,390	£6,409,607
60% LAR : 40% CIR	45%	£8,411,169	£6,920,874	£6,911,670	£6,894,500	£6,801,831	£6,172,125	£5,789,537
60% LAR : 40% CIR	50%	£7,758,864	£6,298,573	£6,289,379	£6,272,227	£6,179,606	£5,550,186	£5,167,756

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,450,875	£15,691,069	£15,681,649	£15,664,109	£15,570,517	£14,935,266	£14,549,597
60% LAR : 40% CIR	5%	£16,813,596	£15,083,688	£15,074,304	£15,056,823	£14,963,378	£14,329,017	£13,943,841
60% LAR : 40% CIR	10%	£16,174,582	£14,474,584	£14,465,233	£14,447,807	£14,354,499	£13,720,956	£13,336,235
60% LAR : 40% CIR	15%	£15,533,850	£13,863,774	£13,854,452	£13,837,076	£13,743,893	£13,111,100	£12,726,796
60% LAR : 40% CIR	20%	£14,891,415	£13,251,273	£13,241,978	£13,224,647	£13,131,578	£12,499,467	£12,115,541
60% LAR : 40% CIR	25%	£14,247,294	£12,637,098	£12,627,827	£12,610,538	£12,517,570	£11,886,073	£11,502,489
60% LAR : 40% CIR	**30%**	**£13,601,504**	**£12,021,266**	**£12,012,016**	**£11,994,763**	**£11,901,886**	**£11,270,936**	**£10,887,656**
60% LAR : 40% CIR	35%	£12,954,060	£11,403,792	£11,394,559	£11,377,338	£11,284,542	£10,654,072	£10,271,058
60% LAR : 40% CIR	40%	£12,304,979	£10,784,692	£10,775,475	£10,758,282	£10,665,554	£10,035,499	£9,652,716
60% LAR : 40% CIR	45%	£11,654,278	£10,163,983	£10,154,779	£10,137,609	£10,044,940	£9,415,234	£9,032,646
60% LAR : 40% CIR	50%	£11,001,973	£9,541,682	£9,532,488	£9,515,336	£9,422,715	£8,793,295	£8,410,865

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR for 15 Years		Value Area	Zone A - Medium Central Zone

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£23,789,568	£21,982,309	£21,972,889	£21,955,349	£21,861,756	£21,226,506	£20,840,837
60% LAR : 40% CIR	5%	£23,003,907	£21,228,920	£21,219,536	£21,202,055	£21,108,610	£20,474,249	£20,089,073
60% LAR : 40% CIR	10%	£22,216,513	£20,473,807	£20,464,456	£20,447,030	£20,353,722	£19,720,179	£19,335,458
60% LAR : 40% CIR	15%	£21,427,400	£19,716,988	£19,707,668	£19,690,290	£19,597,107	£18,964,315	£18,580,011
60% LAR : 40% CIR	20%	£20,636,584	£18,958,479	£18,949,184	£18,931,854	£18,838,784	£18,206,673	£17,822,748
60% LAR : 40% CIR	25%	£19,844,082	£18,198,296	£18,189,026	£18,171,735	£18,078,768	£17,447,271	£17,063,687
60% LAR : 40% CIR	**30%**	**£19,049,909**	**£17,436,455**	**£17,427,205**	**£17,409,952**	**£17,317,075**	**£16,686,125**	**£16,302,845**
60% LAR : 40% CIR	35%	£18,254,085	£16,672,972	£16,663,741	£16,646,519	£16,553,724	£15,923,254	£15,540,240
60% LAR : 40% CIR	40%	£17,456,624	£15,907,864	£15,898,648	£15,881,454	£15,788,728	£15,158,672	£14,775,890
60% LAR : 40% CIR	45%	£16,657,542	£15,141,148	£15,131,944	£15,114,773	£15,022,105	£14,392,399	£14,009,811
60% LAR : 40% CIR	50%	£15,856,855	£14,372,838	£14,363,644	£14,346,492	£14,253,871	£13,624,451	£13,242,021

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,810,640	£6,003,382	£5,993,962	£5,976,422	£5,882,829	£5,247,579	£4,861,910
60% LAR : 40% CIR	5%	£7,024,980	£5,249,992	£5,240,609	£5,223,127	£5,129,683	£4,495,321	£4,110,146
60% LAR : 40% CIR	10%	£6,237,586	£4,494,880	£4,485,529	£4,468,103	£4,374,795	£3,741,252	£3,356,531
60% LAR : 40% CIR	15%	£5,448,472	£3,738,061	£3,728,740	£3,711,363	£3,618,180	£2,985,388	£2,601,084
60% LAR : 40% CIR	20%	£4,657,656	£2,979,552	£2,970,257	£2,952,927	£2,859,857	£2,227,746	£1,843,821
60% LAR : 40% CIR	25%	£3,865,154	£2,219,368	£2,210,098	£2,192,808	£2,099,841	£1,468,343	£1,084,759
60% LAR : 40% CIR	**30%**	**£3,070,982**	**£1,457,527**	**£1,448,278**	**£1,431,025**	**£1,338,148**	**£707,198**	**£323,917**
60% LAR : 40% CIR	35%	£2,275,158	£694,045	£684,814	£667,592	£574,796	-£55,673	-£438,687
60% LAR : 40% CIR	40%	£1,477,696	-£71,063	-£80,279	-£97,473	-£190,200	-£820,255	-£1,203,038
60% LAR : 40% CIR	45%	£678,614	-£837,780	-£846,983	-£864,154	-£956,822	-£1,586,528	-£1,969,117
60% LAR : 40% CIR	50%	-£122,072	-£1,606,089	-£1,615,283	-£1,632,435	-£1,725,056	-£2,354,476	-£2,736,906

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,431,858	£12,624,600	£12,615,180	£12,597,640	£12,504,047	£11,868,797	£11,483,128
60% LAR : 40% CIR	5%	£13,646,198	£11,871,211	£11,861,827	£11,844,346	£11,750,901	£11,116,540	£10,731,364
60% LAR : 40% CIR	10%	£12,858,804	£11,116,098	£11,106,747	£11,089,321	£10,996,013	£10,362,470	£9,977,749
60% LAR : 40% CIR	15%	£12,069,690	£10,359,279	£10,349,958	£10,332,581	£10,239,398	£9,606,606	£9,222,302
60% LAR : 40% CIR	20%	£11,278,875	£9,600,770	£9,591,475	£9,574,145	£9,481,075	£8,848,964	£8,465,039
60% LAR : 40% CIR	25%	£10,486,373	£8,840,587	£8,831,317	£8,814,026	£8,721,059	£8,089,562	£7,705,977
60% LAR : 40% CIR	**30%**	**£9,692,200**	**£8,078,746**	**£8,069,496**	**£8,052,243**	**£7,959,366**	**£7,328,416**	**£6,945,136**
60% LAR : 40% CIR	35%	£8,896,376	£7,315,263	£7,306,032	£7,288,810	£7,196,015	£6,565,545	£6,182,531
60% LAR : 40% CIR	40%	£8,098,915	£6,550,155	£6,540,939	£6,523,745	£6,431,019	£5,800,963	£5,418,180
60% LAR : 40% CIR	45%	£7,299,832	£5,783,439	£5,774,235	£5,757,064	£5,664,396	£5,034,690	£4,652,102
60% LAR : 40% CIR	50%	£6,499,146	£5,015,129	£5,005,935	£4,988,783	£4,896,162	£4,266,742	£3,884,312

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,175,386	£15,368,128	£15,358,707	£15,341,168	£15,247,574	£14,612,324	£14,226,655
60% LAR : 40% CIR	5%	£16,389,725	£14,614,738	£14,605,354	£14,587,873	£14,494,428	£13,860,067	£13,474,891
60% LAR : 40% CIR	10%	£15,602,331	£13,859,626	£13,850,274	£13,832,848	£13,739,540	£13,105,997	£12,721,276
60% LAR : 40% CIR	15%	£14,813,218	£13,102,806	£13,093,486	£13,076,109	£12,982,926	£12,350,133	£11,965,829
60% LAR : 40% CIR	20%	£14,022,402	£12,344,297	£12,335,002	£12,317,672	£12,224,602	£11,592,491	£11,208,566
60% LAR : 40% CIR	25%	£13,229,900	£11,584,114	£11,574,844	£11,557,553	£11,464,586	£10,833,089	£10,449,505
60% LAR : 40% CIR	**30%**	**£12,435,727**	**£10,822,273**	**£10,813,023**	**£10,795,770**	**£10,702,893**	**£10,071,943**	**£9,688,663**
60% LAR : 40% CIR	35%	£11,639,903	£10,058,791	£10,049,559	£10,032,337	£9,939,542	£9,309,072	£8,926,058
60% LAR : 40% CIR	40%	£10,842,442	£9,293,682	£9,284,466	£9,267,272	£9,174,546	£8,544,490	£8,161,708
60% LAR : 40% CIR	45%	£10,043,360	£8,526,966	£8,517,762	£8,500,591	£8,407,923	£7,778,218	£7,395,629
60% LAR : 40% CIR	50%	£9,242,673	£7,758,656	£7,749,462	£7,732,310	£7,639,689	£7,010,269	£6,627,839

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£20,418,495	£18,611,237	£18,601,816	£18,584,277	£18,490,683	£17,855,433	£17,469,764
60% LAR : 40% CIR	5%	£19,632,834	£17,857,847	£17,848,463	£17,830,982	£17,737,537	£17,103,176	£16,718,000
60% LAR : 40% CIR	10%	£18,845,440	£17,102,735	£17,093,383	£17,075,958	£16,982,649	£16,349,107	£15,964,385
60% LAR : 40% CIR	15%	£18,056,327	£16,345,915	£16,336,595	£16,319,218	£16,226,035	£15,593,242	£15,208,938
60% LAR : 40% CIR	20%	£17,265,511	£15,587,406	£15,578,112	£15,560,781	£15,467,711	£14,835,600	£14,451,675
60% LAR : 40% CIR	25%	£16,473,009	£14,827,223	£14,817,953	£14,800,663	£14,707,695	£14,076,198	£13,692,614
60% LAR : 40% CIR	**30%**	**£15,678,837**	**£14,065,382**	**£14,056,132**	**£14,038,879**	**£13,946,003**	**£13,315,052**	**£12,931,772**
60% LAR : 40% CIR	35%	£14,883,012	£13,301,900	£13,292,668	£13,275,447	£13,182,651	£12,552,181	£12,169,167
60% LAR : 40% CIR	40%	£14,085,551	£12,536,792	£12,527,576	£12,510,381	£12,417,655	£11,787,599	£11,404,817
60% LAR : 40% CIR	45%	£13,286,469	£11,770,075	£11,760,871	£11,743,700	£11,651,032	£11,021,327	£10,638,738
60% LAR : 40% CIR	50%	£12,485,783	£11,001,766	£10,992,571	£10,975,419	£10,882,798	£10,253,378	£9,870,948

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR for 15 Years

Value Area	Zone A - Higher Central Zone

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£25,485,350	£23,650,975	£23,641,556	£23,624,015	£23,530,423	£22,895,173	£22,509,504
60% LAR : 40% CIR	5%	£24,614,901	£22,814,153	£22,804,769	£22,787,288	£22,693,843	£22,059,482	£21,674,306
60% LAR : 40% CIR	10%	£23,742,717	£21,975,607	£21,966,256	£21,948,830	£21,855,522	£21,221,979	£20,837,258
60% LAR : 40% CIR	15%	£22,868,814	£21,135,355	£21,126,034	£21,108,657	£21,015,474	£20,382,682	£19,998,378
60% LAR : 40% CIR	20%	£21,993,209	£20,293,413	£20,284,118	£20,266,787	£20,173,718	£19,541,607	£19,157,681
60% LAR : 40% CIR	25%	£21,115,919	£19,449,796	£19,440,526	£19,423,236	£19,330,268	£18,698,771	£18,315,187
60% LAR : 40% CIR	**30%**	**£20,236,958**	**£18,604,522**	**£18,595,272**	**£18,578,018**	**£18,485,143**	**£17,854,192**	**£17,470,911**
60% LAR : 40% CIR	35%	£19,356,344	£17,757,606	£17,748,374	£17,731,153	£17,638,356	£17,007,887	£16,624,873
60% LAR : 40% CIR	40%	£18,474,093	£16,909,064	£16,899,848	£16,882,654	£16,789,928	£16,159,873	£15,777,090
60% LAR : 40% CIR	45%	£17,590,222	£16,058,915	£16,049,710	£16,032,540	£15,939,871	£15,310,166	£14,927,577
60% LAR : 40% CIR	50%	£16,704,747	£15,207,172	£15,197,977	£15,180,826	£15,088,205	£14,458,784	£14,076,355

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,506,423	£7,672,048	£7,662,629	£7,645,088	£7,551,496	£6,916,246	£6,530,577
60% LAR : 40% CIR	5%	£8,635,974	£6,835,226	£6,825,842	£6,808,361	£6,714,916	£6,080,555	£5,695,379
60% LAR : 40% CIR	10%	£7,763,790	£5,996,680	£5,987,329	£5,969,903	£5,876,594	£5,243,052	£4,858,331
60% LAR : 40% CIR	15%	£6,889,887	£5,156,428	£5,147,107	£5,129,730	£5,036,547	£4,403,755	£4,019,450
60% LAR : 40% CIR	20%	£6,014,282	£4,314,486	£4,305,191	£4,287,860	£4,194,791	£3,562,680	£3,178,754
60% LAR : 40% CIR	25%	£5,136,991	£3,470,869	£3,461,599	£3,444,308	£3,351,341	£2,719,844	£2,336,260
60% LAR : 40% CIR	**30%**	**£4,258,031**	**£2,625,595**	**£2,616,344**	**£2,599,091**	**£2,506,216**	**£1,875,265**	**£1,491,984**
60% LAR : 40% CIR	35%	£3,377,417	£1,778,679	£1,769,447	£1,752,226	£1,659,429	£1,028,959	£645,946
60% LAR : 40% CIR	40%	£2,495,166	£930,137	£920,921	£903,727	£811,000	£180,946	-£201,838
60% LAR : 40% CIR	45%	£1,611,294	£79,988	£70,783	£53,613	-£39,056	-£668,761	-£1,051,350
60% LAR : 40% CIR	50%	£725,820	-£771,755	-£780,950	-£798,102	-£890,723	-£1,520,143	-£1,902,573

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,127,641	£14,293,266	£14,283,847	£14,266,306	£14,172,714	£13,537,464	£13,151,795
60% LAR : 40% CIR	5%	£15,257,192	£13,456,444	£13,447,060	£13,429,579	£13,336,134	£12,701,773	£12,316,597
60% LAR : 40% CIR	10%	£14,385,008	£12,617,898	£12,608,547	£12,591,121	£12,497,813	£11,864,270	£11,479,549
60% LAR : 40% CIR	15%	£13,511,105	£11,777,646	£11,768,325	£11,750,948	£11,657,765	£11,024,973	£10,640,669
60% LAR : 40% CIR	20%	£12,635,500	£10,935,704	£10,926,409	£10,909,078	£10,816,009	£10,183,898	£9,799,972
60% LAR : 40% CIR	25%	£11,758,210	£10,092,087	£10,082,817	£10,065,526	£9,972,559	£9,341,062	£8,957,478
60% LAR : 40% CIR	**30%**	**£10,879,249**	**£9,246,813**	**£9,237,563**	**£9,220,309**	**£9,127,434**	**£8,496,483**	**£8,113,202**
60% LAR : 40% CIR	35%	£9,998,635	£8,399,897	£8,390,665	£8,373,444	£8,280,647	£7,650,177	£7,267,164
60% LAR : 40% CIR	40%	£9,116,384	£7,551,355	£7,542,139	£7,524,945	£7,432,219	£6,802,164	£6,419,380
60% LAR : 40% CIR	45%	£8,232,513	£6,701,206	£6,692,001	£6,674,831	£6,582,162	£5,952,457	£5,569,868
60% LAR : 40% CIR	50%	£7,347,038	£5,849,463	£5,840,268	£5,823,116	£5,730,496	£5,101,075	£4,718,646

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,871,168	£17,036,794	£17,027,374	£17,009,834	£16,916,241	£16,280,991	£15,895,322
60% LAR : 40% CIR	5%	£18,000,719	£16,199,971	£16,190,587	£16,173,106	£16,079,662	£15,445,300	£15,060,125
60% LAR : 40% CIR	10%	£17,128,535	£15,361,425	£15,352,075	£15,334,648	£15,241,340	£14,607,797	£14,223,077
60% LAR : 40% CIR	15%	£16,254,633	£14,521,173	£14,511,852	£14,494,475	£14,401,292	£13,768,500	£13,384,196
60% LAR : 40% CIR	20%	£15,379,027	£13,679,231	£13,669,936	£13,652,605	£13,559,536	£12,927,425	£12,543,499
60% LAR : 40% CIR	25%	£14,501,737	£12,835,614	£12,826,344	£12,809,054	£12,716,086	£12,084,589	£11,701,005
60% LAR : 40% CIR	**30%**	**£13,622,776**	**£11,990,340**	**£11,981,090**	**£11,963,837**	**£11,870,961**	**£11,240,011**	**£10,856,729**
60% LAR : 40% CIR	35%	£12,742,162	£11,143,424	£11,134,192	£11,116,971	£11,024,175	£10,393,705	£10,010,691
60% LAR : 40% CIR	40%	£11,859,911	£10,294,882	£10,285,667	£10,268,472	£10,175,746	£9,545,691	£9,162,908
60% LAR : 40% CIR	45%	£10,976,040	£9,444,733	£9,435,528	£9,418,358	£9,325,689	£8,695,984	£8,313,395
60% LAR : 40% CIR	50%	£10,090,565	£8,592,990	£8,583,796	£8,566,644	£8,474,023	£7,844,603	£7,462,173

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£22,114,277	£20,279,903	£20,270,483	£20,252,943	£20,159,350	£19,524,100	£19,138,431
60% LAR : 40% CIR	5%	£21,243,828	£19,443,080	£19,433,697	£19,416,215	£19,322,771	£18,688,409	£18,303,234
60% LAR : 40% CIR	10%	£20,371,645	£18,604,534	£18,595,184	£18,577,757	£18,484,449	£17,850,906	£17,466,186
60% LAR : 40% CIR	15%	£19,497,742	£17,764,282	£17,754,962	£17,737,585	£17,644,401	£17,011,609	£16,627,305
60% LAR : 40% CIR	20%	£18,622,136	£16,922,340	£16,913,046	£16,895,714	£16,802,645	£16,170,534	£15,786,608
60% LAR : 40% CIR	25%	£17,744,846	£16,078,723	£16,069,453	£16,052,163	£15,959,195	£15,327,698	£14,944,114
60% LAR : 40% CIR	**30%**	**£16,865,885**	**£15,233,450**	**£15,224,199**	**£15,206,946**	**£15,114,070**	**£14,483,120**	**£14,099,839**
60% LAR : 40% CIR	35%	£15,985,271	£14,386,533	£14,377,301	£14,360,080	£14,267,284	£13,636,814	£13,253,800
60% LAR : 40% CIR	40%	£15,103,020	£13,537,992	£13,528,776	£13,511,581	£13,418,855	£12,788,800	£12,406,017
60% LAR : 40% CIR	45%	£14,219,149	£12,687,842	£12,678,638	£12,661,467	£12,568,798	£11,939,093	£11,556,504
60% LAR : 40% CIR	50%	£13,333,674	£11,836,099	£11,826,905	£11,809,753	£11,717,132	£11,087,712	£10,705,282

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR in Perp

Value Area	**Zone A - Zone 1 and Eastern Central Zone**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,727,029	£14,946,846	£14,937,425	£14,919,662	£14,820,487	£14,144,303	£13,732,586
60% LAR : 40% CIR	5%	£16,216,934	£14,464,614	£14,455,231	£14,437,526	£14,338,499	£13,663,204	£13,251,980
60% LAR : 40% CIR	10%	£15,705,104	£13,980,661	£13,971,309	£13,953,660	£13,854,769	£13,180,293	£12,769,524
60% LAR : 40% CIR	15%	£15,191,555	£13,495,000	£13,485,678	£13,468,079	£13,369,314	£12,695,588	£12,285,234
60% LAR : 40% CIR	20%	£14,676,304	£13,007,649	£12,998,354	£12,980,800	£12,882,149	£12,209,104	£11,799,130
60% LAR : 40% CIR	25%	£14,159,366	£12,518,624	£12,509,353	£12,491,840	£12,393,291	£11,720,860	£11,311,227
60% LAR : 40% CIR	**30%**	**£13,640,759**	**£12,027,942**	**£12,018,692**	**£12,001,215**	**£11,902,757**	**£11,230,873**	**£10,821,543**
60% LAR : 40% CIR	35%	£13,120,499	£11,535,618	£11,526,386	£11,508,941	£11,410,563	£10,739,159	£10,330,097
60% LAR : 40% CIR	40%	£12,598,603	£11,041,668	£11,032,451	£11,015,034	£10,916,726	£10,245,737	£9,836,905
60% LAR : 40% CIR	45%	£12,075,085	£10,546,109	£10,536,905	£10,519,512	£10,421,260	£9,750,622	£9,341,985
60% LAR : 40% CIR	50%	£11,549,964	£10,048,958	£10,039,764	£10,022,389	£9,924,186	£9,253,833	£8,845,354

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	748101.6221	-£1,032,082	-£1,041,502	-£1,059,265	-£1,158,440	-£1,834,624	-£2,246,341
60% LAR : 40% CIR	5%	£238,006	-£1,514,313	-£1,523,697	-£1,541,401	-£1,640,428	-£2,315,723	-£2,726,948
60% LAR : 40% CIR	10%	-£273,823	-£1,998,267	-£2,007,618	-£2,025,267	-£2,124,158	-£2,798,634	-£3,209,404
60% LAR : 40% CIR	15%	-£787,373	-£2,483,928	-£2,493,249	-£2,510,849	-£2,609,613	-£3,283,340	-£3,693,693
60% LAR : 40% CIR	20%	-£1,302,623	-£2,971,278	-£2,980,573	-£2,998,127	-£3,096,778	-£3,769,823	-£4,179,798
60% LAR : 40% CIR	25%	-£1,819,561	-£3,460,303	-£3,469,574	-£3,487,087	-£3,585,637	-£4,258,067	-£4,667,701
60% LAR : 40% CIR	**30%**	**-£2,338,168**	**-£3,950,986**	**-£3,960,235**	**-£3,977,712**	**-£4,076,170**	**-£4,748,055**	**-£5,157,384**
60% LAR : 40% CIR	35%	-£2,858,428	-£4,443,310	-£4,452,542	-£4,469,986	-£4,568,364	-£5,239,768	-£5,648,830
60% LAR : 40% CIR	40%	-£3,380,324	-£4,937,259	-£4,946,476	-£4,963,893	-£5,062,202	-£5,733,191	-£6,142,022
60% LAR : 40% CIR	45%	-£3,903,842	-£5,432,818	-£5,442,022	-£5,459,416	-£5,557,667	-£6,228,306	-£6,636,943
60% LAR : 40% CIR	50%	-£4,428,963	-£5,929,969	-£5,939,164	-£5,956,538	-£6,054,741	-£6,725,095	-£7,133,574

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,369,320	£5,589,136	£5,579,716	£5,561,953	£5,462,778	£4,786,594	£4,374,877
60% LAR : 40% CIR	5%	£6,859,225	£5,106,905	£5,097,522	£5,079,817	£4,980,790	£4,305,495	£3,894,270
60% LAR : 40% CIR	10%	£6,347,395	£4,622,951	£4,613,600	£4,595,951	£4,497,060	£3,822,584	£3,411,815
60% LAR : 40% CIR	15%	£5,833,846	£4,137,291	£4,127,969	£4,110,369	£4,011,605	£3,337,879	£2,927,525
60% LAR : 40% CIR	20%	£5,318,595	£3,649,940	£3,640,645	£3,623,091	£3,524,440	£2,851,395	£2,441,420
60% LAR : 40% CIR	25%	£4,801,657	£3,160,915	£3,151,644	£3,134,131	£3,035,582	£2,363,151	£1,953,518
60% LAR : 40% CIR	**30%**	**£4,283,050**	**£2,670,233**	**£2,660,983**	**£2,643,506**	**£2,545,048**	**£1,873,164**	**£1,463,834**
60% LAR : 40% CIR	35%	£3,762,790	£2,177,909	£2,168,676	£2,151,232	£2,052,854	£1,381,450	£972,388
60% LAR : 40% CIR	40%	£3,240,894	£1,683,959	£1,674,742	£1,657,325	£1,559,017	£888,028	£479,196
60% LAR : 40% CIR	45%	£2,717,376	£1,188,400	£1,179,196	£1,161,802	£1,063,551	£392,913	-£15,725
60% LAR : 40% CIR	50%	£2,192,255	£691,249	£682,054	£664,680	£566,477	-£103,876	-£512,356

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,112,847	£8,332,664	£8,323,244	£8,305,480	£8,206,306	£7,530,121	£7,118,404
60% LAR : 40% CIR	5%	£9,602,752	£7,850,433	£7,841,049	£7,823,344	£7,724,317	£7,049,022	£6,637,798
60% LAR : 40% CIR	10%	£9,090,922	£7,366,479	£7,357,127	£7,339,478	£7,240,588	£6,566,112	£6,155,342
60% LAR : 40% CIR	15%	£8,577,373	£6,880,818	£6,871,496	£6,853,897	£6,755,132	£6,081,406	£5,671,052
60% LAR : 40% CIR	20%	£8,062,122	£6,393,467	£6,384,172	£6,366,619	£6,267,967	£5,594,922	£5,184,948
60% LAR : 40% CIR	25%	£7,545,185	£5,904,442	£5,895,171	£5,877,658	£5,779,109	£5,106,678	£4,697,045
60% LAR : 40% CIR	**30%**	**£7,026,577**	**£5,413,760**	**£5,404,510**	**£5,387,033**	**£5,288,576**	**£4,616,691**	**£4,207,362**
60% LAR : 40% CIR	35%	£6,506,317	£4,921,436	£4,912,204	£4,894,759	£4,796,381	£4,124,977	£3,715,915
60% LAR : 40% CIR	40%	£5,984,421	£4,427,486	£4,418,269	£4,400,853	£4,302,544	£3,631,555	£3,222,723
60% LAR : 40% CIR	45%	£5,460,903	£3,931,927	£3,922,723	£3,905,330	£3,807,079	£3,136,440	£2,727,803
60% LAR : 40% CIR	50%	£4,935,782	£3,434,776	£3,425,582	£3,408,207	£3,310,004	£2,639,651	£2,231,172

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,355,956	£11,575,773	£11,566,353	£11,548,589	£11,449,415	£10,773,230	£10,361,513
60% LAR : 40% CIR	5%	£12,845,861	£11,093,542	£11,084,158	£11,066,453	£10,967,426	£10,292,132	£9,880,907
60% LAR : 40% CIR	10%	£12,334,031	£10,609,588	£10,600,236	£10,582,587	£10,483,697	£9,809,221	£9,398,451
60% LAR : 40% CIR	15%	£11,820,482	£10,123,927	£10,114,605	£10,097,006	£9,998,242	£9,324,515	£8,914,161
60% LAR : 40% CIR	20%	£11,305,231	£9,636,576	£9,627,282	£9,609,728	£9,511,076	£8,838,031	£8,428,057
60% LAR : 40% CIR	25%	£10,788,294	£9,147,551	£9,138,280	£9,120,767	£9,022,218	£8,349,787	£7,940,154
60% LAR : 40% CIR	**30%**	**£10,269,686**	**£8,656,869**	**£8,647,619**	**£8,630,142**	**£8,531,685**	**£7,859,800**	**£7,450,471**
60% LAR : 40% CIR	35%	£9,749,427	£8,164,545	£8,155,313	£8,137,868	£8,039,491	£7,368,086	£6,959,024
60% LAR : 40% CIR	40%	£9,227,530	£7,670,595	£7,661,378	£7,643,962	£7,545,653	£6,874,664	£6,465,832
60% LAR : 40% CIR	45%	£8,704,013	£7,175,036	£7,165,833	£7,148,439	£7,050,188	£6,379,549	£5,970,912
60% LAR : 40% CIR	50%	£8,178,892	£6,677,885	£6,668,691	£6,651,316	£6,553,113	£5,882,760	£5,474,281

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR in Perp

Value Area	**Zone A - Kings Cross Lower**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£20,259,762	£18,423,090	£18,413,669	£18,395,906	£18,296,731	£17,620,548	£17,208,830
60% LAR : 40% CIR	5%	£19,749,667	£17,940,858	£17,931,475	£17,913,771	£17,814,744	£17,139,448	£16,728,225
60% LAR : 40% CIR	10%	£19,237,837	£17,456,905	£17,447,554	£17,429,904	£17,331,014	£16,656,537	£16,245,768
60% LAR : 40% CIR	15%	£18,724,288	£16,971,245	£16,961,923	£16,944,324	£16,845,558	£16,171,832	£15,761,479
60% LAR : 40% CIR	20%	£18,209,038	£16,483,893	£16,474,599	£16,457,045	£16,358,393	£15,685,348	£15,275,375
60% LAR : 40% CIR	25%	£17,692,100	£15,994,868	£15,985,598	£15,968,085	£15,869,536	£15,197,104	£14,787,472
60% LAR : 40% CIR	**30%**	**£17,173,493**	**£15,504,186**	**£15,494,936**	**£15,477,459**	**£15,379,002**	**£14,707,118**	**£14,297,788**
60% LAR : 40% CIR	35%	£16,653,233	£15,011,862	£15,002,631	£14,985,185	£14,886,807	£14,215,404	£13,806,341
60% LAR : 40% CIR	40%	£16,131,337	£14,517,912	£14,508,696	£14,491,278	£14,392,970	£13,721,981	£13,313,149
60% LAR : 40% CIR	45%	£15,607,819	£14,022,354	£14,013,149	£13,995,756	£13,897,506	£13,226,867	£12,818,229
60% LAR : 40% CIR	50%	£15,082,698	£13,525,203	£13,516,008	£13,498,633	£13,400,430	£12,730,077	£12,321,598

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,280,835	£2,444,162	£2,434,742	£2,416,979	£2,317,804	£1,641,621	£1,229,903
60% LAR : 40% CIR	5%	£3,770,740	£1,961,931	£1,952,547	£1,934,844	£1,835,817	£1,160,521	£749,297
60% LAR : 40% CIR	10%	£3,258,910	£1,477,977	£1,468,627	£1,450,977	£1,352,086	£677,610	£266,841
60% LAR : 40% CIR	15%	£2,745,361	£992,317	£982,996	£965,396	£866,631	£192,905	-£217,448
60% LAR : 40% CIR	20%	£2,230,110	£504,966	£495,672	£478,117	£379,466	-£293,579	-£703,553
60% LAR : 40% CIR	25%	£1,713,173	£15,941	£6,671	-£10,842	-£109,392	-£781,823	-£1,191,455
60% LAR : 40% CIR	**30%**	**£1,194,566**	**-£474,742**	**-£483,991**	**-£501,468**	**-£599,926**	**-£1,271,809**	**-£1,681,139**
60% LAR : 40% CIR	35%	£674,306	-£967,065	-£976,297	-£993,742	-£1,092,120	-£1,763,523	-£2,172,586
60% LAR : 40% CIR	40%	£152,409	-£1,461,015	-£1,470,231	-£1,487,649	-£1,585,957	-£2,256,947	-£2,665,778
60% LAR : 40% CIR	45%	-£371,108	-£1,956,573	-£1,965,778	-£1,983,172	-£2,081,422	-£2,752,060	-£3,160,699
60% LAR : 40% CIR	50%	-£896,229	-£2,453,724	-£2,462,920	-£2,480,294	-£2,578,497	-£3,248,851	-£3,657,330

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,902,053	£9,065,381	£9,055,960	£9,038,197	£8,939,022	£8,262,839	£7,851,121
60% LAR : 40% CIR	5%	£10,391,958	£8,583,149	£8,573,766	£8,556,062	£8,457,035	£7,781,739	£7,370,515
60% LAR : 40% CIR	10%	£9,880,128	£8,099,196	£8,089,845	£8,072,195	£7,973,304	£7,298,828	£6,888,059
60% LAR : 40% CIR	15%	£9,366,579	£7,613,536	£7,604,214	£7,586,614	£7,487,849	£6,814,123	£6,403,770
60% LAR : 40% CIR	20%	£8,851,328	£7,126,184	£7,116,890	£7,099,335	£7,000,684	£6,327,639	£5,917,666
60% LAR : 40% CIR	25%	£8,334,391	£6,637,159	£6,627,889	£6,610,376	£6,511,827	£5,839,395	£5,429,763
60% LAR : 40% CIR	**30%**	**£7,815,784**	**£6,146,477**	**£6,137,227**	**£6,119,750**	**£6,021,292**	**£5,349,409**	**£4,940,079**
60% LAR : 40% CIR	35%	£7,295,524	£5,654,153	£5,644,922	£5,627,476	£5,529,098	£4,857,695	£4,448,632
60% LAR : 40% CIR	40%	£6,773,628	£5,160,203	£5,150,987	£5,133,569	£5,035,261	£4,364,272	£3,955,440
60% LAR : 40% CIR	45%	£6,250,110	£4,664,645	£4,655,440	£4,638,047	£4,539,796	£3,869,158	£3,460,520
60% LAR : 40% CIR	50%	£5,724,989	£4,167,494	£4,158,298	£4,140,924	£4,042,721	£3,372,368	£2,963,889

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,645,581	£11,808,908	£11,799,488	£11,781,724	£11,682,550	£11,006,366	£10,594,648
60% LAR : 40% CIR	5%	£13,135,485	£11,326,677	£11,317,293	£11,299,589	£11,200,562	£10,525,267	£10,114,043
60% LAR : 40% CIR	10%	£12,623,656	£10,842,723	£10,833,372	£10,815,722	£10,716,832	£10,042,356	£9,631,586
60% LAR : 40% CIR	15%	£12,110,106	£10,357,063	£10,347,741	£10,330,142	£10,231,377	£9,557,650	£9,147,297
60% LAR : 40% CIR	20%	£11,594,856	£9,869,711	£9,860,418	£9,842,863	£9,744,211	£9,071,166	£8,661,193
60% LAR : 40% CIR	25%	£11,077,918	£9,380,686	£9,371,416	£9,353,903	£9,255,354	£8,582,922	£8,173,290
60% LAR : 40% CIR	**30%**	**£10,559,311**	**£8,890,004**	**£8,880,754**	**£8,863,277**	**£8,764,820**	**£8,092,936**	**£7,683,607**
60% LAR : 40% CIR	35%	£10,039,051	£8,397,680	£8,388,449	£8,371,003	£8,272,626	£7,601,222	£7,192,159
60% LAR : 40% CIR	40%	£9,517,155	£7,903,730	£7,894,514	£7,877,097	£7,778,788	£7,107,799	£6,698,967
60% LAR : 40% CIR	45%	£8,993,637	£7,408,172	£7,398,968	£7,381,574	£7,283,324	£6,612,685	£6,204,047
60% LAR : 40% CIR	50%	£8,468,516	£6,911,021	£6,901,826	£6,884,451	£6,786,248	£6,115,895	£5,707,416

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,888,690	£15,052,017	£15,042,597	£15,024,833	£14,925,659	£14,249,476	£13,837,757
60% LAR : 40% CIR	5%	£16,378,595	£14,569,786	£14,560,402	£14,542,698	£14,443,671	£13,768,376	£13,357,152
60% LAR : 40% CIR	10%	£15,866,765	£14,085,832	£14,076,481	£14,058,831	£13,959,941	£13,285,465	£12,874,695
60% LAR : 40% CIR	15%	£15,353,216	£13,600,172	£13,590,850	£13,573,251	£13,474,486	£12,800,759	£12,390,406
60% LAR : 40% CIR	20%	£14,837,965	£13,112,820	£13,103,527	£13,085,972	£12,987,320	£12,314,275	£11,904,302
60% LAR : 40% CIR	25%	£14,321,027	£12,623,796	£12,614,525	£12,597,013	£12,498,463	£11,826,031	£11,416,399
60% LAR : 40% CIR	**30%**	**£13,802,420**	**£12,133,113**	**£12,123,863**	**£12,106,387**	**£12,007,929**	**£11,336,045**	**£10,926,716**
60% LAR : 40% CIR	35%	£13,282,160	£11,640,789	£11,631,558	£11,614,112	£11,515,735	£10,844,331	£10,435,269
60% LAR : 40% CIR	40%	£12,760,264	£11,146,839	£11,137,623	£11,120,206	£11,021,897	£10,350,908	£9,942,076
60% LAR : 40% CIR	45%	£12,236,746	£10,651,281	£10,642,077	£10,624,683	£10,526,433	£9,855,794	£9,447,156
60% LAR : 40% CIR	50%	£11,711,625	£10,154,130	£10,144,935	£10,127,561	£10,029,357	£9,359,004	£8,950,525

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR in Perp		**Value Area**	**Zone A - Kings Cross Higher**

No Units	**18**	**Sales value inflation**		**Base**
Site Area	**0.16 Ha**	**Build cost inflation**		**Base**
		Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,531,599	£19,674,590	£19,665,170	£19,647,406	£19,548,232	£18,872,048	£18,460,330
60% LAR : 40% CIR	5%	£20,957,913	£19,129,784	£19,120,399	£19,102,696	£19,003,669	£18,328,374	£17,917,149
60% LAR : 40% CIR	10%	£20,382,490	£18,583,255	£18,573,903	£18,556,254	£18,457,364	£17,782,888	£17,372,118
60% LAR : 40% CIR	15%	£19,805,349	£18,035,019	£18,025,698	£18,008,098	£17,909,333	£17,235,606	£16,825,254
60% LAR : 40% CIR	20%	£19,226,507	£17,485,094	£17,475,799	£17,458,245	£17,359,593	£16,686,549	£16,276,575
60% LAR : 40% CIR	25%	£18,645,978	£16,933,494	£16,924,223	£16,906,710	£16,808,161	£16,135,730	£15,726,096
60% LAR : 40% CIR	**30%**	**£18,063,779**	**£16,380,236**	**£16,370,986**	**£16,353,509**	**£16,255,051**	**£15,583,168**	**£15,173,838**
60% LAR : 40% CIR	35%	£17,479,928	£15,825,337	£15,816,105	£15,798,661	£15,700,283	£15,028,879	£14,619,817
60% LAR : 40% CIR	40%	£16,894,439	£15,268,812	£15,259,596	£15,242,179	£15,143,870	£14,472,882	£14,064,050
60% LAR : 40% CIR	45%	£16,307,329	£14,710,679	£14,701,475	£14,684,081	£14,585,831	£13,915,192	£13,506,554
60% LAR : 40% CIR	50%	£15,718,616	£14,150,953	£14,141,758	£14,124,384	£14,026,181	£13,355,827	£12,947,348

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,552,672	£3,695,663	£3,686,242	£3,668,479	£3,569,304	£2,893,120	£2,481,403
60% LAR : 40% CIR	5%	£4,978,985	£3,150,857	£3,141,472	£3,123,768	£3,024,742	£2,349,447	£1,938,222
60% LAR : 40% CIR	10%	£4,403,563	£2,604,328	£2,594,976	£2,577,327	£2,478,436	£1,803,960	£1,393,191
60% LAR : 40% CIR	15%	£3,826,422	£2,056,092	£2,046,770	£2,029,171	£1,930,406	£1,256,679	£846,327
60% LAR : 40% CIR	20%	£3,247,580	£1,506,167	£1,496,872	£1,479,317	£1,380,666	£707,622	£297,647
60% LAR : 40% CIR	25%	£2,667,051	£954,566	£945,295	£927,782	£829,234	£156,802	-£252,831
60% LAR : 40% CIR	**30%**	**£2,084,852**	**£401,308**	**£392,059**	**£374,582**	**£276,124**	**-£395,760**	**-£805,089**
60% LAR : 40% CIR	35%	£1,501,000	-£153,590	-£162,822	-£180,267	-£278,645	-£950,049	-£1,359,111
60% LAR : 40% CIR	40%	£915,512	-£710,115	-£719,331	-£736,748	-£835,058	-£1,506,046	-£1,914,877
60% LAR : 40% CIR	45%	£328,402	-£1,268,248	-£1,277,453	-£1,294,846	-£1,393,097	-£2,063,735	-£2,472,373
60% LAR : 40% CIR	50%	-£260,311	-£1,827,975	-£1,837,169	-£1,854,543	-£1,952,746	-£2,623,100	-£3,031,579

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,173,890	£10,316,881	£10,307,461	£10,289,697	£10,190,523	£9,514,338	£9,102,621
60% LAR : 40% CIR	5%	£11,600,204	£9,772,075	£9,762,690	£9,744,987	£9,645,960	£8,970,665	£8,559,440
60% LAR : 40% CIR	10%	£11,024,781	£9,225,546	£9,216,194	£9,198,545	£9,099,655	£8,425,178	£8,014,409
60% LAR : 40% CIR	15%	£10,447,640	£8,677,310	£8,667,989	£8,650,389	£8,551,624	£7,877,897	£7,467,545
60% LAR : 40% CIR	20%	£9,868,798	£8,127,385	£8,118,090	£8,100,535	£8,001,884	£7,328,840	£6,918,866
60% LAR : 40% CIR	25%	£9,288,269	£7,575,785	£7,566,514	£7,549,001	£7,450,452	£6,778,021	£6,368,387
60% LAR : 40% CIR	**30%**	**£8,706,070**	**£7,022,527**	**£7,013,277**	**£6,995,800**	**£6,897,342**	**£6,225,459**	**£5,816,129**
60% LAR : 40% CIR	35%	£8,122,219	£6,467,628	£6,458,396	£6,440,951	£6,342,574	£5,671,169	£5,262,107
60% LAR : 40% CIR	40%	£7,536,730	£5,911,103	£5,901,887	£5,884,470	£5,786,160	£5,115,172	£4,706,341
60% LAR : 40% CIR	45%	£6,949,620	£5,352,970	£5,343,765	£5,326,372	£5,228,122	£4,557,483	£4,148,845
60% LAR : 40% CIR	50%	£6,360,907	£4,793,244	£4,784,049	£4,766,675	£4,668,472	£3,998,118	£3,589,639

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,917,418	£13,060,408	£13,050,988	£13,033,225	£12,934,050	£12,257,866	£11,846,148
60% LAR : 40% CIR	5%	£14,343,731	£12,515,602	£12,506,218	£12,488,514	£12,389,487	£11,714,192	£11,302,968
60% LAR : 40% CIR	10%	£13,768,308	£11,969,073	£11,959,721	£11,942,072	£11,843,182	£11,168,706	£10,757,936
60% LAR : 40% CIR	15%	£13,191,168	£11,420,837	£11,411,516	£11,393,916	£11,295,151	£10,621,425	£10,211,072
60% LAR : 40% CIR	20%	£12,612,325	£10,870,912	£10,861,618	£10,844,063	£10,745,411	£10,072,367	£9,662,393
60% LAR : 40% CIR	25%	£12,031,796	£10,319,312	£10,310,041	£10,292,528	£10,193,979	£9,521,548	£9,111,914
60% LAR : 40% CIR	**30%**	**£11,449,597**	**£9,766,054**	**£9,756,804**	**£9,739,327**	**£9,640,870**	**£8,968,986**	**£8,559,656**
60% LAR : 40% CIR	35%	£10,865,746	£9,211,155	£9,201,923	£9,184,479	£9,086,101	£8,414,697	£8,005,635
60% LAR : 40% CIR	40%	£10,280,257	£8,654,630	£8,645,414	£8,627,997	£8,529,688	£7,858,700	£7,449,868
60% LAR : 40% CIR	45%	£9,693,148	£8,096,497	£8,087,293	£8,069,899	£7,971,649	£7,301,010	£6,892,372
60% LAR : 40% CIR	50%	£9,104,434	£7,536,771	£7,527,576	£7,510,202	£7,411,999	£6,741,646	£6,333,166

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,160,527	£16,303,517	£16,294,097	£16,276,334	£16,177,159	£15,500,975	£15,089,257
60% LAR : 40% CIR	5%	£17,586,840	£15,758,711	£15,749,327	£15,731,623	£15,632,596	£14,957,301	£14,546,077
60% LAR : 40% CIR	10%	£17,011,417	£15,212,182	£15,202,831	£15,185,181	£15,086,291	£14,411,815	£14,001,045
60% LAR : 40% CIR	15%	£16,434,277	£14,663,947	£14,654,625	£14,637,025	£14,538,260	£13,864,534	£13,454,181
60% LAR : 40% CIR	20%	£15,855,434	£14,114,021	£14,104,727	£14,087,172	£13,988,520	£13,315,476	£12,905,502
60% LAR : 40% CIR	25%	£15,274,905	£13,562,421	£13,553,150	£13,535,637	£13,437,088	£12,764,657	£12,355,024
60% LAR : 40% CIR	**30%**	**£14,692,706**	**£13,009,163**	**£12,999,913**	**£12,982,436**	**£12,883,979**	**£12,212,095**	**£11,802,766**
60% LAR : 40% CIR	35%	£14,108,855	£12,454,264	£12,445,032	£12,427,588	£12,329,210	£11,657,806	£11,248,744
60% LAR : 40% CIR	40%	£13,523,366	£11,897,739	£11,888,523	£11,871,107	£11,772,797	£11,101,809	£10,692,977
60% LAR : 40% CIR	45%	£12,936,257	£11,339,607	£11,330,402	£11,313,008	£11,214,758	£10,544,119	£10,135,481
60% LAR : 40% CIR	50%	£12,347,543	£10,779,880	£10,770,686	£10,753,311	£10,655,108	£9,984,755	£9,576,276

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR in Perp		Value Area	Zone A - Lower Cenral Zone

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,477,441	£19,621,298	£19,611,878	£19,594,115	£19,494,940	£18,818,757	£18,407,038
60% LAR : 40% CIR	5%	£20,840,163	£19,013,917	£19,004,533	£18,986,829	£18,887,803	£18,212,507	£17,801,283
60% LAR : 40% CIR	10%	£20,201,149	£18,404,814	£18,395,462	£18,377,813	£18,278,923	£17,604,446	£17,193,677
60% LAR : 40% CIR	15%	£19,560,417	£17,794,003	£17,784,681	£17,767,082	£17,668,316	£16,994,590	£16,584,237
60% LAR : 40% CIR	20%	£18,917,982	£17,181,502	£17,172,207	£17,154,654	£17,056,002	£16,382,957	£15,972,983
60% LAR : 40% CIR	25%	£18,273,861	£16,567,327	£16,558,056	£16,540,543	£16,441,995	£15,769,563	£15,359,930
60% LAR : 40% CIR	**30%**	**£17,628,071**	**£15,951,494**	**£15,942,245**	**£15,924,768**	**£15,826,310**	**£15,154,426**	**£14,745,096**
60% LAR : 40% CIR	35%	£16,980,626	£15,334,020	£15,324,788	£15,307,344	£15,208,966	£14,537,562	£14,128,500
60% LAR : 40% CIR	40%	£16,331,546	£14,714,921	£14,705,705	£14,688,287	£14,589,978	£13,918,989	£13,510,158
60% LAR : 40% CIR	45%	£15,680,845	£14,094,212	£14,085,008	£14,067,615	£13,969,364	£13,298,725	£12,890,088
60% LAR : 40% CIR	50%	£15,028,540	£13,471,911	£13,462,717	£13,445,341	£13,347,138	£12,676,785	£12,268,307

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,498,514	£3,642,371	£3,632,951	£3,615,187	£3,516,013	£2,839,830	£2,428,111
60% LAR : 40% CIR	5%	£4,861,236	£3,034,990	£3,025,606	£3,007,902	£2,908,875	£2,233,579	£1,822,356
60% LAR : 40% CIR	10%	£4,222,222	£2,425,887	£2,416,535	£2,398,886	£2,299,996	£1,625,518	£1,214,750
60% LAR : 40% CIR	15%	£3,581,489	£1,815,076	£1,805,754	£1,788,154	£1,689,389	£1,015,663	£605,310
60% LAR : 40% CIR	20%	£2,939,055	£1,202,575	£1,193,280	£1,175,726	£1,077,075	£404,030	-£5,945
60% LAR : 40% CIR	25%	£2,294,934	£588,400	£579,129	£561,616	£463,067	-£209,364	-£618,998
60% LAR : 40% CIR	**30%**	**£1,649,143**	**-£27,433**	**-£36,682**	**-£54,159**	**-£152,617**	**-£824,502**	**-£1,233,831**
60% LAR : 40% CIR	35%	£1,001,699	-£644,907	-£654,139	-£671,583	-£769,961	-£1,441,365	-£1,850,427
60% LAR : 40% CIR	40%	£352,619	-£1,264,007	-£1,273,223	-£1,290,640	-£1,388,949	-£2,059,938	-£2,468,770
60% LAR : 40% CIR	45%	-£298,082	-£1,884,715	-£1,893,920	-£1,911,312	-£2,009,563	-£2,680,202	-£3,088,839
60% LAR : 40% CIR	50%	-£950,387	-£2,507,016	-£2,516,210	-£2,533,586	-£2,631,789	-£3,302,142	-£3,710,620

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,119,732	£10,263,589	£10,254,169	£10,236,406	£10,137,231	£9,461,048	£9,049,329
60% LAR : 40% CIR	5%	£11,482,454	£9,656,208	£9,646,824	£9,629,120	£9,530,093	£8,854,798	£8,443,574
60% LAR : 40% CIR	10%	£10,843,440	£9,047,105	£9,037,753	£9,020,104	£8,921,214	£8,246,737	£7,835,968
60% LAR : 40% CIR	15%	£10,202,708	£8,436,294	£8,426,972	£8,409,373	£8,310,607	£7,636,881	£7,226,528
60% LAR : 40% CIR	20%	£9,560,273	£7,823,793	£7,814,498	£7,796,944	£7,698,293	£7,025,248	£6,615,274
60% LAR : 40% CIR	25%	£8,916,152	£7,209,618	£7,200,347	£7,182,834	£7,084,285	£6,411,854	£6,002,221
60% LAR : 40% CIR	**30%**	**£8,270,362**	**£6,593,785**	**£6,584,536**	**£6,567,059**	**£6,468,601**	**£5,796,716**	**£5,387,387**
60% LAR : 40% CIR	35%	£7,622,917	£5,976,311	£5,967,079	£5,949,635	£5,851,257	£5,179,853	£4,770,791
60% LAR : 40% CIR	40%	£6,973,837	£5,357,212	£5,347,996	£5,330,578	£5,232,269	£4,561,280	£4,152,448
60% LAR : 40% CIR	45%	£6,323,136	£4,736,503	£4,727,299	£4,709,906	£4,611,655	£3,941,016	£3,532,379
60% LAR : 40% CIR	50%	£5,670,831	£4,114,202	£4,105,008	£4,087,632	£3,989,429	£3,319,076	£2,910,598

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,863,260	£13,007,116	£12,997,696	£12,979,933	£12,880,758	£12,204,575	£11,792,857
60% LAR : 40% CIR	5%	£14,225,981	£12,399,735	£12,390,351	£12,372,647	£12,273,621	£11,598,325	£11,187,101
60% LAR : 40% CIR	10%	£13,586,967	£11,790,632	£11,781,281	£11,763,631	£11,664,741	£10,990,264	£10,579,495
60% LAR : 40% CIR	15%	£12,946,235	£11,179,821	£11,170,499	£11,152,900	£11,054,135	£10,380,408	£9,970,056
60% LAR : 40% CIR	20%	£12,303,800	£10,567,320	£10,558,026	£10,540,472	£10,441,820	£9,768,775	£9,358,801
60% LAR : 40% CIR	25%	£11,659,679	£9,953,145	£9,943,874	£9,926,361	£9,827,813	£9,155,381	£8,745,748
60% LAR : 40% CIR	**30%**	**£11,013,889**	**£9,337,313**	**£9,328,063**	**£9,310,586**	**£9,212,128**	**£8,540,244**	**£8,130,914**
60% LAR : 40% CIR	35%	£10,366,445	£8,719,839	£8,710,606	£8,693,162	£8,594,784	£7,923,380	£7,514,318
60% LAR : 40% CIR	40%	£9,717,364	£8,100,739	£8,091,523	£8,074,105	£7,975,796	£7,304,807	£6,895,976
60% LAR : 40% CIR	45%	£9,066,663	£7,480,031	£7,470,826	£7,453,433	£7,355,182	£6,684,543	£6,275,906
60% LAR : 40% CIR	50%	£8,414,358	£6,857,729	£6,848,535	£6,831,160	£6,732,957	£6,062,603	£5,654,125

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,106,369	£16,250,225	£16,240,805	£16,223,042	£16,123,867	£15,447,684	£15,035,966
60% LAR : 40% CIR	5%	£17,469,090	£15,642,844	£15,633,460	£15,615,757	£15,516,730	£14,841,434	£14,430,210
60% LAR : 40% CIR	10%	£16,830,076	£15,033,741	£15,024,390	£15,006,740	£14,907,850	£14,233,373	£13,822,604
60% LAR : 40% CIR	15%	£16,189,344	£14,422,930	£14,413,609	£14,396,009	£14,297,244	£13,623,517	£13,213,165
60% LAR : 40% CIR	20%	£15,546,909	£13,810,429	£13,801,135	£13,783,581	£13,684,929	£13,011,884	£12,601,910
60% LAR : 40% CIR	25%	£14,902,788	£13,196,254	£13,186,983	£13,169,470	£13,070,922	£12,398,490	£11,988,857
60% LAR : 40% CIR	**30%**	**£14,256,998**	**£12,580,422**	**£12,571,172**	**£12,553,695**	**£12,455,238**	**£11,783,353**	**£11,374,023**
60% LAR : 40% CIR	35%	£13,609,554	£11,962,948	£11,953,715	£11,936,271	£11,837,893	£11,166,489	£10,757,427
60% LAR : 40% CIR	40%	£12,960,473	£11,343,848	£11,334,632	£11,317,214	£11,218,906	£10,547,916	£10,139,085
60% LAR : 40% CIR	45%	£12,309,772	£10,723,140	£10,713,935	£10,696,542	£10,598,291	£9,927,652	£9,519,015
60% LAR : 40% CIR	50%	£11,657,467	£10,100,839	£10,091,644	£10,074,269	£9,976,066	£9,305,712	£8,897,234

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR in Perp

Value Area	**Zone A - Medium Central Zone**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£24,445,062	£22,541,466	£22,532,045	£22,514,282	£22,415,107	£21,738,923	£21,327,206
60% LAR : 40% CIR	5%	£23,659,402	£21,788,076	£21,778,692	£21,760,987	£21,661,962	£20,986,666	£20,575,442
60% LAR : 40% CIR	10%	£22,872,007	£21,032,964	£21,023,612	£21,005,963	£20,907,073	£20,232,596	£19,821,827
60% LAR : 40% CIR	15%	£22,082,894	£20,276,145	£20,266,824	£20,249,224	£20,150,459	£19,476,732	£19,066,380
60% LAR : 40% CIR	20%	£21,292,078	£19,517,635	£19,508,341	£19,490,787	£19,392,135	£18,719,090	£18,309,117
60% LAR : 40% CIR	25%	£20,499,576	£18,757,453	£18,748,182	£18,730,669	£18,632,119	£17,959,688	£17,550,055
60% LAR : 40% CIR	**30%**	**£19,705,405**	**£17,995,611**	**£17,986,361**	**£17,968,884**	**£17,870,427**	**£17,198,543**	**£16,789,214**
60% LAR : 40% CIR	35%	£18,909,579	£17,232,129	£17,222,897	£17,205,453	£17,107,074	£16,435,671	£16,026,609
60% LAR : 40% CIR	40%	£18,112,118	£16,467,021	£16,457,804	£16,440,388	£16,342,079	£15,671,090	£15,262,258
60% LAR : 40% CIR	45%	£17,313,036	£15,700,304	£15,691,100	£15,673,706	£15,575,455	£14,904,817	£14,496,179
60% LAR : 40% CIR	50%	£16,512,350	£14,931,994	£14,922,800	£14,905,426	£14,807,223	£14,136,869	£13,728,390

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,466,135	£6,562,538	£6,553,118	£6,535,355	£6,436,180	£5,759,996	£5,348,278
60% LAR : 40% CIR	5%	£7,680,475	£5,809,149	£5,799,765	£5,782,060	£5,683,034	£5,007,739	£4,596,515
60% LAR : 40% CIR	10%	£6,893,080	£5,054,036	£5,044,685	£5,027,036	£4,928,145	£4,253,669	£3,842,900
60% LAR : 40% CIR	15%	£6,103,967	£4,297,218	£4,287,896	£4,270,297	£4,171,532	£3,497,805	£3,087,452
60% LAR : 40% CIR	20%	£5,313,151	£3,538,708	£3,529,414	£3,511,859	£3,413,208	£2,740,163	£2,330,189
60% LAR : 40% CIR	25%	£4,520,649	£2,778,526	£2,769,255	£2,751,742	£2,653,192	£1,980,761	£1,571,128
60% LAR : 40% CIR	**30%**	**£3,726,477**	**£2,016,684**	**£2,007,434**	**£1,989,957**	**£1,891,499**	**£1,219,616**	**£810,286**
60% LAR : 40% CIR	35%	£2,930,652	£1,253,201	£1,243,970	£1,226,526	£1,128,147	£456,744	£47,682
60% LAR : 40% CIR	40%	£2,133,191	£488,094	£478,877	£461,460	£363,152	-£307,837	-£716,669
60% LAR : 40% CIR	45%	£1,334,108	-£278,623	-£287,827	-£305,221	-£403,472	-£1,074,111	-£1,482,748
60% LAR : 40% CIR	50%	£533,422	-£1,046,933	-£1,056,127	-£1,073,502	-£1,171,705	-£1,842,058	-£2,250,537

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,087,353	£13,183,756	£13,174,336	£13,156,573	£13,057,398	£12,381,214	£11,969,497
60% LAR : 40% CIR	5%	£14,301,693	£12,430,367	£12,420,983	£12,403,278	£12,304,252	£11,628,957	£11,217,733
60% LAR : 40% CIR	10%	£13,514,298	£11,675,255	£11,665,903	£11,648,254	£11,549,363	£10,874,887	£10,464,118
60% LAR : 40% CIR	15%	£12,725,185	£10,918,436	£10,909,115	£10,891,515	£10,792,750	£10,119,023	£9,708,671
60% LAR : 40% CIR	20%	£11,934,369	£10,159,926	£10,150,632	£10,133,078	£10,034,426	£9,361,381	£8,951,408
60% LAR : 40% CIR	25%	£11,141,867	£9,399,744	£9,390,473	£9,372,960	£9,274,410	£8,601,979	£8,192,346
60% LAR : 40% CIR	**30%**	**£10,347,695**	**£8,637,902**	**£8,628,652**	**£8,611,175**	**£8,512,718**	**£7,840,834**	**£7,431,504**
60% LAR : 40% CIR	35%	£9,551,870	£7,874,419	£7,865,188	£7,847,744	£7,749,365	£7,077,962	£6,668,900
60% LAR : 40% CIR	40%	£8,754,409	£7,109,312	£7,100,095	£7,082,679	£6,984,370	£6,313,381	£5,904,549
60% LAR : 40% CIR	45%	£7,955,327	£6,342,595	£6,333,391	£6,315,997	£6,217,746	£5,547,108	£5,138,470
60% LAR : 40% CIR	50%	£7,154,640	£5,574,285	£5,565,091	£5,547,717	£5,449,514	£4,779,160	£4,370,681

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,830,880	£15,927,284	£15,917,864	£15,900,100	£15,800,925	£15,124,741	£14,713,024
60% LAR : 40% CIR	5%	£17,045,221	£15,173,894	£15,164,510	£15,146,806	£15,047,780	£14,372,484	£13,961,260
60% LAR : 40% CIR	10%	£16,257,825	£14,418,782	£14,409,430	£14,391,781	£14,292,891	£13,618,415	£13,207,645
60% LAR : 40% CIR	15%	£15,468,712	£13,661,963	£13,652,642	£13,635,042	£13,536,277	£12,862,551	£12,452,198
60% LAR : 40% CIR	20%	£14,677,896	£12,903,453	£12,894,160	£12,876,605	£12,777,953	£12,104,908	£11,694,935
60% LAR : 40% CIR	25%	£13,885,394	£12,143,271	£12,134,000	£12,116,487	£12,017,938	£11,345,506	£10,935,874
60% LAR : 40% CIR	**30%**	**£13,091,223**	**£11,381,429**	**£11,372,179**	**£11,354,703**	**£11,256,245**	**£10,584,361**	**£10,175,032**
60% LAR : 40% CIR	35%	£12,295,398	£10,617,947	£10,608,716	£10,591,271	£10,492,892	£9,821,489	£9,412,427
60% LAR : 40% CIR	40%	£11,497,936	£9,852,840	£9,843,623	£9,826,206	£9,727,897	£9,056,908	£8,648,077
60% LAR : 40% CIR	45%	£10,698,854	£9,086,122	£9,076,918	£9,059,525	£8,961,274	£8,290,635	£7,881,998
60% LAR : 40% CIR	50%	£9,898,168	£8,317,813	£8,308,618	£8,291,244	£8,193,041	£7,522,687	£7,114,208

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,073,989	£19,170,393	£19,160,973	£19,143,209	£19,044,035	£18,367,850	£17,956,133
60% LAR : 40% CIR	5%	£20,288,330	£18,417,003	£18,407,619	£18,389,915	£18,290,889	£17,615,593	£17,204,369
60% LAR : 40% CIR	10%	£19,500,934	£17,661,891	£17,652,539	£17,634,890	£17,536,000	£16,861,524	£16,450,754
60% LAR : 40% CIR	15%	£18,711,821	£16,905,072	£16,895,751	£16,878,151	£16,779,386	£16,105,660	£15,695,307
60% LAR : 40% CIR	20%	£17,921,005	£16,146,562	£16,137,269	£16,119,714	£16,021,063	£15,348,017	£14,938,044
60% LAR : 40% CIR	25%	£17,128,503	£15,386,380	£15,377,109	£15,359,596	£15,261,047	£14,588,615	£14,178,983
60% LAR : 40% CIR	**30%**	**£16,334,332**	**£14,624,538**	**£14,615,289**	**£14,597,812**	**£14,499,354**	**£13,827,470**	**£13,418,141**
60% LAR : 40% CIR	35%	£15,538,507	£13,861,056	£13,851,825	£13,834,380	£13,736,001	£13,064,598	£12,655,536
60% LAR : 40% CIR	40%	£14,741,045	£13,095,949	£13,086,732	£13,069,315	£12,971,006	£12,300,017	£11,891,186
60% LAR : 40% CIR	45%	£13,941,963	£12,329,231	£12,320,027	£12,302,634	£12,204,383	£11,533,744	£11,125,107
60% LAR : 40% CIR	50%	£13,141,277	£11,560,922	£11,551,727	£11,534,353	£11,436,150	£10,765,796	£10,357,317

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR in Perp		Value Area	Zone A - Higher Central Zone

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£26,140,844	£24,210,133	£24,200,712	£24,182,949	£24,083,774	£23,407,590	£22,995,873
60% LAR : 40% CIR	5%	£25,270,395	£23,373,309	£23,363,925	£23,346,222	£23,247,195	£22,571,899	£22,160,675
60% LAR : 40% CIR	10%	£24,398,212	£22,534,764	£22,525,413	£22,507,763	£22,408,873	£21,734,397	£21,323,627
60% LAR : 40% CIR	15%	£23,524,309	£21,694,512	£21,685,191	£21,667,591	£21,568,826	£20,895,099	£20,484,747
60% LAR : 40% CIR	20%	£22,648,703	£20,852,569	£20,843,274	£20,825,721	£20,727,069	£20,054,024	£19,644,050
60% LAR : 40% CIR	25%	£21,771,413	£20,008,952	£19,999,682	£19,982,169	£19,883,620	£19,211,188	£18,801,556
60% LAR : 40% CIR	**30%**	**£20,892,452**	**£19,163,678**	**£19,154,429**	**£19,136,952**	**£19,038,493**	**£18,366,610**	**£17,957,280**
60% LAR : 40% CIR	35%	£20,011,838	£18,316,762	£18,307,530	£18,290,086	£18,191,708	£17,520,305	£17,111,242
60% LAR : 40% CIR	40%	£19,129,587	£17,468,221	£17,459,005	£17,441,588	£17,343,279	£16,672,290	£16,263,458
60% LAR : 40% CIR	45%	£18,245,716	£16,618,071	£16,608,867	£16,591,473	£16,493,223	£15,822,584	£15,413,946
60% LAR : 40% CIR	50%	£17,360,241	£15,766,328	£15,757,134	£15,739,759	£15,641,556	£14,971,203	£14,562,724

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,161,917	£8,231,205	£8,221,785	£8,204,022	£8,104,847	£7,428,663	£7,016,946
60% LAR : 40% CIR	5%	£9,291,468	£7,394,382	£7,384,998	£7,367,294	£7,268,268	£6,592,972	£6,181,748
60% LAR : 40% CIR	10%	£8,419,284	£6,555,837	£6,546,485	£6,528,836	£6,429,946	£5,755,470	£5,344,700
60% LAR : 40% CIR	15%	£7,545,381	£5,715,585	£5,706,263	£5,688,664	£5,589,898	£4,916,172	£4,505,819
60% LAR : 40% CIR	20%	£6,669,776	£4,873,642	£4,864,347	£4,846,793	£4,748,142	£4,075,097	£3,665,123
60% LAR : 40% CIR	25%	£5,792,486	£4,030,025	£4,020,755	£4,003,242	£3,904,692	£3,232,261	£2,822,628
60% LAR : 40% CIR	**30%**	**£4,913,525**	**£3,184,751**	**£3,175,502**	**£3,158,025**	**£3,059,566**	**£2,387,682**	**£1,978,353**
60% LAR : 40% CIR	35%	£4,032,911	£2,337,835	£2,328,603	£2,311,158	£2,212,781	£1,541,377	£1,132,315
60% LAR : 40% CIR	40%	£3,150,660	£1,489,294	£1,480,077	£1,462,661	£1,364,352	£693,363	£284,531
60% LAR : 40% CIR	45%	£2,266,789	£639,144	£629,939	£612,545	£514,295	-£156,343	-£564,982
60% LAR : 40% CIR	50%	£1,381,314	-£212,599	-£221,794	-£239,168	-£337,371	-£1,007,725	-£1,416,204

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,783,135	£14,852,423	£14,843,003	£14,825,240	£14,726,065	£14,049,881	£13,638,164
60% LAR : 40% CIR	5%	£15,912,686	£14,015,600	£14,006,216	£13,988,513	£13,889,486	£13,214,190	£12,802,966
60% LAR : 40% CIR	10%	£15,040,502	£13,177,055	£13,167,704	£13,150,054	£13,051,164	£12,376,688	£11,965,918
60% LAR : 40% CIR	15%	£14,166,600	£12,336,803	£12,327,481	£12,309,882	£12,211,117	£11,537,390	£11,127,037
60% LAR : 40% CIR	20%	£13,290,994	£11,494,860	£11,485,565	£11,468,012	£11,369,360	£10,696,315	£10,286,341
60% LAR : 40% CIR	25%	£12,413,704	£10,651,243	£10,641,973	£10,624,460	£10,525,911	£9,853,479	£9,443,847
60% LAR : 40% CIR	**30%**	**£11,534,743**	**£9,805,969**	**£9,796,720**	**£9,779,243**	**£9,680,784**	**£9,008,900**	**£8,599,571**
60% LAR : 40% CIR	35%	£10,654,129	£8,959,053	£8,949,821	£8,932,377	£8,833,999	£8,162,596	£7,753,533
60% LAR : 40% CIR	40%	£9,771,878	£8,110,512	£8,101,295	£8,083,879	£7,985,570	£7,314,581	£6,905,749
60% LAR : 40% CIR	45%	£8,888,007	£7,260,362	£7,251,157	£7,233,764	£7,135,514	£6,464,875	£6,056,237
60% LAR : 40% CIR	50%	£8,002,532	£6,408,619	£6,399,424	£6,382,050	£6,283,847	£5,613,494	£5,205,014

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£19,526,662	£17,595,951	£17,586,531	£17,568,767	£17,469,593	£16,793,408	£16,381,691
60% LAR : 40% CIR	5%	£18,656,213	£16,759,127	£16,749,744	£16,732,040	£16,633,013	£15,957,717	£15,546,494
60% LAR : 40% CIR	10%	£17,784,030	£15,920,582	£15,911,231	£15,893,582	£15,794,691	£15,120,215	£14,709,446
60% LAR : 40% CIR	15%	£16,910,127	£15,080,330	£15,071,009	£15,053,409	£14,954,644	£14,280,917	£13,870,565
60% LAR : 40% CIR	20%	£16,034,521	£14,238,387	£14,229,093	£14,211,539	£14,112,888	£13,439,842	£13,029,868
60% LAR : 40% CIR	25%	£15,157,231	£13,394,770	£13,385,500	£13,367,987	£13,269,438	£12,597,006	£12,187,374
60% LAR : 40% CIR	**30%**	**£14,278,270**	**£12,549,497**	**£12,540,247**	**£12,522,770**	**£12,424,311**	**£11,752,428**	**£11,343,098**
60% LAR : 40% CIR	35%	£13,397,657	£11,702,581	£11,693,348	£11,675,904	£11,577,526	£10,906,123	£10,497,060
60% LAR : 40% CIR	40%	£12,515,406	£10,854,040	£10,844,823	£10,827,406	£10,729,097	£10,058,108	£9,649,277
60% LAR : 40% CIR	45%	£11,631,534	£10,003,889	£9,994,685	£9,977,291	£9,879,041	£9,208,402	£8,799,764
60% LAR : 40% CIR	50%	£10,746,059	£9,152,146	£9,142,952	£9,125,577	£9,027,374	£8,357,021	£7,948,542

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£22,769,771	£20,839,060	£20,829,640	£20,811,876	£20,712,702	£20,036,517	£19,624,800
60% LAR : 40% CIR	5%	£21,899,322	£20,002,236	£19,992,853	£19,975,149	£19,876,122	£19,200,826	£18,789,603
60% LAR : 40% CIR	10%	£21,027,139	£19,163,691	£19,154,340	£19,136,691	£19,037,800	£18,363,324	£17,952,555
60% LAR : 40% CIR	15%	£20,153,236	£18,323,439	£18,314,118	£18,296,518	£18,197,753	£17,524,026	£17,113,674
60% LAR : 40% CIR	20%	£19,277,631	£17,481,496	£17,472,202	£17,454,648	£17,355,997	£16,682,951	£16,272,977
60% LAR : 40% CIR	25%	£18,400,340	£16,637,879	£16,628,609	£16,611,096	£16,512,547	£15,840,115	£15,430,483
60% LAR : 40% CIR	**30%**	**£17,521,379**	**£15,792,606**	**£15,783,356**	**£15,765,879**	**£15,667,421**	**£14,995,537**	**£14,586,207**
60% LAR : 40% CIR	35%	£16,640,766	£14,945,690	£14,936,457	£14,919,013	£14,820,635	£14,149,232	£13,740,169
60% LAR : 40% CIR	40%	£15,758,515	£14,097,149	£14,087,932	£14,070,515	£13,972,206	£13,301,217	£12,892,386
60% LAR : 40% CIR	45%	£14,874,643	£13,246,998	£13,237,794	£13,220,400	£13,122,150	£12,451,511	£12,042,873
60% LAR : 40% CIR	50%	£13,989,168	£12,395,255	£12,386,061	£12,368,686	£12,270,483	£11,600,130	£11,191,651

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR in Perp		**Value Area**	**Zone A - Zone 1 and Eastern Central Zone**
No Units	**18**	**Sales value inflation**	**Base**
Site Area	**0.16 Ha**	**Build cost inflation**	**Base**
		Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,998,187	£13,982,931	£13,973,510	£13,955,747	£13,856,572	£13,180,389	£12,768,671
60% LAR : 40% CIR	5%	£15,485,403	£13,502,474	£13,493,090	£13,475,385	£13,376,359	£12,701,064	£12,289,839
60% LAR : 40% CIR	10%	£14,970,884	£13,020,294	£13,010,943	£12,993,293	£12,894,404	£12,219,926	£11,809,158
60% LAR : 40% CIR	15%	£14,454,646	£12,536,407	£12,527,087	£12,509,487	£12,410,722	£11,736,995	£11,326,643
60% LAR : 40% CIR	20%	£13,936,706	£12,050,831	£12,041,536	£12,023,983	£11,925,330	£11,252,286	£10,842,312
60% LAR : 40% CIR	25%	£13,417,079	£11,563,580	£11,554,310	£11,536,796	£11,438,247	£10,765,816	£10,356,183
60% LAR : 40% CIR	**30%**	**£12,895,783**	**£11,074,672**	**£11,065,422**	**£11,047,945**	**£10,949,487**	**£10,277,603**	**£9,868,273**
60% LAR : 40% CIR	35%	£12,372,834	£10,584,121	£10,574,890	£10,557,445	£10,459,067	£9,787,664	£9,378,601
60% LAR : 40% CIR	40%	£11,848,249	£10,091,946	£10,082,729	£10,065,313	£9,967,004	£9,296,015	£8,887,183
60% LAR : 40% CIR	45%	£11,322,042	£9,598,162	£9,588,957	£9,571,564	£9,473,313	£8,802,674	£8,394,037
60% LAR : 40% CIR	50%	£10,794,231	£9,102,784	£9,093,590	£9,076,215	£8,978,012	£8,307,659	£7,899,180

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£19,259	-£1,995,997	-£2,005,417	-£2,023,180	-£2,122,355	-£2,798,538	-£3,210,256
60% LAR : 40% CIR	5%	-£493,524	-£2,476,453	-£2,485,837	-£2,503,542	-£2,602,569	-£3,277,863	-£3,689,088
60% LAR : 40% CIR	10%	-£1,008,043	-£2,958,634	-£2,967,984	-£2,985,634	-£3,084,524	-£3,759,001	-£4,169,769
60% LAR : 40% CIR	15%	-£1,524,282	-£3,442,520	-£3,451,841	-£3,469,440	-£3,568,205	-£4,241,932	-£4,652,284
60% LAR : 40% CIR	20%	-£2,042,222	-£3,928,096	-£3,937,391	-£3,954,945	-£4,053,597	-£4,726,641	-£5,136,616
60% LAR : 40% CIR	25%	-£2,561,849	-£4,415,347	-£4,424,618	-£4,442,131	-£4,540,680	-£5,213,112	-£5,622,744
60% LAR : 40% CIR	**30%**	**-£3,083,144**	**-£4,904,255**	**-£4,913,505**	**-£4,930,982**	**-£5,029,441**	**-£5,701,324**	**-£6,110,654**
60% LAR : 40% CIR	35%	-£3,606,093	-£5,394,806	-£5,404,037	-£5,421,482	-£5,519,860	-£6,191,263	-£6,600,326
60% LAR : 40% CIR	40%	-£4,130,679	-£5,886,981	-£5,896,198	-£5,913,615	-£6,011,923	-£6,682,912	-£7,091,744
60% LAR : 40% CIR	45%	-£4,656,886	-£6,380,766	-£6,389,970	-£6,407,363	-£6,505,614	-£7,176,253	-£7,584,890
60% LAR : 40% CIR	50%	-£5,184,696	-£6,876,143	-£6,885,338	-£6,902,712	-£7,000,915	-£7,671,268	-£8,079,747

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,640,478	£4,625,222	£4,615,801	£4,598,038	£4,498,863	£3,822,680	£3,410,962
60% LAR : 40% CIR	5%	£6,127,694	£4,144,765	£4,135,381	£4,117,676	£4,018,650	£3,343,355	£2,932,130
60% LAR : 40% CIR	10%	£5,613,175	£3,662,585	£3,653,234	£3,635,584	£3,536,695	£2,862,217	£2,451,449
60% LAR : 40% CIR	15%	£5,096,937	£3,178,698	£3,169,378	£3,151,778	£3,053,013	£2,379,286	£1,968,934
60% LAR : 40% CIR	20%	£4,578,997	£2,693,122	£2,683,827	£2,666,273	£2,567,621	£1,894,577	£1,484,603
60% LAR : 40% CIR	25%	£4,059,370	£2,205,871	£2,196,601	£2,179,087	£2,080,538	£1,408,107	£998,474
60% LAR : 40% CIR	**30%**	**£3,538,074**	**£1,716,963**	**£1,707,713**	**£1,690,236**	**£1,591,778**	**£919,894**	**£510,564**
60% LAR : 40% CIR	35%	£3,015,125	£1,226,412	£1,217,181	£1,199,736	£1,101,358	£429,955	£20,892
60% LAR : 40% CIR	40%	£2,490,540	£734,237	£725,020	£707,603	£609,295	-£61,694	-£470,526
60% LAR : 40% CIR	45%	£1,964,332	£240,453	£231,248	£213,855	£115,604	-£555,035	-£963,672
60% LAR : 40% CIR	50%	£1,436,522	-£254,925	-£264,119	-£281,494	-£379,697	-£1,050,050	-£1,458,529

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,384,005	£7,368,749	£7,359,329	£7,341,565	£7,242,391	£6,566,207	£6,154,489
60% LAR : 40% CIR	5%	£8,871,221	£6,888,292	£6,878,908	£6,861,204	£6,762,177	£6,086,882	£5,675,657
60% LAR : 40% CIR	10%	£8,356,702	£6,406,112	£6,396,761	£6,379,111	£6,280,222	£5,605,745	£5,194,976
60% LAR : 40% CIR	15%	£7,840,464	£5,922,225	£5,912,905	£5,895,305	£5,796,540	£5,122,814	£4,712,461
60% LAR : 40% CIR	20%	£7,322,524	£5,436,649	£5,427,355	£5,409,801	£5,311,148	£4,638,104	£4,228,130
60% LAR : 40% CIR	25%	£6,802,897	£4,949,398	£4,940,128	£4,922,614	£4,824,065	£4,151,634	£3,742,002
60% LAR : 40% CIR	**30%**	**£6,281,602**	**£4,460,490**	**£4,451,240**	**£4,433,764**	**£4,335,305**	**£3,663,421**	**£3,254,092**
60% LAR : 40% CIR	35%	£5,758,652	£3,969,940	£3,960,708	£3,943,263	£3,844,885	£3,173,482	£2,764,419
60% LAR : 40% CIR	40%	£5,234,067	£3,477,764	£3,468,548	£3,451,131	£3,352,822	£2,681,833	£2,273,001
60% LAR : 40% CIR	45%	£4,707,860	£2,983,980	£2,974,775	£2,957,382	£2,859,131	£2,188,493	£1,779,855
60% LAR : 40% CIR	50%	£4,180,049	£2,488,602	£2,479,408	£2,462,034	£2,363,831	£1,693,477	£1,284,998

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,627,114	£10,611,858	£10,602,438	£10,584,674	£10,485,500	£9,809,317	£9,397,598
60% LAR : 40% CIR	5%	£12,114,331	£10,131,401	£10,122,017	£10,104,313	£10,005,286	£9,329,991	£8,918,766
60% LAR : 40% CIR	10%	£11,599,811	£9,649,221	£9,639,870	£9,622,220	£9,523,331	£8,848,854	£8,438,085
60% LAR : 40% CIR	15%	£11,083,573	£9,165,334	£9,156,014	£9,138,414	£9,039,649	£8,365,923	£7,955,570
60% LAR : 40% CIR	20%	£10,565,633	£8,679,758	£8,670,464	£8,652,910	£8,554,258	£7,881,213	£7,471,239
60% LAR : 40% CIR	25%	£10,046,006	£8,192,507	£8,183,237	£8,165,723	£8,067,175	£7,394,743	£6,985,111
60% LAR : 40% CIR	**30%**	**£9,524,711**	**£7,703,599**	**£7,694,349**	**£7,676,873**	**£7,578,414**	**£6,906,530**	**£6,497,201**
60% LAR : 40% CIR	35%	£9,001,761	£7,213,049	£7,203,817	£7,186,372	£7,087,994	£6,416,591	£6,007,528
60% LAR : 40% CIR	40%	£8,477,176	£6,720,874	£6,711,657	£6,694,240	£6,595,931	£5,924,942	£5,516,110
60% LAR : 40% CIR	45%	£7,950,969	£6,227,089	£6,217,884	£6,200,492	£6,102,240	£5,431,602	£5,022,965
60% LAR : 40% CIR	50%	£7,423,159	£5,731,712	£5,722,517	£5,705,143	£5,606,940	£4,936,586	£4,528,107

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR in Perp		Value Area	Zone A - Kings Cross Lower

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£19,379,672	£17,310,345	£17,300,926	£17,283,163	£17,183,988	£16,507,804	£16,096,085
60% LAR : 40% CIR	5%	£18,866,888	£16,829,889	£16,820,505	£16,802,801	£16,703,774	£16,028,478	£15,617,255
60% LAR : 40% CIR	10%	£18,352,369	£16,347,709	£16,338,358	£16,320,709	£16,221,818	£15,547,342	£15,136,572
60% LAR : 40% CIR	15%	£17,836,131	£15,863,823	£15,854,501	£15,836,902	£15,738,136	£15,064,410	£14,654,057
60% LAR : 40% CIR	20%	£17,318,191	£15,378,246	£15,368,951	£15,351,397	£15,252,746	£14,579,701	£14,169,726
60% LAR : 40% CIR	25%	£16,798,565	£14,890,995	£14,881,724	£14,864,211	£14,765,662	£14,093,231	£13,683,598
60% LAR : 40% CIR	**30%**	**£16,277,268**	**£14,402,086**	**£14,392,837**	**£14,375,360**	**£14,276,902**	**£13,605,017**	**£13,195,688**
60% LAR : 40% CIR	35%	£15,754,319	£13,911,536	£13,902,305	£13,884,860	£13,786,482	£13,115,078	£12,706,016
60% LAR : 40% CIR	40%	£15,229,734	£13,419,361	£13,410,144	£13,392,727	£13,294,419	£12,623,429	£12,214,598
60% LAR : 40% CIR	45%	£14,703,527	£12,925,576	£12,916,373	£12,898,979	£12,800,728	£12,130,089	£11,721,452
60% LAR : 40% CIR	50%	£14,175,716	£12,430,200	£12,421,004	£12,403,630	£12,305,427	£11,635,073	£11,226,594

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,400,745	£1,331,418	£1,321,999	£1,304,235	£1,205,061	£528,877	£117,158
60% LAR : 40% CIR	5%	£2,887,961	£850,961	£841,578	£823,874	£724,847	£49,551	-£361,673
60% LAR : 40% CIR	10%	£2,373,442	£368,782	£359,430	£341,781	£242,891	-£431,585	-£842,355
60% LAR : 40% CIR	15%	£1,857,204	-£115,104	-£124,426	-£142,026	-£240,791	-£914,517	-£1,324,870
60% LAR : 40% CIR	20%	£1,339,264	-£600,682	-£609,976	-£627,530	-£726,181	-£1,399,227	-£1,809,201
60% LAR : 40% CIR	25%	£819,638	-£1,087,932	-£1,097,203	-£1,114,716	-£1,213,265	-£1,885,696	-£2,295,329
60% LAR : 40% CIR	**30%**	**£298,341**	**-£1,576,841**	**-£1,586,091**	**-£1,603,567**	**-£1,702,025**	**-£2,373,910**	**-£2,783,239**
60% LAR : 40% CIR	35%	-£224,608	-£2,067,391	-£2,076,622	-£2,094,067	-£2,192,446	-£2,863,849	-£3,272,911
60% LAR : 40% CIR	40%	-£749,193	-£2,559,566	-£2,568,783	-£2,586,200	-£2,684,509	-£3,355,498	-£3,764,329
60% LAR : 40% CIR	45%	-£1,275,401	-£3,053,351	-£3,062,555	-£3,079,948	-£3,178,199	-£3,848,838	-£4,257,475
60% LAR : 40% CIR	50%	-£1,803,211	-£3,548,727	-£3,557,923	-£3,575,297	-£3,673,500	-£4,343,854	-£4,752,333

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,021,963	£7,952,636	£7,943,217	£7,925,454	£7,826,279	£7,150,095	£6,738,376
60% LAR : 40% CIR	5%	£9,509,179	£7,472,179	£7,462,796	£7,445,092	£7,346,065	£6,670,769	£6,259,546
60% LAR : 40% CIR	10%	£8,994,660	£6,990,000	£6,980,649	£6,962,999	£6,864,109	£6,189,633	£5,778,863
60% LAR : 40% CIR	15%	£8,478,422	£6,506,114	£6,496,792	£6,479,193	£6,380,427	£5,706,701	£5,296,348
60% LAR : 40% CIR	20%	£7,960,482	£6,020,537	£6,011,242	£5,993,688	£5,895,037	£5,221,992	£4,812,017
60% LAR : 40% CIR	25%	£7,440,856	£5,533,286	£5,524,015	£5,506,502	£5,407,953	£4,735,522	£4,325,889
60% LAR : 40% CIR	**30%**	**£6,919,559**	**£5,044,377**	**£5,035,128**	**£5,017,651**	**£4,919,193**	**£4,247,308**	**£3,837,979**
60% LAR : 40% CIR	35%	£6,396,610	£4,553,827	£4,544,596	£4,527,151	£4,428,772	£3,757,369	£3,348,307
60% LAR : 40% CIR	40%	£5,872,025	£4,061,652	£4,052,435	£4,035,018	£3,936,709	£3,265,720	£2,856,889
60% LAR : 40% CIR	45%	£5,345,818	£3,567,867	£3,558,664	£3,541,270	£3,443,019	£2,772,380	£2,363,743
60% LAR : 40% CIR	50%	£4,818,007	£3,072,491	£3,063,295	£3,045,921	£2,947,718	£2,277,364	£1,868,885

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,765,490	£10,696,163	£10,686,744	£10,668,981	£10,569,806	£9,893,622	£9,481,904
60% LAR : 40% CIR	5%	£12,252,707	£10,215,707	£10,206,323	£10,188,619	£10,089,592	£9,414,297	£9,003,073
60% LAR : 40% CIR	10%	£11,738,187	£9,733,527	£9,724,176	£9,706,527	£9,607,636	£8,933,160	£8,522,391
60% LAR : 40% CIR	15%	£11,221,949	£9,249,641	£9,240,319	£9,222,720	£9,123,955	£8,450,228	£8,039,876
60% LAR : 40% CIR	20%	£10,704,009	£8,764,064	£8,754,769	£8,737,215	£8,638,564	£7,965,519	£7,555,544
60% LAR : 40% CIR	25%	£10,184,383	£8,276,814	£8,267,543	£8,250,030	£8,151,480	£7,479,050	£7,069,416
60% LAR : 40% CIR	**30%**	**£9,663,087**	**£7,787,905**	**£7,778,655**	**£7,761,178**	**£7,662,720**	**£6,990,836**	**£6,581,506**
60% LAR : 40% CIR	35%	£9,140,137	£7,297,354	£7,288,123	£7,270,679	£7,172,300	£6,500,897	£6,091,835
60% LAR : 40% CIR	40%	£8,615,552	£6,805,179	£6,795,962	£6,778,545	£6,680,237	£6,009,248	£5,600,416
60% LAR : 40% CIR	45%	£8,089,345	£6,311,394	£6,302,191	£6,284,797	£6,186,546	£5,515,907	£5,107,270
60% LAR : 40% CIR	50%	£7,561,535	£5,816,018	£5,806,823	£5,789,448	£5,691,245	£5,020,892	£4,612,413

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,008,599	£13,939,272	£13,929,853	£13,912,090	£13,812,915	£13,136,731	£12,725,013
60% LAR : 40% CIR	5%	£15,495,816	£13,458,816	£13,449,432	£13,431,728	£13,332,702	£12,657,406	£12,246,182
60% LAR : 40% CIR	10%	£14,981,296	£12,976,637	£12,967,285	£12,949,636	£12,850,745	£12,176,269	£11,765,500
60% LAR : 40% CIR	15%	£14,465,058	£12,492,750	£12,483,429	£12,465,829	£12,367,064	£11,693,337	£11,282,985
60% LAR : 40% CIR	20%	£13,947,118	£12,007,173	£11,997,878	£11,980,324	£11,881,673	£11,208,628	£10,798,654
60% LAR : 40% CIR	25%	£13,427,492	£11,519,923	£11,510,652	£11,493,139	£11,394,589	£10,722,159	£10,312,525
60% LAR : 40% CIR	**30%**	**£12,906,196**	**£11,031,014**	**£11,021,764**	**£11,004,287**	**£10,905,829**	**£10,233,945**	**£9,824,615**
60% LAR : 40% CIR	35%	£12,383,247	£10,540,463	£10,531,232	£10,513,788	£10,415,409	£9,744,006	£9,334,944
60% LAR : 40% CIR	40%	£11,858,661	£10,048,288	£10,039,071	£10,021,654	£9,923,346	£9,252,357	£8,843,525
60% LAR : 40% CIR	45%	£11,332,454	£9,554,504	£9,545,300	£9,527,906	£9,429,655	£8,759,016	£8,350,379
60% LAR : 40% CIR	50%	£10,804,644	£9,059,127	£9,049,932	£9,032,557	£8,934,354	£8,264,001	£7,855,522

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR in Perp		Value Area	Zone A - Kings Cross Higher

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£20,651,510	£18,561,846	£18,552,426	£18,534,663	£18,435,487	£17,759,304	£17,347,586
60% LAR : 40% CIR	5%	£20,075,134	£18,018,814	£18,009,430	£17,991,726	£17,892,699	£17,217,404	£16,806,179
60% LAR : 40% CIR	10%	£19,497,022	£17,474,059	£17,464,708	£17,447,059	£17,348,168	£16,673,692	£16,262,923
60% LAR : 40% CIR	15%	£18,917,193	£16,927,597	£16,918,276	£16,900,676	£16,801,911	£16,128,185	£15,717,832
60% LAR : 40% CIR	20%	£18,335,660	£16,379,446	£16,370,151	£16,352,597	£16,253,946	£15,580,901	£15,170,926
60% LAR : 40% CIR	25%	£17,752,442	£15,829,620	£15,820,350	£15,802,836	£15,704,287	£15,031,856	£14,622,223
60% LAR : 40% CIR	**30%**	**£17,167,555**	**£15,278,136**	**£15,268,887**	**£15,251,410**	**£15,152,952**	**£14,481,067**	**£14,071,739**
60% LAR : 40% CIR	35%	£16,581,013	£14,725,011	£14,715,780	£14,698,335	£14,599,957	£13,928,554	£13,519,491
60% LAR : 40% CIR	40%	£15,992,836	£14,170,261	£14,161,045	£14,143,628	£14,045,318	£13,374,330	£12,965,498
60% LAR : 40% CIR	45%	£15,403,037	£13,613,902	£13,604,698	£13,587,304	£13,489,053	£12,818,414	£12,409,777
60% LAR : 40% CIR	50%	£14,811,635	£13,055,949	£13,046,755	£13,029,381	£12,931,178	£12,260,823	£11,852,345

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,672,583	£2,582,918	£2,573,499	£2,555,736	£2,456,560	£1,780,377	£1,368,658
60% LAR : 40% CIR	5%	£4,096,206	£2,039,887	£2,030,502	£2,012,798	£1,913,772	£1,238,477	£827,252
60% LAR : 40% CIR	10%	£3,518,095	£1,495,132	£1,485,781	£1,468,131	£1,369,241	£694,765	£283,995
60% LAR : 40% CIR	15%	£2,938,266	£948,670	£939,349	£921,749	£822,984	£149,257	-£261,095
60% LAR : 40% CIR	20%	£2,356,733	£400,518	£391,224	£373,670	£275,019	-£398,027	-£808,001
60% LAR : 40% CIR	25%	£1,773,515	-£149,307	-£158,577	-£176,091	-£274,640	-£947,071	-£1,356,704
60% LAR : 40% CIR	**30%**	**£1,188,628**	**-£700,791**	**-£710,041**	**-£727,517**	**-£825,975**	**-£1,497,860**	**-£1,907,188**
60% LAR : 40% CIR	35%	£602,086	-£1,253,916	-£1,263,147	-£1,280,593	-£1,378,970	-£2,050,374	-£2,459,436
60% LAR : 40% CIR	40%	£13,909	-£1,808,667	-£1,817,883	-£1,835,299	-£1,933,609	-£2,604,597	-£3,013,430
60% LAR : 40% CIR	45%	-£575,890	-£2,365,026	-£2,374,229	-£2,391,623	-£2,489,874	-£3,160,513	-£3,569,150
60% LAR : 40% CIR	50%	-£1,167,292	-£2,922,978	-£2,932,172	-£2,949,547	-£3,047,750	-£3,718,104	-£4,126,582

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,293,801	£9,204,136	£9,194,717	£9,176,954	£9,077,778	£8,401,595	£7,989,877
60% LAR : 40% CIR	5%	£10,717,425	£8,661,105	£8,651,720	£8,634,017	£8,534,990	£7,859,695	£7,448,470
60% LAR : 40% CIR	10%	£10,139,313	£8,116,350	£8,106,999	£8,089,350	£7,990,459	£7,315,983	£6,905,213
60% LAR : 40% CIR	15%	£9,559,484	£7,569,888	£7,560,567	£7,542,967	£7,444,202	£6,770,475	£6,360,123
60% LAR : 40% CIR	20%	£8,977,951	£7,021,737	£7,012,442	£6,994,888	£6,896,237	£6,223,192	£5,813,217
60% LAR : 40% CIR	25%	£8,394,733	£6,471,911	£6,462,641	£6,445,127	£6,346,578	£5,674,147	£5,264,514
60% LAR : 40% CIR	**30%**	**£7,809,846**	**£5,920,427**	**£5,911,178**	**£5,893,701**	**£5,795,243**	**£5,123,358**	**£4,714,030**
60% LAR : 40% CIR	35%	£7,223,304	£5,367,302	£5,358,071	£5,340,626	£5,242,248	£4,570,845	£4,161,782
60% LAR : 40% CIR	40%	£6,635,127	£4,812,552	£4,803,336	£4,785,919	£4,687,609	£4,016,621	£3,607,788
60% LAR : 40% CIR	45%	£6,045,328	£4,256,192	£4,246,989	£4,229,595	£4,131,344	£3,460,705	£3,052,068
60% LAR : 40% CIR	50%	£5,453,926	£3,698,240	£3,689,046	£3,671,672	£3,573,469	£2,903,114	£2,494,636

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,037,328	£11,947,664	£11,938,245	£11,920,481	£11,821,305	£11,145,122	£10,733,404
60% LAR : 40% CIR	5%	£13,460,952	£11,404,632	£11,395,248	£11,377,544	£11,278,517	£10,603,222	£10,191,998
60% LAR : 40% CIR	10%	£12,882,840	£10,859,878	£10,850,526	£10,832,877	£10,733,987	£10,059,510	£9,648,741
60% LAR : 40% CIR	15%	£12,303,011	£10,313,416	£10,304,094	£10,286,495	£10,187,729	£9,514,003	£9,103,650
60% LAR : 40% CIR	20%	£11,721,479	£9,765,264	£9,755,969	£9,738,415	£9,639,764	£8,966,719	£8,556,745
60% LAR : 40% CIR	25%	£11,138,260	£9,215,438	£9,206,168	£9,188,654	£9,090,106	£8,417,674	£8,008,042
60% LAR : 40% CIR	**30%**	**£10,553,373**	**£8,663,954**	**£8,654,705**	**£8,637,228**	**£8,538,770**	**£7,866,886**	**£7,457,557**
60% LAR : 40% CIR	35%	£9,966,831	£8,110,830	£8,101,598	£8,084,153	£7,985,775	£7,314,372	£6,905,309
60% LAR : 40% CIR	40%	£9,378,654	£7,556,079	£7,546,863	£7,529,446	£7,431,136	£6,760,148	£6,351,316
60% LAR : 40% CIR	45%	£8,788,855	£6,999,720	£6,990,516	£6,973,122	£6,874,871	£6,204,232	£5,795,595
60% LAR : 40% CIR	50%	£8,197,454	£6,441,768	£6,432,573	£6,415,199	£6,316,996	£5,646,641	£5,238,163

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,280,437	£15,190,773	£15,181,354	£15,163,590	£15,064,415	£14,388,231	£13,976,513
60% LAR : 40% CIR	5%	£16,704,061	£14,647,742	£14,638,357	£14,620,653	£14,521,626	£13,846,331	£13,435,107
60% LAR : 40% CIR	10%	£16,125,949	£14,102,987	£14,093,635	£14,075,986	£13,977,096	£13,302,619	£12,891,850
60% LAR : 40% CIR	15%	£15,546,120	£13,556,525	£13,547,203	£13,529,604	£13,430,838	£12,757,112	£12,346,759
60% LAR : 40% CIR	20%	£14,964,588	£13,008,373	£12,999,078	£12,981,524	£12,882,873	£12,209,828	£11,799,854
60% LAR : 40% CIR	25%	£14,381,369	£12,458,547	£12,449,277	£12,431,763	£12,333,215	£11,660,783	£11,251,151
60% LAR : 40% CIR	**30%**	**£13,796,482**	**£11,907,064**	**£11,897,814**	**£11,880,337**	**£11,781,879**	**£11,109,995**	**£10,700,666**
60% LAR : 40% CIR	35%	£13,209,940	£11,353,939	£11,344,707	£11,327,262	£11,228,884	£10,557,481	£10,148,418
60% LAR : 40% CIR	40%	£12,621,763	£10,799,188	£10,789,972	£10,772,555	£10,674,246	£10,003,258	£9,594,425
60% LAR : 40% CIR	45%	£12,031,965	£10,242,829	£10,233,625	£10,216,231	£10,117,980	£9,447,342	£9,038,704
60% LAR : 40% CIR	50%	£11,440,563	£9,684,877	£9,675,682	£9,658,308	£9,560,105	£8,889,750	£8,481,272

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR in Perp	
No Units	18
Site Area	0.16 Ha

Value Area	Zone A - Lower Cenral Zone	
Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£20,659,344	£18,569,555	£18,560,135	£18,542,371	£18,443,197	£17,767,013	£17,355,295
60% LAR : 40% CIR	5%	£20,019,376	£17,963,948	£17,954,563	£17,936,860	£17,837,833	£17,162,538	£16,751,313
60% LAR : 40% CIR	10%	£19,377,673	£17,356,618	£17,347,267	£17,329,617	£17,230,727	£16,556,251	£16,145,482
60% LAR : 40% CIR	15%	£18,734,251	£16,747,581	£16,738,261	£16,720,661	£16,621,896	£15,948,169	£15,537,817
60% LAR : 40% CIR	20%	£18,089,127	£16,136,855	£16,127,560	£16,110,006	£16,011,355	£15,338,310	£14,928,336
60% LAR : 40% CIR	25%	£17,442,318	£15,524,455	£15,515,183	£15,497,670	£15,399,121	£14,726,689	£14,317,057
60% LAR : 40% CIR	**30%**	**£16,793,838**	**£14,910,395**	**£14,901,146**	**£14,883,669**	**£14,785,211**	**£14,113,326**	**£13,703,998**
60% LAR : 40% CIR	35%	£16,143,705	£14,294,695	£14,285,464	£14,268,019	£14,169,641	£13,498,237	£13,089,175
60% LAR : 40% CIR	40%	£15,491,935	£13,677,370	£13,668,154	£13,650,737	£13,552,427	£12,881,439	£12,472,606
60% LAR : 40% CIR	45%	£14,838,545	£13,058,436	£13,049,231	£13,031,837	£12,933,587	£12,262,948	£11,854,310
60% LAR : 40% CIR	50%	£14,183,551	£12,437,908	£12,428,714	£12,411,339	£12,313,136	£11,642,783	£11,234,304

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,680,416	£2,590,628	£2,581,207	£2,563,444	£2,464,269	£1,788,085	£1,376,368
60% LAR : 40% CIR	5%	£4,040,449	£1,985,021	£1,975,636	£1,957,932	£1,858,906	£1,183,611	£772,386
60% LAR : 40% CIR	10%	£3,398,745	£1,377,690	£1,368,340	£1,350,690	£1,251,799	£577,323	£166,555
60% LAR : 40% CIR	15%	£2,755,324	£768,654	£759,333	£741,734	£642,969	-£30,758	-£441,111
60% LAR : 40% CIR	20%	£2,110,200	£157,928	£148,633	£131,079	£32,428	-£640,617	-£1,050,592
60% LAR : 40% CIR	25%	£1,463,390	-£454,473	-£463,744	-£481,257	-£579,806	-£1,252,238	-£1,661,870
60% LAR : 40% CIR	**30%**	**£814,911**	**-£1,068,532**	**-£1,077,782**	**-£1,095,258**	**-£1,193,716**	**-£1,865,601**	**-£2,274,929**
60% LAR : 40% CIR	35%	£164,777	-£1,684,232	-£1,693,464	-£1,710,908	-£1,809,286	-£2,480,690	-£2,889,752
60% LAR : 40% CIR	40%	-£486,992	-£2,301,558	-£2,310,774	-£2,328,190	-£2,426,500	-£3,097,488	-£3,506,321
60% LAR : 40% CIR	45%	-£1,140,383	-£2,920,491	-£2,929,696	-£2,947,090	-£3,045,340	-£3,715,980	-£4,124,617
60% LAR : 40% CIR	50%	-£1,795,376	-£3,541,019	-£3,550,213	-£3,567,588	-£3,665,791	-£4,336,144	-£4,744,623

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,301,635	£9,211,846	£9,202,426	£9,184,662	£9,085,488	£8,409,303	£7,997,586
60% LAR : 40% CIR	5%	£10,661,667	£8,606,239	£8,596,854	£8,579,151	£8,480,124	£7,804,829	£7,393,604
60% LAR : 40% CIR	10%	£10,019,964	£7,998,909	£7,989,558	£7,971,908	£7,873,018	£7,198,541	£6,787,773
60% LAR : 40% CIR	15%	£9,376,542	£7,389,872	£7,380,552	£7,362,952	£7,264,187	£6,590,460	£6,180,108
60% LAR : 40% CIR	20%	£8,731,418	£6,779,146	£6,769,851	£6,752,297	£6,653,646	£5,980,601	£5,570,626
60% LAR : 40% CIR	25%	£8,084,609	£6,166,745	£6,157,474	£6,139,961	£6,041,412	£5,368,980	£4,959,348
60% LAR : 40% CIR	**30%**	**£7,436,129**	**£5,552,686**	**£5,543,437**	**£5,525,960**	**£5,427,502**	**£4,755,617**	**£4,346,289**
60% LAR : 40% CIR	35%	£6,785,996	£4,936,986	£4,927,755	£4,910,310	£4,811,932	£4,140,528	£3,731,466
60% LAR : 40% CIR	40%	£6,134,226	£4,319,660	£4,310,445	£4,293,028	£4,194,718	£3,523,730	£3,114,897
60% LAR : 40% CIR	45%	£5,480,836	£3,700,727	£3,691,522	£3,674,128	£3,575,878	£2,905,239	£2,496,601
60% LAR : 40% CIR	50%	£4,825,842	£3,080,199	£3,071,005	£3,053,630	£2,955,427	£2,285,074	£1,876,595

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,045,162	£11,955,373	£11,945,953	£11,928,190	£11,829,015	£11,152,831	£10,741,113
60% LAR : 40% CIR	5%	£13,405,194	£11,349,766	£11,340,382	£11,322,678	£11,223,651	£10,548,356	£10,137,131
60% LAR : 40% CIR	10%	£12,763,491	£10,742,436	£10,733,085	£10,715,435	£10,616,545	£9,942,069	£9,531,300
60% LAR : 40% CIR	15%	£12,120,069	£10,133,399	£10,124,079	£10,106,479	£10,007,714	£9,333,987	£8,923,635
60% LAR : 40% CIR	20%	£11,474,945	£9,522,673	£9,513,378	£9,495,825	£9,397,173	£8,724,128	£8,314,154
60% LAR : 40% CIR	25%	£10,828,136	£8,910,273	£8,901,002	£8,883,489	£8,784,939	£8,112,508	£7,702,875
60% LAR : 40% CIR	**30%**	**£10,179,656**	**£8,296,214**	**£8,286,964**	**£8,269,487**	**£8,171,029**	**£7,499,145**	**£7,089,816**
60% LAR : 40% CIR	35%	£9,529,523	£7,680,513	£7,671,282	£7,653,837	£7,555,460	£6,884,055	£6,474,993
60% LAR : 40% CIR	40%	£8,877,753	£7,063,188	£7,053,972	£7,036,555	£6,938,245	£6,267,257	£5,858,425
60% LAR : 40% CIR	45%	£8,224,363	£6,444,254	£6,435,049	£6,417,656	£6,319,406	£5,648,766	£5,240,129
60% LAR : 40% CIR	50%	£7,569,369	£5,823,726	£5,814,532	£5,797,158	£5,698,955	£5,028,601	£4,620,122

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,288,271	£15,198,482	£15,189,062	£15,171,299	£15,072,124	£14,395,940	£13,984,222
60% LAR : 40% CIR	5%	£16,648,303	£14,592,875	£14,583,491	£14,565,787	£14,466,760	£13,791,465	£13,380,241
60% LAR : 40% CIR	10%	£16,006,600	£13,985,545	£13,976,194	£13,958,544	£13,859,654	£13,185,178	£12,774,409
60% LAR : 40% CIR	15%	£15,363,178	£13,376,508	£13,367,188	£13,349,588	£13,250,823	£12,577,097	£12,166,744
60% LAR : 40% CIR	20%	£14,718,054	£12,765,782	£12,756,487	£12,738,934	£12,640,282	£11,967,237	£11,557,263
60% LAR : 40% CIR	25%	£14,071,245	£12,153,382	£12,144,111	£12,126,598	£12,028,048	£11,355,617	£10,945,984
60% LAR : 40% CIR	**30%**	**£13,422,765**	**£11,539,323**	**£11,530,073**	**£11,512,596**	**£11,414,138**	**£10,742,254**	**£10,332,925**
60% LAR : 40% CIR	35%	£12,772,632	£10,923,622	£10,914,391	£10,896,946	£10,798,569	£10,127,164	£9,718,103
60% LAR : 40% CIR	40%	£12,120,862	£10,306,297	£10,297,081	£10,279,664	£10,181,354	£9,510,366	£9,101,534
60% LAR : 40% CIR	45%	£11,467,472	£9,687,363	£9,678,158	£9,660,765	£9,562,515	£8,891,875	£8,483,238
60% LAR : 40% CIR	50%	£10,812,479	£9,066,836	£9,057,641	£9,040,267	£8,942,064	£8,271,710	£7,863,231

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR in Perp		Value Area	Zone A - Medium Central Zone

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£23,626,963	£21,489,721	£21,480,302	£21,462,539	£21,363,364	£20,687,180	£20,275,462
60% LAR : 40% CIR	5%	£22,838,614	£20,738,106	£20,728,722	£20,711,019	£20,611,992	£19,936,696	£19,525,472
60% LAR : 40% CIR	10%	£22,048,531	£19,984,768	£19,975,417	£19,957,768	£19,858,877	£19,184,401	£18,773,632
60% LAR : 40% CIR	15%	£21,256,728	£19,229,724	£19,220,402	£19,202,802	£19,104,037	£18,430,311	£18,019,958
60% LAR : 40% CIR	20%	£20,463,223	£18,472,988	£18,463,694	£18,446,139	£18,347,488	£17,674,443	£17,264,470
60% LAR : 40% CIR	25%	£19,668,032	£17,714,579	£17,705,308	£17,687,795	£17,589,246	£16,916,815	£16,507,182
60% LAR : 40% CIR	**30%**	**£18,871,171**	**£16,954,512**	**£16,945,262**	**£16,927,785**	**£16,829,328**	**£16,157,444**	**£15,748,114**
60% LAR : 40% CIR	35%	£18,072,658	£16,192,804	£16,183,572	£16,166,127	£16,067,750	£15,396,345	£14,987,283
60% LAR : 40% CIR	40%	£17,272,507	£15,429,470	£15,420,253	£15,402,837	£15,304,528	£14,633,539	£14,224,707
60% LAR : 40% CIR	45%	£16,470,735	£14,664,527	£14,655,323	£14,637,930	£14,539,679	£13,869,040	£13,460,403
60% LAR : 40% CIR	50%	£15,667,361	£13,897,991	£13,888,797	£13,871,423	£13,773,220	£13,102,866	£12,694,387

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,648,036	£5,510,794	£5,501,375	£5,483,612	£5,384,437	£4,708,253	£4,296,534
60% LAR : 40% CIR	5%	£6,859,687	£4,759,179	£4,749,795	£4,732,091	£4,633,065	£3,957,769	£3,546,545
60% LAR : 40% CIR	10%	£6,069,604	£4,005,841	£3,996,490	£3,978,840	£3,879,950	£3,205,474	£2,794,704
60% LAR : 40% CIR	15%	£5,277,801	£3,250,796	£3,241,475	£3,223,875	£3,125,110	£2,451,383	£2,041,031
60% LAR : 40% CIR	20%	£4,484,296	£2,494,061	£2,484,767	£2,467,212	£2,368,561	£1,695,516	£1,285,542
60% LAR : 40% CIR	25%	£3,689,104	£1,735,652	£1,726,381	£1,708,868	£1,610,318	£937,888	£528,255
60% LAR : 40% CIR	**30%**	**£2,892,244**	**£975,585**	**£966,335**	**£948,858**	**£850,400**	**£178,517**	**-£230,813**
60% LAR : 40% CIR	35%	£2,093,730	£213,877	£204,644	£187,200	£88,822	-£582,582	-£991,644
60% LAR : 40% CIR	40%	£1,293,580	-£549,457	-£558,674	-£576,091	-£674,399	-£1,345,388	-£1,754,220
60% LAR : 40% CIR	45%	£491,808	-£1,314,400	-£1,323,605	-£1,340,997	-£1,439,248	-£2,109,887	-£2,518,524
60% LAR : 40% CIR	50%	-£311,566	-£2,080,936	-£2,090,130	-£2,107,505	-£2,205,708	-£2,876,061	-£3,284,540

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,269,254	£12,132,012	£12,122,593	£12,104,830	£12,005,655	£11,329,471	£10,917,752
60% LAR : 40% CIR	5%	£13,480,905	£11,380,397	£11,371,013	£11,353,310	£11,254,283	£10,578,987	£10,167,763
60% LAR : 40% CIR	10%	£12,690,822	£10,627,059	£10,617,708	£10,600,059	£10,501,168	£9,826,692	£9,415,923
60% LAR : 40% CIR	15%	£11,899,019	£9,872,014	£9,862,693	£9,845,093	£9,746,328	£9,072,602	£8,662,249
60% LAR : 40% CIR	20%	£11,105,514	£9,115,279	£9,105,985	£9,088,430	£8,989,779	£8,316,734	£7,906,761
60% LAR : 40% CIR	25%	£10,310,323	£8,356,870	£8,347,599	£8,330,086	£8,231,537	£7,559,106	£7,149,473
60% LAR : 40% CIR	**30%**	**£9,513,462**	**£7,596,803**	**£7,587,553**	**£7,570,076**	**£7,471,619**	**£6,799,735**	**£6,390,405**
60% LAR : 40% CIR	35%	£8,714,948	£6,835,095	£6,825,863	£6,808,418	£6,710,040	£6,038,636	£5,629,574
60% LAR : 40% CIR	40%	£7,914,798	£6,071,761	£6,062,544	£6,045,128	£5,946,819	£5,275,830	£4,866,998
60% LAR : 40% CIR	45%	£7,113,026	£5,306,818	£5,297,614	£5,280,221	£5,181,970	£4,511,331	£4,102,694
60% LAR : 40% CIR	50%	£6,309,652	£4,540,282	£4,531,088	£4,513,714	£4,415,511	£3,745,157	£3,336,678

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,012,781	£14,875,540	£14,866,120	£14,848,357	£14,749,182	£14,072,998	£13,661,280
60% LAR : 40% CIR	5%	£16,224,432	£14,123,924	£14,114,541	£14,096,837	£13,997,810	£13,322,514	£12,911,291
60% LAR : 40% CIR	10%	£15,434,349	£13,370,587	£13,361,235	£13,343,586	£13,244,696	£12,570,219	£12,159,450
60% LAR : 40% CIR	15%	£14,642,546	£12,615,542	£12,606,220	£12,588,621	£12,489,855	£11,816,129	£11,405,776
60% LAR : 40% CIR	20%	£13,849,041	£11,858,806	£11,849,512	£11,831,958	£11,733,306	£11,060,261	£10,650,288
60% LAR : 40% CIR	25%	£13,053,850	£11,100,397	£11,091,126	£11,073,613	£10,975,064	£10,302,633	£9,893,000
60% LAR : 40% CIR	**30%**	**£12,256,989**	**£10,340,330**	**£10,331,080**	**£10,313,604**	**£10,215,146**	**£9,543,262**	**£9,133,933**
60% LAR : 40% CIR	35%	£11,458,476	£9,578,622	£9,569,390	£9,551,946	£9,453,568	£8,782,164	£8,373,102
60% LAR : 40% CIR	40%	£10,658,325	£8,815,289	£8,806,072	£8,788,655	£8,690,346	£8,019,357	£7,610,525
60% LAR : 40% CIR	45%	£9,856,554	£8,050,346	£8,041,141	£8,023,748	£7,925,497	£7,254,858	£6,846,221
60% LAR : 40% CIR	50%	£9,053,179	£7,283,810	£7,274,615	£7,257,241	£7,159,038	£6,488,684	£6,080,205

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£20,255,890	£18,118,649	£18,109,229	£18,091,466	£17,992,291	£17,316,107	£16,904,389
60% LAR : 40% CIR	5%	£19,467,542	£17,367,033	£17,357,650	£17,339,946	£17,240,919	£16,565,623	£16,154,400
60% LAR : 40% CIR	10%	£18,677,458	£16,613,696	£16,604,344	£16,586,695	£16,487,805	£15,813,329	£15,402,559
60% LAR : 40% CIR	15%	£17,885,655	£15,858,651	£15,849,329	£15,831,730	£15,732,965	£15,059,238	£14,648,885
60% LAR : 40% CIR	20%	£17,092,150	£15,101,915	£15,092,622	£15,075,067	£14,976,415	£14,303,370	£13,893,397
60% LAR : 40% CIR	25%	£16,296,959	£14,343,507	£14,334,235	£14,316,723	£14,218,173	£13,545,742	£13,136,109
60% LAR : 40% CIR	**30%**	**£15,500,098**	**£13,583,439**	**£13,574,189**	**£13,556,713**	**£13,458,255**	**£12,786,371**	**£12,377,042**
60% LAR : 40% CIR	35%	£14,701,585	£12,821,731	£12,812,499	£12,795,055	£12,696,677	£12,025,273	£11,616,211
60% LAR : 40% CIR	40%	£13,901,434	£12,058,398	£12,049,181	£12,031,764	£11,933,455	£11,262,466	£10,853,635
60% LAR : 40% CIR	45%	£13,099,663	£11,293,455	£11,284,250	£11,266,857	£11,168,606	£10,497,967	£10,089,330
60% LAR : 40% CIR	50%	£12,296,288	£10,526,919	£10,517,724	£10,500,350	£10,402,147	£9,731,793	£9,323,314

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR in Perp

Value Area	**Zone A - Higher Central Zone**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£25,322,746	£23,158,388	£23,148,968	£23,131,205	£23,032,030	£22,355,847	£21,944,129
60% LAR : 40% CIR	5%	£24,449,608	£22,323,339	£22,313,956	£22,296,252	£22,197,225	£21,521,929	£21,110,706
60% LAR : 40% CIR	10%	£23,574,735	£21,486,568	£21,477,217	£21,459,567	£21,360,678	£20,686,201	£20,275,432
60% LAR : 40% CIR	15%	£22,698,143	£20,648,090	£20,638,769	£20,621,169	£20,522,404	£19,848,678	£19,438,325
60% LAR : 40% CIR	20%	£21,819,849	£19,807,922	£19,798,627	£19,781,074	£19,682,421	£19,009,377	£18,599,403
60% LAR : 40% CIR	25%	£20,939,869	£18,966,080	£18,956,808	£18,939,296	£18,840,746	£18,168,315	£17,758,682
60% LAR : 40% CIR	**30%**	**£20,058,220**	**£18,122,579**	**£18,113,330**	**£18,095,853**	**£17,997,394**	**£17,325,510**	**£16,916,181**
60% LAR : 40% CIR	35%	£19,174,917	£17,277,437	£17,268,206	£17,250,761	£17,152,383	£16,480,979	£16,071,917
60% LAR : 40% CIR	40%	£18,289,976	£16,430,670	£16,421,453	£16,404,037	£16,305,728	£15,634,739	£15,225,907
60% LAR : 40% CIR	45%	£17,403,417	£15,582,294	£15,573,090	£15,555,696	£15,457,446	£14,786,806	£14,378,169
60% LAR : 40% CIR	50%	£16,515,253	£14,732,325	£14,723,130	£14,705,756	£14,607,553	£13,937,200	£13,528,721

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,343,819	£7,179,461	£7,170,041	£7,152,278	£7,053,103	£6,376,920	£5,965,201
60% LAR : 40% CIR	5%	£8,470,681	£6,344,412	£6,335,028	£6,317,325	£6,218,298	£5,543,002	£5,131,778
60% LAR : 40% CIR	10%	£7,595,808	£5,507,641	£5,498,290	£5,480,640	£5,381,751	£4,707,274	£4,296,505
60% LAR : 40% CIR	15%	£6,719,216	£4,669,163	£4,659,842	£4,642,242	£4,543,477	£3,869,750	£3,459,398
60% LAR : 40% CIR	20%	£5,840,922	£3,828,995	£3,819,700	£3,802,146	£3,703,494	£3,030,450	£2,620,475
60% LAR : 40% CIR	25%	£4,960,941	£2,987,152	£2,977,881	£2,960,368	£2,861,819	£2,189,388	£1,779,755
60% LAR : 40% CIR	**30%**	**£4,079,292**	**£2,143,652**	**£2,134,402**	**£2,116,926**	**£2,018,467**	**£1,346,583**	**£937,254**
60% LAR : 40% CIR	35%	£3,195,989	£1,298,510	£1,289,278	£1,271,834	£1,173,456	£502,052	£92,990
60% LAR : 40% CIR	40%	£2,311,049	£451,743	£442,526	£425,109	£326,801	-£344,188	-£753,020
60% LAR : 40% CIR	45%	£1,424,489	-£396,634	-£405,837	-£423,231	-£521,481	-£1,192,121	-£1,600,758
60% LAR : 40% CIR	50%	£536,325	-£1,246,602	-£1,255,797	-£1,273,171	-£1,371,374	-£2,041,728	-£2,450,207

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,965,037	£13,800,679	£13,791,259	£13,773,496	£13,674,321	£12,998,138	£12,586,420
60% LAR : 40% CIR	5%	£15,091,899	£12,965,630	£12,956,247	£12,938,543	£12,839,516	£12,164,220	£11,752,997
60% LAR : 40% CIR	10%	£14,217,026	£12,128,859	£12,119,508	£12,101,858	£12,002,969	£11,328,492	£10,917,723
60% LAR : 40% CIR	15%	£13,340,434	£11,290,381	£11,281,060	£11,263,460	£11,164,695	£10,490,968	£10,080,616
60% LAR : 40% CIR	20%	£12,462,140	£10,450,213	£10,440,918	£10,423,364	£10,324,712	£9,651,668	£9,241,694
60% LAR : 40% CIR	25%	£11,582,160	£9,608,370	£9,599,099	£9,581,586	£9,483,037	£8,810,606	£8,400,973
60% LAR : 40% CIR	**30%**	**£10,700,510**	**£8,764,870**	**£8,755,621**	**£8,738,144**	**£8,639,685**	**£7,967,801**	**£7,558,472**
60% LAR : 40% CIR	35%	£9,817,208	£7,919,728	£7,910,496	£7,893,052	£7,794,674	£7,123,270	£6,714,208
60% LAR : 40% CIR	40%	£8,932,267	£7,072,961	£7,063,744	£7,046,328	£6,948,019	£6,277,030	£5,868,198
60% LAR : 40% CIR	45%	£8,045,707	£6,224,585	£6,215,381	£6,197,987	£6,099,737	£5,429,097	£5,020,460
60% LAR : 40% CIR	50%	£7,157,543	£5,374,616	£5,365,421	£5,348,047	£5,249,844	£4,579,491	£4,171,011

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,708,564	£16,544,207	£16,534,786	£16,517,023	£16,417,848	£15,741,665	£15,329,947
60% LAR : 40% CIR	5%	£17,835,426	£15,709,158	£15,699,774	£15,682,070	£15,583,043	£14,907,748	£14,496,524
60% LAR : 40% CIR	10%	£16,960,553	£14,872,386	£14,863,036	£14,845,385	£14,746,496	£14,072,019	£13,661,250
60% LAR : 40% CIR	15%	£16,083,961	£14,033,909	£14,024,587	£14,006,987	£13,908,222	£13,234,496	£12,824,143
60% LAR : 40% CIR	20%	£15,205,668	£13,193,740	£13,184,446	£13,166,892	£13,068,239	£12,395,195	£11,985,221
60% LAR : 40% CIR	25%	£14,325,687	£12,351,898	£12,342,627	£12,325,114	£12,226,564	£11,554,134	£11,144,500
60% LAR : 40% CIR	**30%**	**£13,444,038**	**£11,508,398**	**£11,499,148**	**£11,481,671**	**£11,383,212**	**£10,711,329**	**£10,301,999**
60% LAR : 40% CIR	35%	£12,560,735	£10,663,255	£10,654,024	£10,636,579	£10,538,201	£9,866,797	£9,457,735
60% LAR : 40% CIR	40%	£11,675,795	£9,816,489	£9,807,272	£9,789,855	£9,691,546	£9,020,557	£8,611,726
60% LAR : 40% CIR	45%	£10,789,235	£8,968,112	£8,958,908	£8,941,514	£8,843,264	£8,172,625	£7,763,987
60% LAR : 40% CIR	50%	£9,901,071	£8,118,143	£8,108,949	£8,091,574	£7,993,371	£7,323,018	£6,914,539

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,951,674	£19,787,316	£19,777,895	£19,760,132	£19,660,957	£18,984,774	£18,573,056
60% LAR : 40% CIR	5%	£21,078,535	£18,952,267	£18,942,883	£18,925,179	£18,826,152	£18,150,857	£17,739,633
60% LAR : 40% CIR	10%	£20,203,662	£18,115,495	£18,106,145	£18,088,495	£17,989,605	£17,315,128	£16,904,359
60% LAR : 40% CIR	15%	£19,327,070	£17,277,018	£17,267,696	£17,250,097	£17,151,331	£16,477,605	£16,067,252
60% LAR : 40% CIR	20%	£18,448,777	£16,436,849	£16,427,555	£16,410,001	£16,311,348	£15,638,304	£15,228,330
60% LAR : 40% CIR	25%	£17,568,796	£15,595,007	£15,585,736	£15,568,223	£15,469,673	£14,797,243	£14,387,609
60% LAR : 40% CIR	**30%**	**£16,687,147**	**£14,751,507**	**£14,742,257**	**£14,724,780**	**£14,626,321**	**£13,954,438**	**£13,545,108**
60% LAR : 40% CIR	35%	£15,803,844	£13,906,364	£13,897,133	£13,879,688	£13,781,311	£13,109,906	£12,700,844
60% LAR : 40% CIR	40%	£14,918,904	£13,059,598	£13,050,381	£13,032,964	£12,934,655	£12,263,666	£11,854,835
60% LAR : 40% CIR	45%	£14,032,344	£12,211,221	£12,202,017	£12,184,624	£12,086,373	£11,415,734	£11,007,096
60% LAR : 40% CIR	50%	£13,144,180	£11,361,252	£11,352,058	£11,334,683	£11,236,480	£10,566,127	£10,157,648

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR for 15 Years	
Value Area	Zone A - Zone 1 and Eastern Central Zone

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,643,842	£15,848,998	£15,839,579	£15,821,816	£15,722,641	£15,046,457	£14,634,738
60% LAR : 40% CIR	5%	£17,133,747	£15,366,768	£15,357,383	£15,339,679	£15,240,653	£14,565,358	£14,154,133
60% LAR : 40% CIR	10%	£16,621,917	£14,882,813	£14,873,463	£14,855,812	£14,756,923	£14,082,446	£13,671,677
60% LAR : 40% CIR	15%	£16,108,368	£14,397,153	£14,387,832	£14,370,232	£14,271,467	£13,597,740	£13,187,388
60% LAR : 40% CIR	20%	£15,593,117	£13,909,803	£13,900,508	£13,882,954	£13,784,302	£13,111,258	£12,701,283
60% LAR : 40% CIR	25%	£15,076,180	£13,420,778	£13,411,507	£13,393,994	£13,295,444	£12,623,014	£12,213,380
60% LAR : 40% CIR	**30%**	**£14,557,572**	**£12,930,095**	**£12,920,845**	**£12,903,369**	**£12,804,910**	**£12,133,026**	**£11,723,697**
60% LAR : 40% CIR	35%	£14,037,313	£12,437,770	£12,428,539	£12,411,095	£12,312,716	£11,641,313	£11,232,251
60% LAR : 40% CIR	40%	£13,515,416	£11,943,821	£11,934,605	£11,917,188	£11,818,878	£11,147,890	£10,739,059
60% LAR : 40% CIR	45%	£12,991,899	£11,448,263	£11,439,059	£11,421,665	£11,323,414	£10,652,775	£10,244,138
60% LAR : 40% CIR	50%	£12,466,778	£10,951,112	£10,941,917	£10,924,542	£10,826,339	£10,155,985	£9,747,507

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,664,915	-£129,929	-£139,348	-£157,112	-£256,286	-£932,470	-£1,344,189
60% LAR : 40% CIR	5%	£1,154,820	-£612,159	-£621,544	-£639,248	-£738,275	-£1,413,569	-£1,824,794
60% LAR : 40% CIR	10%	£642,990	-£1,096,114	-£1,105,465	-£1,123,115	-£1,222,004	-£1,896,481	-£2,307,250
60% LAR : 40% CIR	15%	£129,441	-£1,581,774	-£1,591,096	-£1,608,695	-£1,707,460	-£2,381,187	-£2,791,539
60% LAR : 40% CIR	20%	-£385,810	-£2,069,125	-£2,078,419	-£2,095,973	-£2,194,625	-£2,867,670	-£3,277,644
60% LAR : 40% CIR	25%	-£902,748	-£2,558,149	-£2,567,421	-£2,584,933	-£2,683,483	-£3,355,914	-£3,765,547
60% LAR : 40% CIR	**30%**	**-£1,421,355**	**-£3,048,832**	**-£3,058,083**	**-£3,075,558**	**-£3,174,017**	**-£3,845,901**	**-£4,255,230**
60% LAR : 40% CIR	35%	-£1,941,615	-£3,541,157	-£3,550,388	-£3,567,833	-£3,666,211	-£4,337,614	-£4,746,676
60% LAR : 40% CIR	40%	-£2,463,511	-£4,035,107	-£4,044,322	-£4,061,739	-£4,160,049	-£4,831,037	-£5,239,869
60% LAR : 40% CIR	45%	-£2,987,029	-£4,530,665	-£4,539,868	-£4,557,262	-£4,655,513	-£5,326,152	-£5,734,789
60% LAR : 40% CIR	50%	-£3,512,150	-£5,027,816	-£5,037,010	-£5,054,385	-£5,152,588	-£5,822,942	-£6,231,420

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,286,133	£6,491,289	£6,481,870	£6,464,107	£6,364,932	£5,688,748	£5,277,029
60% LAR : 40% CIR	5%	£7,776,038	£6,009,059	£5,999,674	£5,981,970	£5,882,944	£5,207,649	£4,796,424
60% LAR : 40% CIR	10%	£7,264,208	£5,525,104	£5,515,754	£5,498,103	£5,399,214	£4,724,737	£4,313,968
60% LAR : 40% CIR	15%	£6,750,659	£5,039,444	£5,030,123	£5,012,523	£4,913,758	£4,240,031	£3,829,679
60% LAR : 40% CIR	20%	£6,235,408	£4,552,094	£4,542,799	£4,525,245	£4,426,593	£3,753,548	£3,343,574
60% LAR : 40% CIR	25%	£5,718,470	£4,063,069	£4,053,798	£4,036,285	£3,937,735	£3,265,305	£2,855,671
60% LAR : 40% CIR	**30%**	**£5,199,863**	**£3,572,386**	**£3,563,136**	**£3,545,660**	**£3,447,201**	**£2,775,317**	**£2,365,988**
60% LAR : 40% CIR	35%	£4,679,603	£3,080,061	£3,070,830	£3,053,386	£2,955,007	£2,283,604	£1,874,542
60% LAR : 40% CIR	40%	£4,157,707	£2,586,112	£2,576,896	£2,559,479	£2,461,169	£1,790,181	£1,381,350
60% LAR : 40% CIR	45%	£3,634,189	£2,090,554	£2,081,350	£2,063,956	£1,965,705	£1,295,066	£886,429
60% LAR : 40% CIR	50%	£3,109,068	£1,593,403	£1,584,208	£1,566,833	£1,468,630	£798,276	£389,798

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,029,660	£9,234,816	£9,225,397	£9,207,634	£9,108,459	£8,432,275	£8,020,557
60% LAR : 40% CIR	5%	£10,519,565	£8,752,586	£8,743,201	£8,725,498	£8,626,471	£7,951,176	£7,539,951
60% LAR : 40% CIR	10%	£10,007,735	£8,268,631	£8,259,281	£8,241,631	£8,142,741	£7,468,264	£7,057,496
60% LAR : 40% CIR	15%	£9,494,186	£7,782,971	£7,773,650	£7,756,050	£7,657,285	£6,983,559	£6,573,206
60% LAR : 40% CIR	20%	£8,978,935	£7,295,621	£7,286,326	£7,268,772	£7,170,120	£6,497,076	£6,087,101
60% LAR : 40% CIR	25%	£8,461,998	£6,806,596	£6,797,325	£6,779,812	£6,681,262	£6,008,832	£5,599,199
60% LAR : 40% CIR	**30%**	**£7,943,391**	**£6,315,913**	**£6,306,663**	**£6,289,187**	**£6,190,728**	**£5,518,845**	**£5,109,515**
60% LAR : 40% CIR	35%	£7,423,131	£5,823,589	£5,814,357	£5,796,913	£5,698,534	£5,027,131	£4,618,069
60% LAR : 40% CIR	40%	£6,901,235	£5,329,639	£5,320,423	£5,303,006	£5,204,697	£4,533,709	£4,124,877
60% LAR : 40% CIR	45%	£6,377,717	£4,834,081	£4,824,877	£4,807,483	£4,709,232	£4,038,594	£3,629,956
60% LAR : 40% CIR	50%	£5,852,596	£4,336,930	£4,327,735	£4,310,360	£4,212,157	£3,541,803	£3,133,325

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,272,769	£12,477,925	£12,468,506	£12,450,743	£12,351,568	£11,675,384	£11,263,666
60% LAR : 40% CIR	5%	£13,762,674	£11,995,695	£11,986,311	£11,968,607	£11,869,580	£11,194,285	£10,783,060
60% LAR : 40% CIR	10%	£13,250,844	£11,511,740	£11,502,390	£11,484,740	£11,385,850	£10,711,373	£10,300,605
60% LAR : 40% CIR	15%	£12,737,295	£11,026,081	£11,016,759	£10,999,159	£10,900,394	£10,226,668	£9,816,315
60% LAR : 40% CIR	20%	£12,222,045	£10,538,730	£10,529,435	£10,511,881	£10,413,229	£9,740,185	£9,330,210
60% LAR : 40% CIR	25%	£11,705,107	£10,049,705	£10,040,434	£10,022,921	£9,924,372	£9,251,941	£8,842,308
60% LAR : 40% CIR	**30%**	**£11,186,500**	**£9,559,023**	**£9,549,772**	**£9,532,296**	**£9,433,837**	**£8,761,954**	**£8,352,624**
60% LAR : 40% CIR	35%	£10,666,240	£9,066,698	£9,057,466	£9,040,022	£8,941,643	£8,270,240	£7,861,178
60% LAR : 40% CIR	40%	£10,144,344	£8,572,748	£8,563,532	£8,546,115	£8,447,806	£7,776,818	£7,367,986
60% LAR : 40% CIR	45%	£9,620,826	£8,077,190	£8,067,986	£8,050,593	£7,952,341	£7,281,703	£6,873,065
60% LAR : 40% CIR	50%	£9,095,705	£7,580,039	£7,570,844	£7,553,469	£7,455,266	£6,784,913	£6,376,435

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR for 15 Years		Value Area	Zone A - Kings Cross Lower

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,414,422	£19,559,287	£19,549,866	£19,532,103	£19,432,928	£18,756,744	£18,345,027
60% LAR : 40% CIR	5%	£20,904,328	£19,077,055	£19,067,672	£19,049,967	£18,950,940	£18,275,645	£17,864,421
60% LAR : 40% CIR	10%	£20,392,497	£18,593,102	£18,583,750	£18,566,101	£18,467,210	£17,792,734	£17,381,965
60% LAR : 40% CIR	15%	£19,878,948	£18,107,441	£18,098,119	£18,080,520	£17,981,754	£17,308,028	£16,897,675
60% LAR : 40% CIR	20%	£19,363,697	£17,620,090	£17,610,795	£17,593,241	£17,494,590	£16,821,545	£16,411,571
60% LAR : 40% CIR	25%	£18,846,760	£17,131,065	£17,121,794	£17,104,281	£17,005,732	£16,333,301	£15,923,668
60% LAR : 40% CIR	**30%**	**£18,328,153**	**£16,640,383**	**£16,631,133**	**£16,613,656**	**£16,515,197**	**£15,843,314**	**£15,433,984**
60% LAR : 40% CIR	35%	£17,807,893	£16,148,058	£16,138,827	£16,121,382	£16,023,004	£15,351,600	£14,942,538
60% LAR : 40% CIR	40%	£17,285,996	£15,654,109	£15,644,892	£15,627,475	£15,529,167	£14,858,178	£14,449,346
60% LAR : 40% CIR	45%	£16,762,479	£15,158,550	£15,149,346	£15,131,953	£15,033,701	£14,363,063	£13,954,426
60% LAR : 40% CIR	50%	£16,237,357	£14,661,399	£14,652,205	£14,634,830	£14,536,627	£13,866,274	£13,457,795

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,435,494	£3,580,359	£3,570,939	£3,553,176	£3,454,001	£2,777,817	£2,366,100
60% LAR : 40% CIR	5%	£4,925,400	£3,098,128	£3,088,744	£3,071,040	£2,972,013	£2,296,718	£1,885,493
60% LAR : 40% CIR	10%	£4,413,569	£2,614,174	£2,604,823	£2,587,174	£2,488,283	£1,813,807	£1,403,037
60% LAR : 40% CIR	15%	£3,900,021	£2,128,513	£2,119,192	£2,101,592	£2,002,827	£1,329,100	£918,748
60% LAR : 40% CIR	20%	£3,384,770	£1,641,163	£1,631,868	£1,614,314	£1,515,663	£842,618	£432,643
60% LAR : 40% CIR	25%	£2,867,833	£1,152,138	£1,142,867	£1,125,354	£1,026,804	£354,374	-£55,260
60% LAR : 40% CIR	**30%**	**£2,349,226**	**£661,455**	**£652,206**	**£634,729**	**£536,270**	**-£135,614**	**-£544,943**
60% LAR : 40% CIR	35%	£1,828,966	£169,130	£159,899	£142,455	£44,077	-£627,327	-£1,036,389
60% LAR : 40% CIR	40%	£1,307,069	-£324,818	-£334,035	-£351,452	-£449,761	-£1,120,750	-£1,529,581
60% LAR : 40% CIR	45%	£783,552	-£820,377	-£829,581	-£846,975	-£945,226	-£1,615,865	-£2,024,502
60% LAR : 40% CIR	50%	£258,430	-£1,317,528	-£1,326,723	-£1,344,097	-£1,442,300	-£2,112,654	-£2,521,133

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,056,713	£10,201,577	£10,192,157	£10,174,394	£10,075,219	£9,399,035	£8,987,318
60% LAR : 40% CIR	5%	£11,546,618	£9,719,346	£9,709,963	£9,692,258	£9,593,231	£8,917,936	£8,506,711
60% LAR : 40% CIR	10%	£11,034,787	£9,235,392	£9,226,041	£9,208,392	£9,109,501	£8,435,025	£8,024,256
60% LAR : 40% CIR	15%	£10,521,239	£8,749,732	£8,740,410	£8,722,810	£8,624,045	£7,950,319	£7,539,966
60% LAR : 40% CIR	20%	£10,005,988	£8,262,381	£8,253,086	£8,235,532	£8,136,881	£7,463,836	£7,053,861
60% LAR : 40% CIR	25%	£9,489,051	£7,773,356	£7,764,085	£7,746,572	£7,648,023	£6,975,592	£6,565,959
60% LAR : 40% CIR	**30%**	**£8,970,444**	**£7,282,674**	**£7,273,424**	**£7,255,947**	**£7,157,488**	**£6,485,605**	**£6,076,275**
60% LAR : 40% CIR	35%	£8,450,184	£6,790,349	£6,781,117	£6,763,673	£6,665,295	£5,993,891	£5,584,829
60% LAR : 40% CIR	40%	£7,928,287	£6,296,400	£6,287,183	£6,269,766	£6,171,458	£5,500,469	£5,091,637
60% LAR : 40% CIR	45%	£7,404,770	£5,800,841	£5,791,637	£5,774,243	£5,675,992	£5,005,354	£4,596,716
60% LAR : 40% CIR	50%	£6,879,648	£5,303,690	£5,294,495	£5,277,121	£5,178,918	£4,508,565	£4,100,085

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,800,240	£12,945,105	£12,935,685	£12,917,921	£12,818,747	£12,142,562	£11,730,845
60% LAR : 40% CIR	5%	£14,290,146	£12,462,874	£12,453,490	£12,435,785	£12,336,758	£11,661,463	£11,250,239
60% LAR : 40% CIR	10%	£13,778,315	£11,978,920	£11,969,568	£11,951,919	£11,853,029	£11,178,553	£10,767,783
60% LAR : 40% CIR	15%	£13,264,767	£11,493,259	£11,483,937	£11,466,338	£11,367,572	£10,693,846	£10,283,493
60% LAR : 40% CIR	20%	£12,749,515	£11,005,908	£10,996,613	£10,979,060	£10,880,408	£10,207,363	£9,797,389
60% LAR : 40% CIR	25%	£12,232,578	£10,516,883	£10,507,612	£10,490,099	£10,391,550	£9,719,119	£9,309,486
60% LAR : 40% CIR	**30%**	**£11,713,971**	**£10,026,201**	**£10,016,951**	**£9,999,474**	**£9,901,016**	**£9,229,132**	**£8,819,803**
60% LAR : 40% CIR	35%	£11,193,711	£9,533,876	£9,524,645	£9,507,200	£9,408,822	£8,737,418	£8,328,356
60% LAR : 40% CIR	40%	£10,671,814	£9,039,927	£9,030,710	£9,013,294	£8,914,985	£8,243,996	£7,835,164
60% LAR : 40% CIR	45%	£10,148,297	£8,544,368	£8,535,164	£8,517,771	£8,419,520	£7,748,881	£7,340,244
60% LAR : 40% CIR	50%	£9,623,175	£8,047,217	£8,038,023	£8,020,648	£7,922,445	£7,252,092	£6,843,613

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,043,349	£16,188,214	£16,178,794	£16,161,030	£16,061,856	£15,385,671	£14,973,954
60% LAR : 40% CIR	5%	£17,533,255	£15,705,983	£15,696,599	£15,678,894	£15,579,867	£14,904,573	£14,493,348
60% LAR : 40% CIR	10%	£17,021,424	£15,222,029	£15,212,677	£15,195,028	£15,096,138	£14,421,662	£14,010,892
60% LAR : 40% CIR	15%	£16,507,876	£14,736,368	£14,727,046	£14,709,447	£14,610,682	£13,936,955	£13,526,602
60% LAR : 40% CIR	20%	£15,992,624	£14,249,017	£14,239,723	£14,222,169	£14,123,517	£13,450,472	£13,040,498
60% LAR : 40% CIR	25%	£15,475,687	£13,759,992	£13,750,721	£13,733,208	£13,634,659	£12,962,228	£12,552,595
60% LAR : 40% CIR	**30%**	**£14,957,080**	**£13,269,310**	**£13,260,060**	**£13,242,583**	**£13,144,125**	**£12,472,241**	**£12,062,912**
60% LAR : 40% CIR	35%	£14,436,820	£12,776,985	£12,767,754	£12,750,309	£12,651,932	£11,980,527	£11,571,465
60% LAR : 40% CIR	40%	£13,914,923	£12,283,036	£12,273,819	£12,256,403	£12,158,094	£11,487,105	£11,078,273
60% LAR : 40% CIR	45%	£13,391,406	£11,787,477	£11,778,274	£11,760,880	£11,662,629	£10,991,990	£10,583,353
60% LAR : 40% CIR	50%	£12,866,284	£11,290,326	£11,281,132	£11,263,757	£11,165,554	£10,495,201	£10,086,722

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR for 15 Years		Value Area	Zone A - Kings Cross Higher

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£22,686,259	£20,810,786	£20,801,367	£20,783,603	£20,684,429	£20,008,245	£19,596,527
60% LAR : 40% CIR	5%	£22,112,572	£20,265,980	£20,256,596	£20,238,893	£20,139,866	£19,464,570	£19,053,346
60% LAR : 40% CIR	10%	£21,537,150	£19,719,452	£19,710,100	£19,692,451	£19,593,561	£18,919,085	£18,508,315
60% LAR : 40% CIR	15%	£20,960,010	£19,171,216	£19,161,895	£19,144,295	£19,045,530	£18,371,803	£17,961,451
60% LAR : 40% CIR	20%	£20,381,166	£18,621,290	£18,611,995	£18,594,441	£18,495,790	£17,822,745	£17,412,771
60% LAR : 40% CIR	25%	£19,800,637	£18,069,691	£18,060,420	£18,042,907	£17,944,357	£17,271,927	£16,862,293
60% LAR : 40% CIR	**30%**	**£19,218,438**	**£17,516,433**	**£17,507,183**	**£17,489,706**	**£17,391,248**	**£16,719,364**	**£16,310,034**
60% LAR : 40% CIR	35%	£18,634,587	£16,961,533	£16,952,302	£16,934,857	£16,836,479	£16,165,075	£15,756,014
60% LAR : 40% CIR	40%	£18,049,098	£16,405,009	£16,395,792	£16,378,375	£16,280,067	£15,609,077	£15,200,246
60% LAR : 40% CIR	45%	£17,461,989	£15,846,875	£15,837,672	£15,820,278	£15,722,027	£15,051,388	£14,642,751
60% LAR : 40% CIR	50%	£16,873,276	£15,287,150	£15,277,954	£15,260,580	£15,162,377	£14,492,023	£14,083,544

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,707,331	£4,831,859	£4,822,439	£4,804,676	£4,705,501	£4,029,317	£3,617,600
60% LAR : 40% CIR	5%	£6,133,645	£4,287,053	£4,277,669	£4,259,965	£4,160,939	£3,485,643	£3,074,419
60% LAR : 40% CIR	10%	£5,558,223	£3,740,524	£3,731,173	£3,713,524	£3,614,633	£2,940,157	£2,529,388
60% LAR : 40% CIR	15%	£4,981,082	£3,192,289	£3,182,967	£3,165,368	£3,066,603	£2,392,876	£1,982,523
60% LAR : 40% CIR	20%	£4,402,239	£2,642,363	£2,633,068	£2,615,514	£2,516,863	£1,843,818	£1,433,843
60% LAR : 40% CIR	25%	£3,821,710	£2,090,763	£2,081,492	£2,063,979	£1,965,430	£1,292,999	£883,366
60% LAR : 40% CIR	**30%**	**£3,239,511**	**£1,537,505**	**£1,528,256**	**£1,510,779**	**£1,412,321**	**£740,436**	**£331,107**
60% LAR : 40% CIR	35%	£2,655,660	£982,606	£973,375	£955,930	£857,551	£186,148	-£222,914
60% LAR : 40% CIR	40%	£2,070,171	£426,082	£416,865	£399,448	£301,139	-£369,850	-£778,681
60% LAR : 40% CIR	45%	£1,483,061	-£132,052	-£141,256	-£158,649	-£256,901	-£927,539	-£1,336,177
60% LAR : 40% CIR	50%	£894,349	-£691,778	-£700,973	-£718,347	-£816,550	-£1,486,904	-£1,895,383

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,328,550	£11,453,077	£11,443,658	£11,425,894	£11,326,720	£10,650,535	£10,238,818
60% LAR : 40% CIR	5%	£12,754,863	£10,908,271	£10,898,887	£10,881,183	£10,782,157	£10,106,861	£9,695,637
60% LAR : 40% CIR	10%	£12,179,441	£10,361,743	£10,352,391	£10,334,742	£10,235,852	£9,561,375	£9,150,606
60% LAR : 40% CIR	15%	£11,602,301	£9,813,507	£9,804,186	£9,786,586	£9,687,821	£9,014,094	£8,603,742
60% LAR : 40% CIR	20%	£11,023,457	£9,263,581	£9,254,286	£9,236,732	£9,138,081	£8,465,036	£8,055,062
60% LAR : 40% CIR	25%	£10,442,928	£8,711,982	£8,702,710	£8,685,198	£8,586,648	£7,914,217	£7,504,584
60% LAR : 40% CIR	**30%**	**£9,860,729**	**£8,158,723**	**£8,149,474**	**£8,131,997**	**£8,033,539**	**£7,361,655**	**£6,952,325**
60% LAR : 40% CIR	35%	£9,276,878	£7,603,824	£7,594,593	£7,577,148	£7,478,770	£6,807,366	£6,398,304
60% LAR : 40% CIR	40%	£8,691,389	£7,047,300	£7,038,083	£7,020,666	£6,922,357	£6,251,368	£5,842,537
60% LAR : 40% CIR	45%	£8,104,280	£6,489,166	£6,479,962	£6,462,569	£6,364,318	£5,693,679	£5,285,042
60% LAR : 40% CIR	50%	£7,515,567	£5,929,441	£5,920,245	£5,902,871	£5,804,668	£5,134,314	£4,725,835

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,072,077	£14,196,604	£14,187,185	£14,169,422	£14,070,247	£13,394,063	£12,982,345
60% LAR : 40% CIR	5%	£15,498,390	£13,651,798	£13,642,415	£13,624,711	£13,525,684	£12,850,388	£12,439,164
60% LAR : 40% CIR	10%	£14,922,969	£13,105,270	£13,095,918	£13,078,269	£12,979,379	£12,304,903	£11,894,133
60% LAR : 40% CIR	15%	£14,345,828	£12,557,034	£12,547,713	£12,530,113	£12,431,348	£11,757,622	£11,347,269
60% LAR : 40% CIR	20%	£13,766,985	£12,007,108	£11,997,814	£11,980,260	£11,881,608	£11,208,563	£10,798,589
60% LAR : 40% CIR	25%	£13,186,455	£11,455,509	£11,446,238	£11,428,725	£11,330,175	£10,657,745	£10,248,111
60% LAR : 40% CIR	**30%**	**£12,604,257**	**£10,902,251**	**£10,893,001**	**£10,875,524**	**£10,777,067**	**£10,105,182**	**£9,695,852**
60% LAR : 40% CIR	35%	£12,020,405	£10,347,351	£10,338,120	£10,320,676	£10,222,297	£9,550,894	£9,141,832
60% LAR : 40% CIR	40%	£11,434,916	£9,790,827	£9,781,610	£9,764,193	£9,665,885	£8,994,896	£8,586,064
60% LAR : 40% CIR	45%	£10,847,807	£9,232,693	£9,223,490	£9,206,096	£9,107,845	£8,437,206	£8,028,569
60% LAR : 40% CIR	50%	£10,259,094	£8,672,968	£8,663,772	£8,646,398	£8,548,195	£7,877,841	£7,469,362

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£19,315,186	£17,439,713	£17,430,294	£17,412,531	£17,313,356	£16,637,172	£16,225,454
60% LAR : 40% CIR	5%	£18,741,499	£16,894,907	£16,885,524	£16,867,820	£16,768,793	£16,093,497	£15,682,274
60% LAR : 40% CIR	10%	£18,166,078	£16,348,379	£16,339,027	£16,321,378	£16,222,488	£15,548,012	£15,137,242
60% LAR : 40% CIR	15%	£17,588,937	£15,800,143	£15,790,822	£15,773,222	£15,674,457	£15,000,731	£14,590,378
60% LAR : 40% CIR	20%	£17,010,094	£15,250,217	£15,240,923	£15,223,369	£15,124,717	£14,451,672	£14,041,698
60% LAR : 40% CIR	25%	£16,429,564	£14,698,618	£14,689,347	£14,671,834	£14,573,284	£13,900,854	£13,491,220
60% LAR : 40% CIR	**30%**	**£15,847,366**	**£14,145,360**	**£14,136,110**	**£14,118,633**	**£14,020,176**	**£13,348,291**	**£12,938,962**
60% LAR : 40% CIR	35%	£15,263,514	£13,590,460	£13,581,229	£13,563,785	£13,465,406	£12,794,003	£12,384,941
60% LAR : 40% CIR	40%	£14,678,025	£13,033,936	£13,024,719	£13,007,302	£12,908,994	£12,238,005	£11,829,173
60% LAR : 40% CIR	45%	£14,090,916	£12,475,802	£12,466,599	£12,449,205	£12,350,954	£11,680,315	£11,271,678
60% LAR : 40% CIR	50%	£13,502,203	£11,916,077	£11,906,881	£11,889,507	£11,791,304	£11,120,951	£10,712,471

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR for 15 Years	
No Units	18
Site Area	0.16 Ha

Value Area	Zone A - Lower Cenral Zone	
Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£22,562,123	£20,688,635	£20,679,214	£20,661,451	£20,562,276	£19,886,092	£19,474,375
60% LAR : 40% CIR	5%	£21,924,843	£20,081,253	£20,071,869	£20,054,166	£19,955,139	£19,279,843	£18,868,619
60% LAR : 40% CIR	10%	£21,285,830	£19,472,149	£19,462,799	£19,445,149	£19,346,258	£18,671,782	£18,261,012
60% LAR : 40% CIR	15%	£20,645,097	£18,861,339	£18,852,018	£18,834,418	£18,735,653	£18,061,926	£17,651,574
60% LAR : 40% CIR	20%	£20,002,662	£18,248,838	£18,239,544	£18,221,990	£18,123,338	£17,450,293	£17,040,319
60% LAR : 40% CIR	25%	£19,358,541	£17,634,664	£17,625,392	£17,607,880	£17,509,330	£16,836,899	£16,427,266
60% LAR : 40% CIR	**30%**	**£18,712,751**	**£17,018,831**	**£17,009,581**	**£16,992,104**	**£16,893,646**	**£16,221,762**	**£15,812,433**
60% LAR : 40% CIR	35%	£18,065,307	£16,401,357	£16,392,125	£16,374,680	£16,276,302	£15,604,898	£15,195,836
60% LAR : 40% CIR	40%	£17,416,226	£15,782,257	£15,773,040	£15,755,623	£15,657,315	£14,986,326	£14,577,494
60% LAR : 40% CIR	45%	£16,765,525	£15,161,549	£15,152,344	£15,134,950	£15,036,700	£14,366,061	£13,957,423
60% LAR : 40% CIR	50%	£16,113,220	£14,539,248	£14,530,052	£14,512,678	£14,414,475	£13,744,121	£13,335,642

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,583,195	£4,709,707	£4,700,287	£4,682,524	£4,583,349	£3,907,165	£3,495,447
60% LAR : 40% CIR	5%	£5,945,916	£4,102,326	£4,092,942	£4,075,238	£3,976,212	£3,300,916	£2,889,692
60% LAR : 40% CIR	10%	£5,306,903	£3,493,222	£3,483,871	£3,466,221	£3,367,331	£2,692,855	£2,282,085
60% LAR : 40% CIR	15%	£4,666,169	£2,882,412	£2,873,090	£2,855,491	£2,756,726	£2,082,999	£1,672,646
60% LAR : 40% CIR	20%	£4,023,735	£2,269,911	£2,260,616	£2,243,063	£2,144,410	£1,471,366	£1,061,392
60% LAR : 40% CIR	25%	£3,379,614	£1,655,736	£1,646,465	£1,628,952	£1,530,403	£857,972	£448,339
60% LAR : 40% CIR	**30%**	**£2,733,823**	**£1,039,904**	**£1,030,654**	**£1,013,177**	**£914,718**	**£242,835**	**-£166,495**
60% LAR : 40% CIR	35%	£2,086,379	£422,430	£413,197	£395,753	£297,375	-£374,029	-£783,091
60% LAR : 40% CIR	40%	£1,437,299	-£196,670	-£205,887	-£223,304	-£321,613	-£992,602	-£1,401,433
60% LAR : 40% CIR	45%	£786,598	-£817,378	-£826,583	-£843,977	-£942,227	-£1,612,867	-£2,021,504
60% LAR : 40% CIR	50%	£134,293	-£1,439,680	-£1,448,875	-£1,466,249	-£1,564,452	-£2,234,806	-£2,643,285

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,204,413	£11,330,925	£11,321,505	£11,303,742	£11,204,567	£10,528,383	£10,116,666
60% LAR : 40% CIR	5%	£12,567,134	£10,723,544	£10,714,160	£10,696,457	£10,597,430	£9,922,134	£9,510,910
60% LAR : 40% CIR	10%	£11,928,121	£10,114,440	£10,105,090	£10,087,439	£9,988,549	£9,314,073	£8,903,303
60% LAR : 40% CIR	15%	£11,287,388	£9,503,630	£9,494,309	£9,476,709	£9,377,944	£8,704,217	£8,293,865
60% LAR : 40% CIR	20%	£10,644,953	£8,891,129	£8,881,835	£8,864,281	£8,765,628	£8,092,584	£7,682,610
60% LAR : 40% CIR	25%	£10,000,832	£8,276,954	£8,267,683	£8,250,170	£8,151,621	£7,479,190	£7,069,557
60% LAR : 40% CIR	**30%**	**£9,355,042**	**£7,661,122**	**£7,651,872**	**£7,634,395**	**£7,535,937**	**£6,864,053**	**£6,454,723**
60% LAR : 40% CIR	35%	£8,707,597	£7,043,648	£7,034,416	£7,016,971	£6,918,593	£6,247,189	£5,838,127
60% LAR : 40% CIR	40%	£8,058,517	£6,424,548	£6,415,331	£6,397,914	£6,299,606	£5,628,617	£5,219,785
60% LAR : 40% CIR	45%	£7,407,816	£5,803,840	£5,794,635	£5,777,241	£5,678,991	£5,008,351	£4,599,714
60% LAR : 40% CIR	50%	£6,755,511	£5,181,539	£5,172,343	£5,154,969	£5,056,766	£4,386,412	£3,977,933

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,947,941	£14,074,453	£14,065,033	£14,047,269	£13,948,095	£13,271,910	£12,860,193
60% LAR : 40% CIR	5%	£15,310,661	£13,467,071	£13,457,688	£13,439,984	£13,340,957	£12,665,661	£12,254,438
60% LAR : 40% CIR	10%	£14,671,648	£12,857,967	£12,848,617	£12,830,967	£12,732,076	£12,057,600	£11,646,831
60% LAR : 40% CIR	15%	£14,030,915	£12,247,157	£12,237,836	£12,220,236	£12,121,471	£11,447,745	£11,037,392
60% LAR : 40% CIR	20%	£13,388,480	£11,634,657	£11,625,362	£11,607,808	£11,509,156	£10,836,112	£10,426,137
60% LAR : 40% CIR	25%	£12,744,359	£11,020,482	£11,011,211	£10,993,698	£10,895,148	£10,222,718	£9,813,084
60% LAR : 40% CIR	**30%**	**£12,098,569**	**£10,404,649**	**£10,395,399**	**£10,377,923**	**£10,279,464**	**£9,607,580**	**£9,198,251**
60% LAR : 40% CIR	35%	£11,451,125	£9,787,175	£9,777,943	£9,760,498	£9,662,121	£8,990,716	£8,581,654
60% LAR : 40% CIR	40%	£10,802,044	£9,168,075	£9,158,858	£9,141,441	£9,043,133	£8,372,144	£7,963,312
60% LAR : 40% CIR	45%	£10,151,343	£8,547,367	£8,538,162	£8,520,769	£8,422,518	£7,751,879	£7,343,242
60% LAR : 40% CIR	50%	£9,499,038	£7,925,066	£7,915,870	£7,898,496	£7,800,293	£7,129,939	£6,721,460

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£19,191,050	£17,317,562	£17,308,142	£17,290,378	£17,191,204	£16,515,019	£16,103,302
60% LAR : 40% CIR	5%	£18,553,770	£16,710,180	£16,700,797	£16,683,093	£16,584,066	£15,908,770	£15,497,547
60% LAR : 40% CIR	10%	£17,914,757	£16,101,077	£16,091,726	£16,074,076	£15,975,185	£15,300,709	£14,889,940
60% LAR : 40% CIR	15%	£17,274,024	£15,490,266	£15,480,945	£15,463,345	£15,364,580	£14,690,854	£14,280,501
60% LAR : 40% CIR	20%	£16,631,589	£14,877,766	£14,868,471	£14,850,917	£14,752,265	£14,079,221	£13,669,246
60% LAR : 40% CIR	25%	£15,987,468	£14,263,591	£14,254,320	£14,236,807	£14,138,257	£13,465,827	£13,056,193
60% LAR : 40% CIR	**30%**	**£15,341,678**	**£13,647,758**	**£13,638,508**	**£13,621,032**	**£13,522,573**	**£12,850,689**	**£12,441,360**
60% LAR : 40% CIR	35%	£14,694,234	£13,030,284	£13,021,052	£13,003,607	£12,905,230	£12,233,825	£11,824,764
60% LAR : 40% CIR	40%	£14,045,153	£12,411,184	£12,401,967	£12,384,551	£12,286,242	£11,615,253	£11,206,421
60% LAR : 40% CIR	45%	£13,394,452	£11,790,476	£11,781,271	£11,763,878	£11,665,628	£10,994,988	£10,586,351
60% LAR : 40% CIR	50%	£12,742,147	£11,168,175	£11,158,979	£11,141,605	£11,043,402	£10,373,049	£9,964,570

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR for 15 Years	
Value Area	**Zone A - Medium Central Zone**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£25,529,742	£23,608,801	£23,599,382	£23,581,618	£23,482,444	£22,806,260	£22,394,541
60% LAR : 40% CIR	5%	£24,744,082	£22,855,412	£22,846,028	£22,828,324	£22,729,297	£22,054,002	£21,642,777
60% LAR : 40% CIR	10%	£23,956,687	£22,100,300	£22,090,948	£22,073,299	£21,974,409	£21,299,933	£20,889,163
60% LAR : 40% CIR	15%	£23,167,574	£21,343,481	£21,334,159	£21,316,561	£21,217,795	£20,544,069	£20,133,715
60% LAR : 40% CIR	20%	£22,376,758	£20,584,972	£20,575,677	£20,558,123	£20,459,472	£19,786,426	£19,376,452
60% LAR : 40% CIR	25%	£21,584,256	£19,824,788	£19,815,518	£19,798,004	£19,699,456	£19,027,024	£18,617,392
60% LAR : 40% CIR	**30%**	**£20,790,085**	**£19,062,947**	**£19,053,698**	**£19,036,221**	**£18,937,763**	**£18,265,878**	**£17,856,550**
60% LAR : 40% CIR	35%	£19,994,259	£18,299,465	£18,290,233	£18,272,788	£18,174,410	£17,503,007	£17,093,944
60% LAR : 40% CIR	40%	£19,196,798	£17,534,357	£17,525,141	£17,507,723	£17,409,414	£16,738,425	£16,329,594
60% LAR : 40% CIR	45%	£18,397,716	£16,767,640	£16,758,436	£16,741,043	£16,642,792	£15,972,153	£15,563,516
60% LAR : 40% CIR	50%	£17,597,031	£15,999,331	£15,990,136	£15,972,761	£15,874,558	£15,204,204	£14,795,726

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,550,815	£7,629,874	£7,620,454	£7,602,691	£7,503,516	£6,827,332	£6,415,614
60% LAR : 40% CIR	5%	£8,765,155	£6,876,485	£6,867,100	£6,849,396	£6,750,370	£6,075,075	£5,663,850
60% LAR : 40% CIR	10%	£7,977,760	£6,121,373	£6,112,021	£6,094,372	£5,995,482	£5,321,006	£4,910,236
60% LAR : 40% CIR	15%	£7,188,647	£5,364,553	£5,355,232	£5,337,633	£5,238,868	£4,565,141	£4,154,788
60% LAR : 40% CIR	20%	£6,397,831	£4,606,044	£4,596,750	£4,579,196	£4,480,544	£3,807,499	£3,397,525
60% LAR : 40% CIR	25%	£5,605,329	£3,845,861	£3,836,591	£3,819,077	£3,720,528	£3,048,097	£2,638,465
60% LAR : 40% CIR	**30%**	**£4,811,157**	**£3,084,020**	**£3,074,770**	**£3,057,294**	**£2,958,836**	**£2,286,951**	**£1,877,623**
60% LAR : 40% CIR	35%	£4,015,332	£2,320,538	£2,311,305	£2,293,861	£2,195,483	£1,524,080	£1,115,017
60% LAR : 40% CIR	40%	£3,217,871	£1,555,430	£1,546,214	£1,528,796	£1,430,487	£759,498	£350,666
60% LAR : 40% CIR	45%	£2,418,789	£788,713	£779,508	£762,116	£663,865	-£6,774	-£415,411
60% LAR : 40% CIR	50%	£1,618,103	£20,404	£11,209	-£6,166	-£104,369	-£774,723	-£1,183,201

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,172,033	£14,251,092	£14,241,673	£14,223,909	£14,124,735	£13,448,550	£13,036,832
60% LAR : 40% CIR	5%	£15,386,373	£13,497,703	£13,488,318	£13,470,615	£13,371,588	£12,696,293	£12,285,068
60% LAR : 40% CIR	10%	£14,598,978	£12,742,591	£12,733,239	£12,715,590	£12,616,700	£11,942,224	£11,531,454
60% LAR : 40% CIR	15%	£13,809,865	£11,985,772	£11,976,450	£11,958,851	£11,860,086	£11,186,360	£10,776,006
60% LAR : 40% CIR	20%	£13,019,049	£11,227,262	£11,217,968	£11,200,414	£11,101,763	£10,428,717	£10,018,743
60% LAR : 40% CIR	25%	£12,226,547	£10,467,079	£10,457,809	£10,440,295	£10,341,747	£9,669,315	£9,259,683
60% LAR : 40% CIR	**30%**	**£11,432,375**	**£9,705,238**	**£9,695,989**	**£9,678,512**	**£9,580,054**	**£8,908,169**	**£8,498,841**
60% LAR : 40% CIR	35%	£10,636,550	£8,941,756	£8,932,524	£8,915,079	£8,816,701	£8,145,298	£7,736,235
60% LAR : 40% CIR	40%	£9,839,089	£8,176,648	£8,167,432	£8,150,014	£8,051,705	£7,380,716	£6,971,885
60% LAR : 40% CIR	45%	£9,040,007	£7,409,931	£7,400,727	£7,383,334	£7,285,083	£6,614,444	£6,205,807
60% LAR : 40% CIR	50%	£8,239,322	£6,641,622	£6,632,427	£6,615,052	£6,516,849	£5,846,495	£5,438,017

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,915,560	£16,994,619	£16,985,200	£16,967,437	£16,868,262	£16,192,078	£15,780,359
60% LAR : 40% CIR	5%	£18,129,901	£16,241,230	£16,231,846	£16,214,142	£16,115,115	£15,439,820	£15,028,596
60% LAR : 40% CIR	10%	£17,342,505	£15,486,118	£15,476,767	£15,459,117	£15,360,227	£14,685,751	£14,274,981
60% LAR : 40% CIR	15%	£16,553,392	£14,729,299	£14,719,977	£14,702,379	£14,603,613	£13,929,887	£13,519,533
60% LAR : 40% CIR	20%	£15,762,576	£13,970,790	£13,961,495	£13,943,941	£13,845,290	£13,172,245	£12,762,270
60% LAR : 40% CIR	25%	£14,970,074	£13,210,606	£13,201,336	£13,183,822	£13,085,274	£12,412,842	£12,003,210
60% LAR : 40% CIR	**30%**	**£14,175,903**	**£12,448,765**	**£12,439,516**	**£12,422,039**	**£12,323,581**	**£11,651,697**	**£11,242,368**
60% LAR : 40% CIR	35%	£13,380,078	£11,685,283	£11,676,051	£11,658,606	£11,560,229	£10,888,826	£10,479,763
60% LAR : 40% CIR	40%	£12,582,616	£10,920,175	£10,910,959	£10,893,541	£10,795,233	£10,124,244	£9,715,412
60% LAR : 40% CIR	45%	£11,783,534	£10,153,458	£10,144,254	£10,126,861	£10,028,610	£9,357,971	£8,949,334
60% LAR : 40% CIR	50%	£10,982,849	£9,385,149	£9,375,955	£9,358,579	£9,260,376	£8,590,023	£8,181,545

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£22,158,669	£20,237,728	£20,228,309	£20,210,546	£20,111,371	£19,435,187	£19,023,468
60% LAR : 40% CIR	5%	£21,373,010	£19,484,340	£19,474,955	£19,457,251	£19,358,224	£18,682,929	£18,271,705
60% LAR : 40% CIR	10%	£20,585,614	£18,729,227	£18,719,876	£18,702,227	£18,603,336	£17,928,860	£17,518,090
60% LAR : 40% CIR	15%	£19,796,501	£17,972,408	£17,963,086	£17,945,488	£17,846,723	£17,172,996	£16,762,642
60% LAR : 40% CIR	20%	£19,005,685	£17,213,899	£17,204,604	£17,187,050	£17,088,399	£16,415,354	£16,005,379
60% LAR : 40% CIR	25%	£18,213,183	£16,453,716	£16,444,445	£16,426,932	£16,328,383	£15,655,951	£15,246,319
60% LAR : 40% CIR	**30%**	**£17,419,012**	**£15,691,875**	**£15,682,625**	**£15,665,148**	**£15,566,690**	**£14,894,806**	**£14,485,477**
60% LAR : 40% CIR	35%	£16,623,187	£14,928,392	£14,919,160	£14,901,716	£14,803,338	£14,131,935	£13,722,872
60% LAR : 40% CIR	40%	£15,825,725	£14,163,284	£14,154,068	£14,136,650	£14,038,342	£13,367,353	£12,958,521
60% LAR : 40% CIR	45%	£15,026,643	£13,396,568	£13,387,363	£13,369,970	£13,271,719	£12,601,080	£12,192,443
60% LAR : 40% CIR	50%	£14,225,958	£12,628,258	£12,619,064	£12,601,688	£12,503,485	£11,833,132	£11,424,654

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR for 15 Years	

Value Area	Zone A - Higher Central Zone

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£27,225,524	£25,277,468	£25,268,048	£25,250,285	£25,151,110	£24,474,927	£24,063,208
60% LAR : 40% CIR	5%	£26,355,075	£24,440,646	£24,431,262	£24,413,557	£24,314,530	£23,639,235	£23,228,011
60% LAR : 40% CIR	10%	£25,482,892	£23,602,100	£23,592,749	£23,575,099	£23,476,210	£22,801,732	£22,390,964
60% LAR : 40% CIR	15%	£24,608,989	£22,761,847	£22,752,526	£22,734,927	£22,636,162	£21,962,436	£21,552,082
60% LAR : 40% CIR	20%	£23,733,384	£21,919,906	£21,910,611	£21,893,057	£21,794,405	£21,121,361	£20,711,386
60% LAR : 40% CIR	25%	£22,856,093	£21,076,289	£21,067,017	£21,049,505	£20,950,956	£20,278,524	£19,868,891
60% LAR : 40% CIR	**30%**	**£21,977,132**	**£20,231,014**	**£20,221,764**	**£20,204,287**	**£20,105,830**	**£19,433,946**	**£19,024,617**
60% LAR : 40% CIR	35%	£21,096,518	£19,384,099	£19,374,867	£19,357,422	£19,259,044	£18,587,640	£18,178,578
60% LAR : 40% CIR	40%	£20,214,268	£18,535,557	£18,526,341	£18,508,924	£18,410,615	£17,739,626	£17,330,794
60% LAR : 40% CIR	45%	£19,330,397	£17,685,407	£17,676,203	£17,658,809	£17,560,559	£16,889,919	£16,481,282
60% LAR : 40% CIR	50%	£18,444,921	£16,833,664	£16,824,470	£16,807,095	£16,708,892	£16,038,538	£15,630,059

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,246,597	£9,298,541	£9,289,121	£9,271,358	£9,172,182	£8,495,999	£8,084,281
60% LAR : 40% CIR	5%	£10,376,148	£8,461,718	£8,452,335	£8,434,630	£8,335,603	£7,660,308	£7,249,083
60% LAR : 40% CIR	10%	£9,503,964	£7,623,172	£7,613,822	£7,596,172	£7,497,282	£6,822,805	£6,412,036
60% LAR : 40% CIR	15%	£8,630,061	£6,782,920	£6,773,599	£6,756,000	£6,657,235	£5,983,508	£5,573,155
60% LAR : 40% CIR	20%	£7,754,457	£5,940,978	£5,931,684	£5,914,130	£5,815,477	£5,142,433	£4,732,459
60% LAR : 40% CIR	25%	£6,877,166	£5,097,361	£5,088,090	£5,070,577	£4,972,029	£4,299,597	£3,889,964
60% LAR : 40% CIR	**30%**	**£5,998,205**	**£4,252,087**	**£4,242,837**	**£4,225,360**	**£4,126,902**	**£3,455,019**	**£3,045,689**
60% LAR : 40% CIR	35%	£5,117,591	£3,405,171	£3,395,939	£3,378,495	£3,280,117	£2,608,713	£2,199,651
60% LAR : 40% CIR	40%	£4,235,340	£2,556,630	£2,547,414	£2,529,997	£2,431,687	£1,760,699	£1,351,867
60% LAR : 40% CIR	45%	£3,351,470	£1,706,479	£1,697,276	£1,679,882	£1,581,632	£910,992	£502,355
60% LAR : 40% CIR	50%	£2,465,994	£854,737	£845,543	£828,167	£729,964	£59,611	-£348,868

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,867,815	£15,919,759	£15,910,339	£15,892,576	£15,793,401	£15,117,218	£14,705,499
60% LAR : 40% CIR	5%	£16,997,366	£15,082,936	£15,073,553	£15,055,848	£14,956,821	£14,281,526	£13,870,302
60% LAR : 40% CIR	10%	£16,125,182	£14,244,390	£14,235,040	£14,217,390	£14,118,500	£13,444,023	£13,033,255
60% LAR : 40% CIR	15%	£15,251,280	£13,404,138	£13,394,817	£13,377,218	£13,278,453	£12,604,726	£12,194,373
60% LAR : 40% CIR	20%	£14,375,675	£12,562,197	£12,552,902	£12,535,348	£12,436,696	£11,763,651	£11,353,677
60% LAR : 40% CIR	25%	£13,498,384	£11,718,580	£11,709,308	£11,691,795	£11,593,247	£10,920,815	£10,511,182
60% LAR : 40% CIR	**30%**	**£12,619,423**	**£10,873,305**	**£10,864,055**	**£10,846,578**	**£10,748,121**	**£10,076,237**	**£9,666,907**
60% LAR : 40% CIR	35%	£11,738,809	£10,026,390	£10,017,157	£9,999,713	£9,901,335	£9,229,931	£8,820,869
60% LAR : 40% CIR	40%	£10,856,558	£9,177,848	£9,168,632	£9,151,215	£9,052,905	£8,381,917	£7,973,085
60% LAR : 40% CIR	45%	£9,972,688	£8,327,697	£8,318,494	£8,301,100	£8,202,850	£7,532,210	£7,123,573
60% LAR : 40% CIR	50%	£9,087,212	£7,475,955	£7,466,761	£7,449,386	£7,351,182	£6,680,829	£6,272,350

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£20,611,342	£18,663,286	£18,653,866	£18,636,104	£18,536,928	£17,860,745	£17,449,026
60% LAR : 40% CIR	5%	£19,740,893	£17,826,464	£17,817,080	£17,799,375	£17,700,348	£17,025,054	£16,613,829
60% LAR : 40% CIR	10%	£18,868,710	£16,987,918	£16,978,567	£16,960,917	£16,862,028	£16,187,551	£15,776,782
60% LAR : 40% CIR	15%	£17,994,807	£16,147,666	£16,138,344	£16,120,746	£16,021,980	£15,348,254	£14,937,900
60% LAR : 40% CIR	20%	£17,119,203	£15,305,724	£15,296,429	£15,278,875	£15,180,223	£14,507,179	£14,097,204
60% LAR : 40% CIR	25%	£16,241,911	£14,462,107	£14,452,836	£14,435,323	£14,336,774	£13,664,343	£13,254,709
60% LAR : 40% CIR	**30%**	**£15,362,950**	**£13,616,832**	**£13,607,582**	**£13,590,106**	**£13,491,648**	**£12,819,764**	**£12,410,435**
60% LAR : 40% CIR	35%	£14,482,337	£12,769,917	£12,760,685	£12,743,240	£12,644,862	£11,973,458	£11,564,396
60% LAR : 40% CIR	40%	£13,600,086	£11,921,375	£11,912,159	£11,894,742	£11,796,433	£11,125,445	£10,716,612
60% LAR : 40% CIR	45%	£12,716,215	£11,071,225	£11,062,021	£11,044,627	£10,946,377	£10,275,738	£9,867,100
60% LAR : 40% CIR	50%	£11,830,739	£10,219,483	£10,210,288	£10,192,913	£10,094,710	£9,424,356	£9,015,877

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£23,854,451	£21,906,395	£21,896,975	£21,879,213	£21,780,037	£21,103,854	£20,692,135
60% LAR : 40% CIR	5%	£22,984,003	£21,069,573	£21,060,189	£21,042,484	£20,943,458	£20,268,163	£19,856,938
60% LAR : 40% CIR	10%	£22,111,819	£20,231,027	£20,221,676	£20,204,026	£20,105,137	£19,430,660	£19,019,891
60% LAR : 40% CIR	15%	£21,237,916	£19,390,775	£19,381,453	£19,363,855	£19,265,089	£18,591,363	£18,181,009
60% LAR : 40% CIR	20%	£20,362,312	£18,548,833	£18,539,538	£18,521,984	£18,423,332	£17,750,288	£17,340,313
60% LAR : 40% CIR	25%	£19,485,020	£17,705,216	£17,695,945	£17,678,432	£17,579,883	£16,907,452	£16,497,818
60% LAR : 40% CIR	**30%**	**£18,606,059**	**£16,859,941**	**£16,850,691**	**£16,833,215**	**£16,734,757**	**£16,062,873**	**£15,653,544**
60% LAR : 40% CIR	35%	£17,725,446	£16,013,026	£16,003,794	£15,986,349	£15,887,972	£15,216,567	£14,807,505
60% LAR : 40% CIR	40%	£16,843,195	£15,164,484	£15,155,268	£15,137,851	£15,039,542	£14,368,554	£13,959,721
60% LAR : 40% CIR	45%	£15,959,324	£14,314,334	£14,305,130	£14,287,736	£14,189,486	£13,518,847	£13,110,209
60% LAR : 40% CIR	50%	£15,073,849	£13,462,592	£13,453,397	£13,436,022	£13,337,819	£12,667,465	£12,258,986

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR for 15 Years	
No Units	**18**
Site Area	**0.16 Ha**

Value Area		**Zone A - Zone 1 and Eastern Central Zone**
Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,076,497	£15,290,726	£15,281,306	£15,263,542	£15,164,367	£14,488,183	£14,076,466
60% LAR : 40% CIR	5%	£16,566,403	£14,808,494	£14,799,111	£14,781,406	£14,682,379	£14,007,084	£13,595,860
60% LAR : 40% CIR	10%	£16,054,572	£14,324,541	£14,315,189	£14,297,540	£14,198,650	£13,524,173	£13,113,404
60% LAR : 40% CIR	15%	£15,541,024	£13,838,880	£13,829,558	£13,811,959	£13,713,194	£13,039,468	£12,629,114
60% LAR : 40% CIR	20%	£15,025,772	£13,351,529	£13,342,234	£13,324,681	£13,226,029	£12,552,984	£12,143,010
60% LAR : 40% CIR	25%	£14,508,834	£12,862,504	£12,853,233	£12,835,720	£12,737,171	£12,064,740	£11,655,107
60% LAR : 40% CIR	**30%**	**£13,990,228**	**£12,371,822**	**£12,362,572**	**£12,345,095**	**£12,246,638**	**£11,574,753**	**£11,165,423**
60% LAR : 40% CIR	35%	£13,469,968	£11,879,498	£11,870,266	£11,852,821	£11,754,443	£11,083,039	£10,673,977
60% LAR : 40% CIR	40%	£12,948,071	£11,385,548	£11,376,331	£11,358,915	£11,260,606	£10,589,617	£10,180,785
60% LAR : 40% CIR	45%	£12,424,554	£10,889,989	£10,880,785	£10,863,392	£10,765,142	£10,094,502	£9,685,865
60% LAR : 40% CIR	50%	£11,899,432	£10,392,838	£10,383,644	£10,366,269	£10,268,066	£9,597,713	£9,189,234

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,097,570	-£688,202	-£697,622	-£715,385	-£814,560	-£1,490,744	-£1,902,461
60% LAR : 40% CIR	5%	£587,475	-£1,170,433	-£1,179,817	-£1,197,521	-£1,296,548	-£1,971,843	-£2,383,068
60% LAR : 40% CIR	10%	£75,644	-£1,654,387	-£1,663,738	-£1,681,387	-£1,780,278	-£2,454,754	-£2,865,523
60% LAR : 40% CIR	15%	-£437,904	-£2,140,048	-£2,149,369	-£2,166,969	-£2,265,733	-£2,939,459	-£3,349,813
60% LAR : 40% CIR	20%	-£953,155	-£2,627,398	-£2,636,693	-£2,654,247	-£2,752,898	-£3,425,943	-£3,835,918
60% LAR : 40% CIR	25%	-£1,470,093	-£3,116,423	-£3,125,694	-£3,143,207	-£3,241,757	-£3,914,187	-£4,323,820
60% LAR : 40% CIR	**30%**	**-£1,988,699**	**-£3,607,106**	**-£3,616,355**	**-£3,633,832**	**-£3,732,290**	**-£4,404,174**	**-£4,813,504**
60% LAR : 40% CIR	35%	-£2,508,959	-£4,099,429	-£4,108,662	-£4,126,106	-£4,224,484	-£4,895,888	-£5,304,950
60% LAR : 40% CIR	40%	-£3,030,856	-£4,593,379	-£4,602,596	-£4,620,013	-£4,718,321	-£5,389,310	-£5,798,142
60% LAR : 40% CIR	45%	-£3,554,373	-£5,088,938	-£5,098,142	-£5,115,536	-£5,213,786	-£5,884,425	-£6,293,063
60% LAR : 40% CIR	50%	-£4,079,495	-£5,586,089	-£5,595,284	-£5,612,658	-£5,710,861	-£6,381,215	-£6,789,694

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,718,788	£5,933,017	£5,923,596	£5,905,833	£5,806,658	£5,130,474	£4,718,757
60% LAR : 40% CIR	5%	£7,208,694	£5,450,785	£5,441,402	£5,423,697	£5,324,670	£4,649,375	£4,238,151
60% LAR : 40% CIR	10%	£6,696,863	£4,966,832	£4,957,480	£4,939,831	£4,840,941	£4,166,464	£3,755,695
60% LAR : 40% CIR	15%	£6,183,315	£4,481,171	£4,471,849	£4,454,250	£4,355,485	£3,681,759	£3,271,405
60% LAR : 40% CIR	20%	£5,668,063	£3,993,820	£3,984,525	£3,966,972	£3,868,320	£3,195,275	£2,785,301
60% LAR : 40% CIR	25%	£5,151,125	£3,504,795	£3,495,524	£3,478,011	£3,379,462	£2,707,031	£2,297,398
60% LAR : 40% CIR	**30%**	**£4,632,519**	**£3,014,113**	**£3,004,863**	**£2,987,386**	**£2,888,929**	**£2,217,044**	**£1,807,714**
60% LAR : 40% CIR	35%	£4,112,259	£2,521,789	£2,512,557	£2,495,112	£2,396,734	£1,725,330	£1,316,268
60% LAR : 40% CIR	40%	£3,590,362	£2,027,839	£2,018,622	£2,001,205	£1,902,897	£1,231,908	£823,076
60% LAR : 40% CIR	45%	£3,066,845	£1,532,280	£1,523,076	£1,505,683	£1,407,433	£736,793	£328,156
60% LAR : 40% CIR	50%	£2,541,723	£1,035,129	£1,025,935	£1,008,560	£910,357	£240,004	-£168,475

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,462,315	£8,676,544	£8,667,124	£8,649,360	£8,550,186	£7,874,002	£7,462,284
60% LAR : 40% CIR	5%	£9,952,221	£8,194,313	£8,184,929	£8,167,224	£8,068,197	£7,392,903	£6,981,678
60% LAR : 40% CIR	10%	£9,440,390	£7,710,359	£7,701,007	£7,683,358	£7,584,468	£6,909,992	£6,499,222
60% LAR : 40% CIR	15%	£8,926,842	£7,224,698	£7,215,376	£7,197,777	£7,099,013	£6,425,286	£6,014,932
60% LAR : 40% CIR	20%	£8,411,590	£6,737,347	£6,728,053	£6,710,499	£6,611,847	£5,938,802	£5,528,828
60% LAR : 40% CIR	25%	£7,894,652	£6,248,323	£6,239,051	£6,221,538	£6,122,989	£5,450,558	£5,040,925
60% LAR : 40% CIR	**30%**	**£7,376,046**	**£5,757,640**	**£5,748,390**	**£5,730,914**	**£5,632,456**	**£4,960,571**	**£4,551,242**
60% LAR : 40% CIR	35%	£6,855,786	£5,265,316	£5,256,084	£5,238,639	£5,140,262	£4,468,857	£4,059,795
60% LAR : 40% CIR	40%	£6,333,889	£4,771,366	£4,762,149	£4,744,733	£4,646,424	£3,975,435	£3,566,603
60% LAR : 40% CIR	45%	£5,810,372	£4,275,807	£4,266,604	£4,249,210	£4,150,960	£3,480,320	£3,071,683
60% LAR : 40% CIR	50%	£5,285,250	£3,778,656	£3,769,462	£3,752,088	£3,653,884	£2,983,531	£2,575,052

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,705,424	£11,919,653	£11,910,233	£11,892,469	£11,793,295	£11,117,111	£10,705,393
60% LAR : 40% CIR	5%	£13,195,330	£11,437,422	£11,428,038	£11,410,333	£11,311,306	£10,636,012	£10,224,787
60% LAR : 40% CIR	10%	£12,683,499	£10,953,468	£10,944,116	£10,926,467	£10,827,577	£10,153,101	£9,742,331
60% LAR : 40% CIR	15%	£12,169,951	£10,467,807	£10,458,486	£10,440,886	£10,342,122	£9,668,395	£9,258,042
60% LAR : 40% CIR	20%	£11,654,699	£9,980,456	£9,971,162	£9,953,608	£9,854,957	£9,181,911	£8,771,937
60% LAR : 40% CIR	25%	£11,137,762	£9,491,432	£9,482,161	£9,464,648	£9,366,098	£8,693,668	£8,284,034
60% LAR : 40% CIR	**30%**	**£10,619,155**	**£9,000,749**	**£8,991,499**	**£8,974,023**	**£8,875,565**	**£8,203,680**	**£7,794,351**
60% LAR : 40% CIR	35%	£10,098,895	£8,508,425	£8,499,193	£8,481,749	£8,383,371	£7,711,967	£7,302,905
60% LAR : 40% CIR	40%	£9,576,998	£8,014,475	£8,005,259	£7,987,842	£7,889,533	£7,218,544	£6,809,712
60% LAR : 40% CIR	45%	£9,053,481	£7,518,916	£7,509,713	£7,492,319	£7,394,069	£6,723,429	£6,314,792
60% LAR : 40% CIR	50%	£8,528,359	£7,021,765	£7,012,571	£6,995,197	£6,896,994	£6,226,640	£5,818,161

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR for 15 Years		Value Area	Zone A - Kings Cross Lower

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£20,789,897	£18,944,747	£18,935,328	£18,917,565	£18,818,389	£18,142,206	£17,730,487
60% LAR : 40% CIR	5%	£20,279,802	£18,462,516	£18,453,132	£18,435,428	£18,336,402	£17,661,106	£17,249,882
60% LAR : 40% CIR	10%	£19,767,972	£17,978,562	£17,969,212	£17,951,561	£17,852,672	£17,178,195	£16,767,426
60% LAR : 40% CIR	15%	£19,254,423	£17,492,902	£17,483,581	£17,465,981	£17,367,216	£16,693,489	£16,283,137
60% LAR : 40% CIR	20%	£18,739,172	£17,005,552	£16,996,257	£16,978,703	£16,880,051	£16,207,007	£15,797,032
60% LAR : 40% CIR	25%	£18,222,235	£16,516,527	£16,507,256	£16,489,743	£16,391,193	£15,718,763	£15,309,129
60% LAR : 40% CIR	**30%**	**£17,703,628**	**£16,025,843**	**£16,016,594**	**£15,999,117**	**£15,900,659**	**£15,228,775**	**£14,819,446**
60% LAR : 40% CIR	35%	£17,183,368	£15,533,519	£15,524,288	£15,506,843	£15,408,465	£14,737,062	£14,327,999
60% LAR : 40% CIR	40%	£16,661,471	£15,039,570	£15,030,354	£15,012,937	£14,914,627	£14,243,639	£13,834,807
60% LAR : 40% CIR	45%	£16,137,954	£14,544,012	£14,534,807	£14,517,414	£14,419,163	£13,748,524	£13,339,887
60% LAR : 40% CIR	50%	£15,612,832	£14,046,861	£14,037,666	£14,020,291	£13,922,088	£13,251,734	£12,843,255

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,810,970	£2,965,820	£2,956,401	£2,938,637	£2,839,462	£2,163,279	£1,751,560
60% LAR : 40% CIR	5%	£4,300,875	£2,483,589	£2,474,205	£2,456,501	£2,357,474	£1,682,179	£1,270,955
60% LAR : 40% CIR	10%	£3,789,045	£1,999,635	£1,990,284	£1,972,634	£1,873,745	£1,199,268	£788,499
60% LAR : 40% CIR	15%	£3,275,496	£1,513,975	£1,504,653	£1,487,054	£1,388,289	£714,562	£304,210
60% LAR : 40% CIR	20%	£2,760,244	£1,026,624	£1,017,330	£999,776	£901,123	£228,079	-£181,895
60% LAR : 40% CIR	25%	£2,243,308	£537,600	£528,328	£510,816	£412,266	-£260,165	-£669,798
60% LAR : 40% CIR	**30%**	**£1,724,700**	**£46,916**	**£37,666**	**£20,190**	**-£78,268**	**-£750,152**	**-£1,159,481**
60% LAR : 40% CIR	35%	£1,204,441	-£445,408	-£454,639	-£472,085	-£570,462	-£1,241,866	-£1,650,928
60% LAR : 40% CIR	40%	£682,543	-£939,358	-£948,574	-£965,990	-£1,064,300	-£1,735,288	-£2,144,121
60% LAR : 40% CIR	45%	£159,026	-£1,434,916	-£1,444,120	-£1,461,513	-£1,559,764	-£2,230,403	-£2,639,040
60% LAR : 40% CIR	50%	-£366,095	-£1,932,067	-£1,941,261	-£1,958,636	-£2,056,839	-£2,727,193	-£3,135,672

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,432,188	£9,587,038	£9,577,619	£9,559,856	£9,460,680	£8,784,497	£8,372,778
60% LAR : 40% CIR	5%	£10,922,093	£9,104,807	£9,095,423	£9,077,719	£8,978,693	£8,303,397	£7,892,173
60% LAR : 40% CIR	10%	£10,410,263	£8,620,853	£8,611,503	£8,593,852	£8,494,963	£7,820,486	£7,409,717
60% LAR : 40% CIR	15%	£9,896,714	£8,135,193	£8,125,872	£8,108,272	£8,009,507	£7,335,780	£6,925,428
60% LAR : 40% CIR	20%	£9,381,462	£7,647,843	£7,638,548	£7,620,994	£7,522,342	£6,849,297	£6,439,323
60% LAR : 40% CIR	25%	£8,864,526	£7,158,818	£7,149,547	£7,132,034	£7,033,484	£6,361,054	£5,951,420
60% LAR : 40% CIR	**30%**	**£8,345,919**	**£6,668,134**	**£6,658,885**	**£6,641,408**	**£6,542,950**	**£5,871,066**	**£5,461,737**
60% LAR : 40% CIR	35%	£7,825,659	£6,175,810	£6,166,579	£6,149,134	£6,050,756	£5,379,353	£4,970,290
60% LAR : 40% CIR	40%	£7,303,762	£5,681,861	£5,672,645	£5,655,228	£5,556,918	£4,885,930	£4,477,098
60% LAR : 40% CIR	45%	£6,780,245	£5,186,303	£5,177,098	£5,159,705	£5,061,454	£4,390,815	£3,982,178
60% LAR : 40% CIR	50%	£6,255,123	£4,689,152	£4,679,957	£4,662,582	£4,564,379	£3,894,025	£3,485,546

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,175,716	£12,330,565	£12,321,146	£12,303,383	£12,204,207	£11,528,024	£11,116,306
60% LAR : 40% CIR	5%	£13,665,620	£11,848,334	£11,838,950	£11,821,247	£11,722,220	£11,046,924	£10,635,700
60% LAR : 40% CIR	10%	£13,153,791	£11,364,380	£11,355,030	£11,337,380	£11,238,490	£10,564,013	£10,153,245
60% LAR : 40% CIR	15%	£12,640,241	£10,878,720	£10,869,399	£10,851,799	£10,753,034	£10,079,308	£9,668,955
60% LAR : 40% CIR	20%	£12,124,990	£10,391,370	£10,382,075	£10,364,521	£10,265,869	£9,592,825	£9,182,850
60% LAR : 40% CIR	25%	£11,608,053	£9,902,345	£9,893,074	£9,875,561	£9,777,011	£9,104,581	£8,694,948
60% LAR : 40% CIR	**30%**	**£11,089,446**	**£9,411,661**	**£9,402,412**	**£9,384,935**	**£9,286,477**	**£8,614,594**	**£8,205,264**
60% LAR : 40% CIR	35%	£10,569,186	£8,919,338	£8,910,106	£8,892,661	£8,794,283	£8,122,880	£7,713,817
60% LAR : 40% CIR	40%	£10,047,289	£8,425,388	£8,416,172	£8,398,755	£8,300,446	£7,629,457	£7,220,625
60% LAR : 40% CIR	45%	£9,523,772	£7,929,830	£7,920,625	£7,903,232	£7,804,981	£7,134,343	£6,725,705
60% LAR : 40% CIR	50%	£8,998,650	£7,432,679	£7,423,484	£7,406,109	£7,307,906	£6,637,552	£6,229,073

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,418,825	£15,573,674	£15,564,255	£15,546,492	£15,447,316	£14,771,133	£14,359,415
60% LAR : 40% CIR	5%	£16,908,730	£15,091,443	£15,082,060	£15,064,356	£14,965,329	£14,290,033	£13,878,809
60% LAR : 40% CIR	10%	£16,396,900	£14,607,489	£14,598,139	£14,580,489	£14,481,599	£13,807,122	£13,396,354
60% LAR : 40% CIR	15%	£15,883,350	£14,121,829	£14,112,508	£14,094,908	£13,996,143	£13,322,417	£12,912,064
60% LAR : 40% CIR	20%	£15,368,099	£13,634,479	£13,625,184	£13,607,630	£13,508,978	£12,835,934	£12,425,959
60% LAR : 40% CIR	25%	£14,851,162	£13,145,454	£13,136,183	£13,118,670	£13,020,121	£12,347,690	£11,938,057
60% LAR : 40% CIR	**30%**	**£14,332,555**	**£12,654,771**	**£12,645,521**	**£12,628,044**	**£12,529,586**	**£11,857,703**	**£11,448,373**
60% LAR : 40% CIR	35%	£13,812,295	£12,162,447	£12,153,215	£12,135,770	£12,037,392	£11,365,989	£10,956,926
60% LAR : 40% CIR	40%	£13,290,398	£11,668,497	£11,659,281	£11,641,864	£11,543,555	£10,872,567	£10,463,734
60% LAR : 40% CIR	45%	£12,766,881	£11,172,939	£11,163,734	£11,146,341	£11,048,090	£10,377,452	£9,968,814
60% LAR : 40% CIR	50%	£12,241,759	£10,675,788	£10,666,593	£10,649,218	£10,551,015	£9,880,662	£9,472,182

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR for 15 Years		**Value Area**	**Zone A - Kings Cross Higher**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£22,061,734	£20,196,247	£20,186,827	£20,169,064	£20,069,889	£19,393,706	£18,981,988
60% LAR : 40% CIR	5%	£21,488,048	£19,651,442	£19,642,058	£19,624,353	£19,525,326	£18,850,032	£18,438,807
60% LAR : 40% CIR	10%	£20,912,625	£19,104,912	£19,095,562	£19,077,912	£18,979,022	£18,304,545	£17,893,777
60% LAR : 40% CIR	15%	£20,335,484	£18,556,677	£18,547,355	£18,529,757	£18,430,992	£17,757,265	£17,346,911
60% LAR : 40% CIR	20%	£19,756,641	£18,006,752	£17,997,457	£17,979,903	£17,881,251	£17,208,207	£16,798,232
60% LAR : 40% CIR	25%	£19,176,113	£17,455,151	£17,445,881	£17,428,367	£17,329,819	£16,657,387	£16,247,755
60% LAR : 40% CIR	**30%**	**£18,593,914**	**£16,901,894**	**£16,892,644**	**£16,875,168**	**£16,776,709**	**£16,104,825**	**£15,695,496**
60% LAR : 40% CIR	35%	£18,010,062	£16,346,995	£16,337,762	£16,320,318	£16,221,940	£15,550,536	£15,141,474
60% LAR : 40% CIR	40%	£17,424,573	£15,790,470	£15,781,254	£15,763,837	£15,665,528	£14,994,539	£14,585,707
60% LAR : 40% CIR	45%	£16,837,464	£15,232,337	£15,223,132	£15,205,738	£15,107,488	£14,436,850	£14,028,211
60% LAR : 40% CIR	50%	£16,248,751	£14,672,610	£14,663,416	£14,646,041	£14,547,838	£13,877,485	£13,469,006

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,082,807	£4,217,320	£4,207,900	£4,190,137	£4,090,962	£3,414,779	£3,003,060
60% LAR : 40% CIR	5%	£5,509,120	£3,672,514	£3,663,131	£3,645,426	£3,546,399	£2,871,104	£2,459,880
60% LAR : 40% CIR	10%	£4,933,698	£3,125,985	£3,116,635	£3,098,984	£3,000,095	£2,325,618	£1,914,849
60% LAR : 40% CIR	15%	£4,356,557	£2,577,750	£2,568,428	£2,550,829	£2,452,064	£1,778,338	£1,367,984
60% LAR : 40% CIR	20%	£3,777,714	£2,027,824	£2,018,530	£2,000,976	£1,902,324	£1,229,279	£819,305
60% LAR : 40% CIR	25%	£3,197,186	£1,476,224	£1,466,954	£1,449,440	£1,350,891	£678,460	£268,828
60% LAR : 40% CIR	**30%**	**£2,614,987**	**£922,967**	**£913,716**	**£896,240**	**£797,782**	**£125,898**	**-£283,431**
60% LAR : 40% CIR	35%	£2,031,134	£368,067	£358,835	£341,391	£243,013	-£428,391	-£837,453
60% LAR : 40% CIR	40%	£1,445,646	-£188,457	-£197,674	-£215,090	-£313,399	-£984,388	-£1,393,220
60% LAR : 40% CIR	45%	£858,537	-£746,590	-£755,795	-£773,189	-£871,439	-£1,542,078	-£1,950,716
60% LAR : 40% CIR	50%	£269,824	-£1,306,317	-£1,315,511	-£1,332,886	-£1,431,089	-£2,101,442	-£2,509,921

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,704,025	£10,838,538	£10,829,118	£10,811,355	£10,712,180	£10,035,997	£9,624,279
60% LAR : 40% CIR	5%	£12,130,339	£10,293,733	£10,284,349	£10,266,644	£10,167,617	£9,492,323	£9,081,098
60% LAR : 40% CIR	10%	£11,554,916	£9,747,203	£9,737,853	£9,720,203	£9,621,313	£8,946,836	£8,536,067
60% LAR : 40% CIR	15%	£10,977,775	£9,198,968	£9,189,646	£9,172,048	£9,073,282	£8,399,556	£7,989,202
60% LAR : 40% CIR	20%	£10,398,932	£8,649,043	£8,639,748	£8,622,194	£8,523,542	£7,850,497	£7,440,523
60% LAR : 40% CIR	25%	£9,818,404	£8,097,442	£8,088,172	£8,070,658	£7,972,110	£7,299,678	£6,890,046
60% LAR : 40% CIR	**30%**	**£9,236,205**	**£7,544,185**	**£7,534,934**	**£7,517,459**	**£7,419,000**	**£6,747,116**	**£6,337,787**
60% LAR : 40% CIR	35%	£8,652,353	£6,989,286	£6,980,053	£6,962,609	£6,864,231	£6,192,827	£5,783,765
60% LAR : 40% CIR	40%	£8,066,864	£6,432,761	£6,423,544	£6,406,128	£6,307,819	£5,636,830	£5,227,998
60% LAR : 40% CIR	45%	£7,479,755	£5,874,628	£5,865,423	£5,848,029	£5,749,779	£5,079,140	£4,670,502
60% LAR : 40% CIR	50%	£6,891,042	£5,314,901	£5,305,707	£5,288,332	£5,190,129	£4,519,776	£4,111,297

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,447,553	£13,582,066	£13,572,645	£13,554,882	£13,455,707	£12,779,524	£12,367,806
60% LAR : 40% CIR	5%	£14,873,866	£13,037,260	£13,027,876	£13,010,171	£12,911,145	£12,235,850	£11,824,625
60% LAR : 40% CIR	10%	£14,298,443	£12,490,731	£12,481,380	£12,463,730	£12,364,840	£11,690,363	£11,279,595
60% LAR : 40% CIR	15%	£13,721,303	£11,942,495	£11,933,173	£11,915,575	£11,816,810	£11,143,083	£10,732,730
60% LAR : 40% CIR	20%	£13,142,459	£11,392,570	£11,383,275	£11,365,721	£11,267,069	£10,594,025	£10,184,050
60% LAR : 40% CIR	25%	£12,561,931	£10,840,969	£10,831,699	£10,814,185	£10,715,637	£10,043,205	£9,633,573
60% LAR : 40% CIR	**30%**	**£11,979,732**	**£10,287,712**	**£10,278,462**	**£10,260,986**	**£10,162,527**	**£9,490,643**	**£9,081,314**
60% LAR : 40% CIR	35%	£11,395,880	£9,732,813	£9,723,581	£9,706,136	£9,607,758	£8,936,354	£8,527,292
60% LAR : 40% CIR	40%	£10,810,391	£9,176,289	£9,167,072	£9,149,655	£9,051,346	£8,380,357	£7,971,526
60% LAR : 40% CIR	45%	£10,223,283	£8,618,155	£8,608,950	£8,591,557	£8,493,306	£7,822,668	£7,414,030
60% LAR : 40% CIR	50%	£9,634,569	£8,058,428	£8,049,234	£8,031,860	£7,933,657	£7,263,303	£6,854,824

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,690,662	£16,825,175	£16,815,755	£16,797,991	£16,698,817	£16,022,633	£15,610,915
60% LAR : 40% CIR	5%	£18,116,975	£16,280,369	£16,270,985	£16,253,280	£16,154,254	£15,478,959	£15,067,734
60% LAR : 40% CIR	10%	£17,541,552	£15,733,840	£15,724,489	£15,706,839	£15,607,950	£14,933,472	£14,522,704
60% LAR : 40% CIR	15%	£16,964,412	£15,185,604	£15,176,283	£15,158,684	£15,059,919	£14,386,192	£13,975,839
60% LAR : 40% CIR	20%	£16,385,568	£14,635,679	£14,626,384	£14,608,830	£14,510,178	£13,837,134	£13,427,160
60% LAR : 40% CIR	25%	£15,805,040	£14,084,079	£14,074,808	£14,057,295	£13,958,746	£13,286,314	£12,876,682
60% LAR : 40% CIR	**30%**	**£15,222,841**	**£13,530,821**	**£13,521,571**	**£13,504,095**	**£13,405,636**	**£12,733,753**	**£12,324,423**
60% LAR : 40% CIR	35%	£14,638,989	£12,975,922	£12,966,690	£12,949,245	£12,850,868	£12,179,463	£11,770,401
60% LAR : 40% CIR	40%	£14,053,500	£12,419,398	£12,410,181	£12,392,764	£12,294,455	£11,623,466	£11,214,635
60% LAR : 40% CIR	45%	£13,466,392	£11,861,264	£11,852,059	£11,834,666	£11,736,416	£11,065,777	£10,657,139
60% LAR : 40% CIR	50%	£12,877,678	£11,301,538	£11,292,343	£11,274,969	£11,176,766	£10,506,412	£10,097,933

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR for 15 Years	
No Units	18
Site Area	0.16 Ha

Value Area	Zone A - Lower Cenral Zone	
Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,975,447	£20,111,340	£20,101,920	£20,084,157	£19,984,982	£19,308,799	£18,897,081
60% LAR : 40% CIR	5%	£21,338,169	£19,503,959	£19,494,575	£19,476,871	£19,377,845	£18,702,549	£18,291,325
60% LAR : 40% CIR	10%	£20,699,154	£18,894,855	£18,885,505	£18,867,854	£18,768,965	£18,094,488	£17,683,719
60% LAR : 40% CIR	15%	£20,058,422	£18,284,045	£18,274,723	£18,257,124	£18,158,359	£17,484,632	£17,074,280
60% LAR : 40% CIR	20%	£19,415,987	£17,671,544	£17,662,250	£17,644,696	£17,546,044	£16,872,999	£16,463,025
60% LAR : 40% CIR	25%	£18,771,866	£17,057,369	£17,048,098	£17,030,585	£16,932,036	£16,259,605	£15,849,972
60% LAR : 40% CIR	**30%**	**£18,126,076**	**£16,441,537**	**£16,432,287**	**£16,414,810**	**£16,316,352**	**£15,644,468**	**£15,235,138**
60% LAR : 40% CIR	35%	£17,478,632	£15,824,063	£15,814,830	£15,797,386	£15,699,008	£15,027,604	£14,618,542
60% LAR : 40% CIR	40%	£16,829,551	£15,204,963	£15,195,746	£15,178,329	£15,080,020	£14,409,031	£14,000,200
60% LAR : 40% CIR	45%	£16,178,850	£14,584,255	£14,575,050	£14,557,656	£14,459,406	£13,788,767	£13,380,129
60% LAR : 40% CIR	50%	£15,526,545	£13,961,953	£13,952,759	£13,935,384	£13,837,181	£13,166,827	£12,758,348

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,996,520	£4,132,413	£4,122,993	£4,105,230	£4,006,055	£3,329,872	£2,918,153
60% LAR : 40% CIR	5%	£5,359,241	£3,525,032	£3,515,648	£3,497,944	£3,398,917	£2,723,622	£2,312,398
60% LAR : 40% CIR	10%	£4,720,227	£2,915,928	£2,906,577	£2,888,927	£2,790,038	£2,115,561	£1,704,792
60% LAR : 40% CIR	15%	£4,079,495	£2,305,118	£2,295,796	£2,278,197	£2,179,431	£1,505,705	£1,095,352
60% LAR : 40% CIR	20%	£3,437,060	£1,692,617	£1,683,322	£1,665,768	£1,567,117	£894,072	£484,098
60% LAR : 40% CIR	25%	£2,792,939	£1,078,442	£1,069,171	£1,051,658	£953,108	£280,678	-£128,955
60% LAR : 40% CIR	**30%**	**£2,147,149**	**£462,609**	**£453,360**	**£435,883**	**£337,425**	**-£334,460**	**-£743,789**
60% LAR : 40% CIR	35%	£1,499,705	-£154,865	-£164,097	-£181,541	-£279,919	-£951,323	-£1,360,385
60% LAR : 40% CIR	40%	£850,624	-£773,964	-£783,181	-£800,598	-£898,907	-£1,569,896	-£1,978,728
60% LAR : 40% CIR	45%	£199,923	-£1,394,673	-£1,403,877	-£1,421,271	-£1,519,521	-£2,190,160	-£2,598,798
60% LAR : 40% CIR	50%	-£452,382	-£2,016,974	-£2,026,168	-£2,043,544	-£2,141,747	-£2,812,100	-£3,220,579

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,617,738	£10,753,631	£10,744,211	£10,726,448	£10,627,273	£9,951,090	£9,539,371
60% LAR : 40% CIR	5%	£11,980,459	£10,146,250	£10,136,866	£10,119,162	£10,020,136	£9,344,840	£8,933,616
60% LAR : 40% CIR	10%	£11,341,445	£9,537,146	£9,527,795	£9,510,145	£9,411,256	£8,736,779	£8,326,010
60% LAR : 40% CIR	15%	£10,700,713	£8,926,336	£8,917,014	£8,899,415	£8,800,650	£8,126,923	£7,716,570
60% LAR : 40% CIR	20%	£10,058,278	£8,313,835	£8,304,540	£8,286,987	£8,188,335	£7,515,290	£7,105,316
60% LAR : 40% CIR	25%	£9,414,157	£7,699,660	£7,690,389	£7,672,876	£7,574,327	£6,901,896	£6,492,263
60% LAR : 40% CIR	**30%**	**£8,768,367**	**£7,083,828**	**£7,074,578**	**£7,057,101**	**£6,958,643**	**£6,286,759**	**£5,877,429**
60% LAR : 40% CIR	35%	£8,120,923	£6,466,354	£6,457,121	£6,439,677	£6,341,299	£5,669,895	£5,260,833
60% LAR : 40% CIR	40%	£7,471,842	£5,847,254	£5,838,037	£5,820,620	£5,722,311	£5,051,322	£4,642,491
60% LAR : 40% CIR	45%	£6,821,141	£5,226,546	£5,217,341	£5,199,947	£5,101,697	£4,431,058	£4,022,420
60% LAR : 40% CIR	50%	£6,168,836	£4,604,244	£4,595,050	£4,577,675	£4,479,472	£3,809,118	£3,400,639

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,361,265	£13,497,159	£13,487,738	£13,469,975	£13,370,800	£12,694,617	£12,282,899
60% LAR : 40% CIR	5%	£14,723,987	£12,889,777	£12,880,393	£12,862,690	£12,763,663	£12,088,367	£11,677,143
60% LAR : 40% CIR	10%	£14,084,973	£12,280,673	£12,271,323	£12,253,673	£12,154,783	£11,480,306	£11,069,537
60% LAR : 40% CIR	15%	£13,444,240	£11,669,863	£11,660,542	£11,642,942	£11,544,177	£10,870,450	£10,460,098
60% LAR : 40% CIR	20%	£12,801,805	£11,057,362	£11,048,068	£11,030,514	£10,931,863	£10,258,817	£9,848,843
60% LAR : 40% CIR	25%	£12,157,684	£10,443,188	£10,433,916	£10,416,404	£10,317,854	£9,645,423	£9,235,790
60% LAR : 40% CIR	**30%**	**£11,511,894**	**£9,827,355**	**£9,818,105**	**£9,800,628**	**£9,702,171**	**£9,030,286**	**£8,620,957**
60% LAR : 40% CIR	35%	£10,864,450	£9,209,881	£9,200,649	£9,183,204	£9,084,826	£8,413,422	£8,004,360
60% LAR : 40% CIR	40%	£10,215,370	£8,590,781	£8,581,564	£8,564,147	£8,465,839	£7,794,850	£7,386,018
60% LAR : 40% CIR	45%	£9,564,669	£7,970,073	£7,960,868	£7,943,474	£7,845,224	£7,174,586	£6,765,947
60% LAR : 40% CIR	50%	£8,912,363	£7,347,772	£7,338,577	£7,321,202	£7,222,999	£6,552,645	£6,144,166

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,604,374	£16,740,268	£16,730,847	£16,713,084	£16,613,909	£15,937,726	£15,526,008
60% LAR : 40% CIR	5%	£17,967,096	£16,132,886	£16,123,503	£16,105,799	£16,006,772	£15,331,476	£14,920,252
60% LAR : 40% CIR	10%	£17,328,082	£15,523,782	£15,514,432	£15,496,782	£15,397,892	£14,723,415	£14,312,647
60% LAR : 40% CIR	15%	£16,687,349	£14,912,972	£14,903,651	£14,886,051	£14,787,286	£14,113,559	£13,703,207
60% LAR : 40% CIR	20%	£16,044,914	£14,300,472	£14,291,177	£14,273,623	£14,174,972	£13,501,926	£13,091,952
60% LAR : 40% CIR	25%	£15,400,794	£13,686,297	£13,677,026	£13,659,513	£13,560,963	£12,888,533	£12,478,899
60% LAR : 40% CIR	**30%**	**£14,755,003**	**£13,070,464**	**£13,061,214**	**£13,043,738**	**£12,945,280**	**£12,273,395**	**£11,864,066**
60% LAR : 40% CIR	35%	£14,107,559	£12,452,990	£12,443,758	£12,426,313	£12,327,935	£11,656,531	£11,247,469
60% LAR : 40% CIR	40%	£13,458,479	£11,833,890	£11,824,673	£11,807,256	£11,708,948	£11,037,959	£10,629,127
60% LAR : 40% CIR	45%	£12,807,778	£11,213,182	£11,203,977	£11,186,583	£11,088,333	£10,417,695	£10,009,056
60% LAR : 40% CIR	50%	£12,155,473	£10,590,881	£10,581,686	£10,564,311	£10,466,108	£9,795,754	£9,387,275

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR for 15 Years	
No Units	18
Site Area	0.16 Ha

Value Area	Zone A - Medium Central Zone	
Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£24,943,067	£23,031,508	£23,022,088	£23,004,324	£22,905,150	£22,228,965	£21,817,248
60% LAR : 40% CIR	5%	£24,157,407	£22,278,118	£22,268,734	£22,251,030	£22,152,003	£21,476,708	£21,065,483
60% LAR : 40% CIR	10%	£23,370,013	£21,523,006	£21,513,654	£21,496,005	£21,397,115	£20,722,639	£20,311,869
60% LAR : 40% CIR	15%	£22,580,899	£20,766,186	£20,756,866	£20,739,266	£20,640,501	£19,966,775	£19,556,422
60% LAR : 40% CIR	20%	£21,790,083	£20,007,677	£19,998,383	£19,980,829	£19,882,177	£19,209,132	£18,799,159
60% LAR : 40% CIR	25%	£20,997,581	£19,247,494	£19,238,224	£19,220,711	£19,122,162	£18,449,730	£18,040,098
60% LAR : 40% CIR	**30%**	**£20,203,410**	**£18,485,653**	**£18,476,403**	**£18,458,927**	**£18,360,469**	**£17,688,585**	**£17,279,256**
60% LAR : 40% CIR	35%	£19,407,585	£17,722,171	£17,712,940	£17,695,494	£17,597,116	£16,925,713	£16,516,650
60% LAR : 40% CIR	40%	£18,610,123	£16,957,063	£16,947,847	£16,930,430	£16,832,120	£16,161,132	£15,752,301
60% LAR : 40% CIR	45%	£17,811,041	£16,190,346	£16,181,142	£16,163,749	£16,065,498	£15,394,859	£14,986,222
60% LAR : 40% CIR	50%	£17,010,355	£15,422,037	£15,412,842	£15,395,468	£15,297,265	£14,626,910	£14,218,432

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,964,140	£7,052,580	£7,043,160	£7,025,397	£6,926,222	£6,250,038	£5,838,321
60% LAR : 40% CIR	5%	£8,178,479	£6,299,191	£6,289,807	£6,272,102	£6,173,076	£5,497,781	£5,086,556
60% LAR : 40% CIR	10%	£7,391,085	£5,544,079	£5,534,727	£5,517,078	£5,418,187	£4,743,711	£4,332,942
60% LAR : 40% CIR	15%	£6,601,972	£4,787,259	£4,777,939	£4,760,339	£4,661,574	£3,987,847	£3,577,495
60% LAR : 40% CIR	20%	£5,811,156	£4,028,750	£4,019,455	£4,001,902	£3,903,250	£3,230,205	£2,820,232
60% LAR : 40% CIR	25%	£5,018,654	£3,268,567	£3,259,297	£3,241,784	£3,143,234	£2,470,803	£2,061,170
60% LAR : 40% CIR	**30%**	**£4,224,483**	**£2,506,726**	**£2,497,476**	**£2,479,999**	**£2,381,542**	**£1,709,658**	**£1,300,329**
60% LAR : 40% CIR	35%	£3,428,657	£1,743,244	£1,734,012	£1,716,567	£1,618,189	£946,786	£537,723
60% LAR : 40% CIR	40%	£2,631,196	£978,135	£968,919	£951,503	£853,193	£182,205	-£226,627
60% LAR : 40% CIR	45%	£1,832,114	£211,419	£202,215	£184,821	£86,570	-£584,068	-£992,706
60% LAR : 40% CIR	50%	£1,031,428	-£556,891	-£566,085	-£583,459	-£681,662	-£1,352,017	-£1,760,495

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,585,358	£13,673,799	£13,664,378	£13,646,615	£13,547,440	£12,871,256	£12,459,539
60% LAR : 40% CIR	5%	£14,799,698	£12,920,409	£12,911,025	£12,893,320	£12,794,294	£12,118,999	£11,707,774
60% LAR : 40% CIR	10%	£14,012,303	£12,165,297	£12,155,945	£12,138,296	£12,039,406	£11,364,930	£10,954,160
60% LAR : 40% CIR	15%	£13,223,190	£11,408,477	£11,399,157	£11,381,557	£11,282,792	£10,609,065	£10,198,713
60% LAR : 40% CIR	20%	£12,432,374	£10,649,968	£10,640,674	£10,623,120	£10,524,468	£9,851,423	£9,441,450
60% LAR : 40% CIR	25%	£11,639,872	£9,889,785	£9,880,515	£9,863,002	£9,764,452	£9,092,021	£8,682,389
60% LAR : 40% CIR	**30%**	**£10,845,701**	**£9,127,944**	**£9,118,694**	**£9,101,218**	**£9,002,760**	**£8,330,876**	**£7,921,547**
60% LAR : 40% CIR	35%	£10,049,876	£8,364,462	£8,355,230	£8,337,785	£8,239,407	£7,568,004	£7,158,941
60% LAR : 40% CIR	40%	£9,252,414	£7,599,354	£7,590,138	£7,572,721	£7,474,411	£6,803,423	£6,394,591
60% LAR : 40% CIR	45%	£8,453,332	£6,832,637	£6,823,433	£6,806,040	£6,707,789	£6,037,150	£5,628,513
60% LAR : 40% CIR	50%	£7,652,646	£6,064,328	£6,055,133	£6,037,759	£5,939,556	£5,269,201	£4,860,723

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,328,885	£16,417,326	£16,407,906	£16,390,142	£16,290,968	£15,614,784	£15,203,066
60% LAR : 40% CIR	5%	£17,543,225	£15,663,936	£15,654,553	£15,636,848	£15,537,821	£14,862,526	£14,451,301
60% LAR : 40% CIR	10%	£16,755,831	£14,908,824	£14,899,472	£14,881,823	£14,782,933	£14,108,457	£13,697,687
60% LAR : 40% CIR	15%	£15,966,717	£14,152,005	£14,142,684	£14,125,085	£14,026,319	£13,352,593	£12,942,240
60% LAR : 40% CIR	20%	£15,175,901	£13,393,496	£13,384,201	£13,366,647	£13,267,996	£12,594,950	£12,184,977
60% LAR : 40% CIR	25%	£14,383,399	£12,633,312	£12,624,042	£12,606,529	£12,507,980	£11,835,548	£11,425,916
60% LAR : 40% CIR	**30%**	**£13,589,228**	**£11,871,471**	**£11,862,222**	**£11,844,745**	**£11,746,287**	**£11,074,403**	**£10,665,074**
60% LAR : 40% CIR	35%	£12,793,403	£11,107,989	£11,098,758	£11,081,312	£10,982,934	£10,311,531	£9,902,468
60% LAR : 40% CIR	40%	£11,995,941	£10,342,881	£10,333,665	£10,316,248	£10,217,938	£9,546,950	£9,138,119
60% LAR : 40% CIR	45%	£11,196,859	£9,576,164	£9,566,961	£9,549,567	£9,451,316	£8,780,677	£8,372,040
60% LAR : 40% CIR	50%	£10,396,173	£8,807,855	£8,798,660	£8,781,286	£8,683,083	£8,012,728	£7,604,250

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,571,994	£19,660,435	£19,651,015	£19,633,251	£19,534,077	£18,857,893	£18,446,175
60% LAR : 40% CIR	5%	£20,786,334	£18,907,045	£18,897,662	£18,879,957	£18,780,930	£18,105,635	£17,694,411
60% LAR : 40% CIR	10%	£19,998,940	£18,151,933	£18,142,582	£18,124,932	£18,026,042	£17,351,566	£16,940,796
60% LAR : 40% CIR	15%	£19,209,826	£17,395,114	£17,385,793	£17,368,194	£17,269,428	£16,595,702	£16,185,349
60% LAR : 40% CIR	20%	£18,419,011	£16,636,605	£16,627,310	£16,609,756	£16,511,105	£15,838,060	£15,428,086
60% LAR : 40% CIR	25%	£17,626,509	£15,876,421	£15,867,151	£15,849,638	£15,751,089	£15,078,657	£14,669,025
60% LAR : 40% CIR	**30%**	**£16,832,337**	**£15,114,580**	**£15,105,331**	**£15,087,854**	**£14,989,396**	**£14,317,512**	**£13,908,183**
60% LAR : 40% CIR	35%	£16,036,512	£14,351,098	£14,341,867	£14,324,421	£14,226,044	£13,554,640	£13,145,577
60% LAR : 40% CIR	40%	£15,239,051	£13,585,990	£13,576,774	£13,559,357	£13,461,048	£12,790,060	£12,381,228
60% LAR : 40% CIR	45%	£14,439,968	£12,819,273	£12,810,070	£12,792,676	£12,694,425	£12,023,786	£11,615,149
60% LAR : 40% CIR	50%	£13,639,282	£12,050,964	£12,041,769	£12,024,395	£11,926,192	£11,255,838	£10,847,360

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR for 15 Years		Value Area	Zone A - Higher Central Zone

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£26,638,849	£24,700,174	£24,690,755	£24,672,991	£24,573,817	£23,897,632	£23,485,914
60% LAR : 40% CIR	5%	£25,768,401	£23,863,351	£23,853,968	£23,836,263	£23,737,237	£23,061,941	£22,650,718
60% LAR : 40% CIR	10%	£24,896,217	£23,024,806	£23,015,455	£22,997,806	£22,898,915	£22,224,438	£21,813,670
60% LAR : 40% CIR	15%	£24,022,314	£22,184,553	£22,175,233	£22,157,633	£22,058,868	£21,385,141	£20,974,789
60% LAR : 40% CIR	20%	£23,146,709	£21,342,611	£21,333,317	£21,315,763	£21,217,111	£20,544,066	£20,134,092
60% LAR : 40% CIR	25%	£22,269,418	£20,498,994	£20,489,724	£20,472,210	£20,373,662	£19,701,230	£19,291,598
60% LAR : 40% CIR	**30%**	**£21,390,457**	**£19,653,721**	**£19,644,470**	**£19,626,994**	**£19,528,535**	**£18,856,652**	**£18,447,322**
60% LAR : 40% CIR	35%	£20,509,844	£18,806,805	£18,797,572	£18,780,128	£18,681,750	£18,010,346	£17,601,284
60% LAR : 40% CIR	40%	£19,627,593	£17,958,263	£17,949,047	£17,931,630	£17,833,320	£17,162,332	£16,753,501
60% LAR : 40% CIR	45%	£18,743,721	£17,108,113	£17,098,909	£17,081,515	£16,983,265	£16,312,625	£15,903,988
60% LAR : 40% CIR	50%	£17,858,247	£16,256,370	£16,247,176	£16,229,800	£16,131,597	£15,461,244	£15,052,766

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,659,922	£8,721,247	£8,711,827	£8,694,064	£8,594,889	£7,918,705	£7,506,987
60% LAR : 40% CIR	5%	£9,789,473	£7,884,424	£7,875,040	£7,857,336	£7,758,310	£7,083,014	£6,671,790
60% LAR : 40% CIR	10%	£8,917,290	£7,045,879	£7,036,528	£7,018,878	£6,919,988	£6,245,511	£5,834,742
60% LAR : 40% CIR	15%	£8,043,387	£6,205,626	£6,196,305	£6,178,706	£6,079,941	£5,406,214	£4,995,862
60% LAR : 40% CIR	20%	£7,167,781	£5,363,684	£5,354,389	£5,336,836	£5,238,183	£4,565,139	£4,155,165
60% LAR : 40% CIR	25%	£6,290,491	£4,520,067	£4,510,797	£4,493,283	£4,394,735	£3,722,303	£3,312,671
60% LAR : 40% CIR	**30%**	**£5,411,530**	**£3,674,793**	**£3,665,543**	**£3,648,067**	**£3,549,608**	**£2,877,724**	**£2,468,395**
60% LAR : 40% CIR	35%	£4,530,917	£2,827,877	£2,818,645	£2,801,201	£2,702,823	£2,031,419	£1,622,357
60% LAR : 40% CIR	40%	£3,648,666	£1,979,335	£1,970,119	£1,952,703	£1,854,393	£1,183,405	£774,573
60% LAR : 40% CIR	45%	£2,764,794	£1,129,186	£1,119,981	£1,102,588	£1,004,338	£333,698	-£74,939
60% LAR : 40% CIR	50%	£1,879,319	£277,443	£268,248	£250,873	£152,670	-£517,683	-£926,161

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,281,140	£15,342,465	£15,333,046	£15,315,282	£15,216,108	£14,539,923	£14,128,205
60% LAR : 40% CIR	5%	£16,410,691	£14,505,642	£14,496,259	£14,478,554	£14,379,528	£13,704,232	£13,293,008
60% LAR : 40% CIR	10%	£15,538,508	£13,667,097	£13,657,746	£13,640,097	£13,541,206	£12,866,729	£12,455,960
60% LAR : 40% CIR	15%	£14,664,605	£12,826,844	£12,817,524	£12,799,924	£12,701,159	£12,027,432	£11,617,080
60% LAR : 40% CIR	20%	£13,789,000	£11,984,902	£11,975,608	£11,958,054	£11,859,401	£11,186,357	£10,776,383
60% LAR : 40% CIR	25%	£12,911,709	£11,141,285	£11,132,015	£11,114,501	£11,015,953	£10,343,521	£9,933,889
60% LAR : 40% CIR	**30%**	**£12,032,748**	**£10,296,012**	**£10,286,761**	**£10,269,285**	**£10,170,826**	**£9,498,943**	**£9,089,613**
60% LAR : 40% CIR	35%	£11,152,135	£9,449,095	£9,439,863	£9,422,419	£9,324,041	£8,652,637	£8,243,575
60% LAR : 40% CIR	40%	£10,269,884	£8,600,554	£8,591,338	£8,573,921	£8,475,611	£7,804,623	£7,395,792
60% LAR : 40% CIR	45%	£9,386,012	£7,750,404	£7,741,200	£7,723,806	£7,625,556	£6,954,916	£6,546,279
60% LAR : 40% CIR	50%	£8,500,537	£6,898,661	£6,889,467	£6,872,091	£6,773,888	£6,103,535	£5,695,057

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£20,024,668	£18,085,992	£18,076,573	£18,058,809	£17,959,635	£17,283,451	£16,871,732
60% LAR : 40% CIR	5%	£19,154,219	£17,249,170	£17,239,786	£17,222,081	£17,123,055	£16,447,759	£16,036,536
60% LAR : 40% CIR	10%	£18,282,035	£16,410,625	£16,401,273	£16,383,624	£16,284,734	£15,610,256	£15,199,488
60% LAR : 40% CIR	15%	£17,408,132	£15,570,371	£15,561,051	£15,543,451	£15,444,686	£14,770,960	£14,360,607
60% LAR : 40% CIR	20%	£16,532,527	£14,728,430	£14,719,135	£14,701,581	£14,602,929	£13,929,885	£13,519,910
60% LAR : 40% CIR	25%	£15,655,236	£13,884,813	£13,875,542	£13,858,029	£13,759,480	£13,087,049	£12,677,416
60% LAR : 40% CIR	**30%**	**£14,776,276**	**£13,039,539**	**£13,030,288**	**£13,012,812**	**£12,914,354**	**£12,242,470**	**£11,833,141**
60% LAR : 40% CIR	35%	£13,895,662	£12,192,623	£12,183,391	£12,165,946	£12,067,568	£11,396,164	£10,987,102
60% LAR : 40% CIR	40%	£13,013,411	£11,344,081	£11,334,865	£11,317,448	£11,219,139	£10,548,150	£10,139,319
60% LAR : 40% CIR	45%	£12,129,539	£10,493,932	£10,484,727	£10,467,333	£10,369,083	£9,698,443	£9,289,806
60% LAR : 40% CIR	50%	£11,244,065	£9,642,188	£9,632,994	£9,615,619	£9,517,416	£8,847,062	£8,438,584

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£23,267,777	£21,329,101	£21,319,682	£21,301,919	£21,202,744	£20,526,560	£20,114,841
60% LAR : 40% CIR	5%	£22,397,328	£20,492,279	£20,482,895	£20,465,190	£20,366,164	£19,690,869	£19,279,645
60% LAR : 40% CIR	10%	£21,525,144	£19,653,734	£19,644,382	£19,626,733	£19,527,843	£18,853,365	£18,442,597
60% LAR : 40% CIR	15%	£20,651,241	£18,813,481	£18,804,160	£18,786,560	£18,687,795	£18,014,069	£17,603,716
60% LAR : 40% CIR	20%	£19,775,636	£17,971,539	£17,962,244	£17,944,690	£17,846,038	£17,172,994	£16,763,019
60% LAR : 40% CIR	25%	£18,898,346	£17,127,922	£17,118,652	£17,101,138	£17,002,589	£16,330,158	£15,920,525
60% LAR : 40% CIR	**30%**	**£18,019,385**	**£16,282,648**	**£16,273,397**	**£16,255,922**	**£16,157,463**	**£15,485,579**	**£15,076,250**
60% LAR : 40% CIR	35%	£17,138,771	£15,435,732	£15,426,500	£15,409,055	£15,310,677	£14,639,273	£14,230,211
60% LAR : 40% CIR	40%	£16,256,520	£14,587,190	£14,577,974	£14,560,557	£14,462,248	£13,791,260	£13,382,428
60% LAR : 40% CIR	45%	£15,372,649	£13,737,041	£13,727,836	£13,710,442	£13,612,192	£12,941,552	£12,532,915
60% LAR : 40% CIR	50%	£14,487,174	£12,885,297	£12,876,103	£12,858,728	£12,760,525	£12,090,171	£11,681,693

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - NO AW		Value Area	Zone B - Camden Town Office & Resi £900 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,987,287	£2,703,980	£2,694,560	£2,676,998	£2,582,856	£1,943,580	£1,555,349
60% LAR : 40% CIR	5%	£3,773,954	£2,522,948	£2,513,565	£2,496,062	£2,402,068	£1,763,680	£1,375,942
60% LAR : 40% CIR	10%	£3,558,886	£2,340,195	£2,330,843	£2,313,395	£2,219,538	£1,581,969	£1,194,686
60% LAR : 40% CIR	15%	£3,342,099	£2,155,735	£2,146,413	£2,129,014	£2,035,282	£1,398,463	£1,011,597
60% LAR : 40% CIR	20%	£3,123,610	£1,969,583	£1,960,289	£1,942,936	£1,849,317	£1,213,180	£826,692
60% LAR : 40% CIR	25%	£2,903,434	£1,781,758	£1,772,488	£1,755,176	£1,661,659	£1,026,136	£639,989
60% LAR : 40% CIR	**30%**	**£2,681,590**	**£1,592,275**	**£1,583,026**	**£1,565,751**	**£1,472,325**	**£837,349**	**£451,506**
60% LAR : 40% CIR	35%	£2,458,091	£1,401,151	£1,391,920	£1,374,677	£1,281,331	£646,835	£261,259
60% LAR : 40% CIR	40%	£2,232,956	£1,208,401	£1,199,186	£1,181,970	£1,088,693	£454,612	£69,267
60% LAR : 40% CIR	45%	£2,006,202	£1,014,043	£1,004,840	£987,647	£894,429	£260,697	-£126,352
60% LAR : 40% CIR	50%	£1,812,948	£852,636	£843,442	£826,268	£733,098	£99,652	-£289,694

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,991,640	-£13,274,947	-£13,284,368	-£13,301,929	-£13,396,072	-£14,035,347	-£14,423,579
60% LAR : 40% CIR	5%	-£12,204,973	-£13,455,979	-£13,465,363	-£13,482,865	-£13,576,859	-£14,215,248	-£14,602,985
60% LAR : 40% CIR	10%	-£12,420,041	-£13,638,733	-£13,648,084	-£13,665,532	-£13,759,390	-£14,396,959	-£14,784,241
60% LAR : 40% CIR	15%	-£12,636,828	-£13,823,193	-£13,832,514	-£13,849,913	-£13,943,645	-£14,580,464	-£14,967,331
60% LAR : 40% CIR	20%	-£12,855,318	-£14,009,344	-£14,018,638	-£14,035,991	-£14,129,610	-£14,765,747	-£15,152,235
60% LAR : 40% CIR	25%	-£13,075,493	-£14,197,169	-£14,206,439	-£14,223,751	-£14,317,268	-£14,952,791	-£15,338,938
60% LAR : 40% CIR	**30%**	**-£13,297,337**	**-£14,386,652**	**-£14,395,902**	**-£14,413,176**	**-£14,506,602**	**-£15,141,579**	**-£15,527,421**
60% LAR : 40% CIR	35%	-£13,520,836	-£14,577,776	-£14,587,007	-£14,604,251	-£14,697,596	-£15,332,092	-£15,717,668
60% LAR : 40% CIR	40%	-£13,745,971	-£14,770,526	-£14,779,742	-£14,796,958	-£14,890,234	-£15,524,315	-£15,909,660
60% LAR : 40% CIR	45%	-£13,972,726	-£14,964,884	-£14,974,088	-£14,991,280	-£15,084,498	-£15,718,230	-£16,105,279
60% LAR : 40% CIR	50%	-£14,165,979	-£15,126,291	-£15,135,486	-£15,152,659	-£15,245,829	-£15,879,275	-£16,268,621

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,370,422	-£6,653,729	-£6,663,149	-£6,680,711	-£6,774,853	-£7,414,129	-£7,802,361
60% LAR : 40% CIR	5%	-£5,583,755	-£6,834,761	-£6,844,144	-£6,861,647	-£6,955,641	-£7,594,029	-£7,981,767
60% LAR : 40% CIR	10%	-£5,798,823	-£7,017,515	-£7,026,866	-£7,044,314	-£7,138,172	-£7,775,740	-£8,163,023
60% LAR : 40% CIR	15%	-£6,015,610	-£7,201,975	-£7,211,296	-£7,228,695	-£7,322,427	-£7,959,246	-£8,346,112
60% LAR : 40% CIR	20%	-£6,234,099	-£7,388,126	-£7,397,420	-£7,414,773	-£7,508,392	-£8,144,529	-£8,531,017
60% LAR : 40% CIR	25%	-£6,454,275	-£7,575,951	-£7,585,221	-£7,602,533	-£7,696,050	-£8,331,573	-£8,717,720
60% LAR : 40% CIR	**30%**	**-£6,676,119**	**-£7,765,434**	**-£7,774,683**	**-£7,791,958**	**-£7,885,384**	**-£8,520,360**	**-£8,906,203**
60% LAR : 40% CIR	35%	-£6,899,618	-£7,956,558	-£7,965,789	-£7,983,032	-£8,076,378	-£8,710,874	-£9,096,450
60% LAR : 40% CIR	40%	-£7,124,753	-£8,149,308	-£8,158,524	-£8,175,739	-£8,269,016	-£8,903,097	-£9,288,442
60% LAR : 40% CIR	45%	-£7,351,507	-£8,343,666	-£8,352,870	-£8,370,062	-£8,463,280	-£9,097,012	-£9,484,061
60% LAR : 40% CIR	50%	-£7,544,761	-£8,505,073	-£8,514,267	-£8,531,441	-£8,624,611	-£9,258,057	-£9,647,403

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,626,895	-£3,910,202	-£3,919,622	-£3,937,184	-£4,031,326	-£4,670,602	-£5,058,833
60% LAR : 40% CIR	5%	-£2,840,228	-£4,091,233	-£4,100,617	-£4,118,120	-£4,212,114	-£4,850,502	-£5,238,240
60% LAR : 40% CIR	10%	-£3,055,296	-£4,273,987	-£4,283,339	-£4,300,787	-£4,394,644	-£5,032,213	-£5,419,496
60% LAR : 40% CIR	15%	-£3,272,083	-£4,458,447	-£4,467,769	-£4,485,167	-£4,578,900	-£5,215,719	-£5,602,585
60% LAR : 40% CIR	20%	-£3,490,572	-£4,644,599	-£4,653,893	-£4,671,246	-£4,764,865	-£5,401,002	-£5,787,490
60% LAR : 40% CIR	25%	-£3,710,748	-£4,832,424	-£4,841,694	-£4,859,006	-£4,952,522	-£5,588,046	-£5,974,193
60% LAR : 40% CIR	**30%**	**-£3,932,592**	**-£5,021,907**	**-£5,031,156**	**-£5,048,431**	**-£5,141,857**	**-£5,776,833**	**-£6,162,675**
60% LAR : 40% CIR	35%	-£4,156,090	-£5,213,031	-£5,222,262	-£5,239,505	-£5,332,851	-£5,967,347	-£6,352,923
60% LAR : 40% CIR	40%	-£4,381,225	-£5,405,780	-£5,414,996	-£5,432,212	-£5,525,489	-£6,159,569	-£6,544,915
60% LAR : 40% CIR	45%	-£4,607,980	-£5,600,139	-£5,609,342	-£5,626,535	-£5,719,753	-£6,353,484	-£6,740,534
60% LAR : 40% CIR	50%	-£4,801,234	-£5,761,546	-£5,770,740	-£5,787,913	-£5,881,083	-£6,514,530	-£6,903,876

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£616,214	-£667,093	-£676,513	-£694,074	-£788,217	-£1,427,493	-£1,815,724
60% LAR : 40% CIR	5%	£402,881	-£848,124	-£857,508	-£875,011	-£969,004	-£1,607,393	-£1,995,131
60% LAR : 40% CIR	10%	£187,814	-£1,030,878	-£1,040,230	-£1,057,678	-£1,151,535	-£1,789,104	-£2,176,386
60% LAR : 40% CIR	15%	-£28,973	-£1,215,338	-£1,224,660	-£1,242,058	-£1,335,790	-£1,972,610	-£2,359,476
60% LAR : 40% CIR	20%	-£247,463	-£1,401,490	-£1,410,784	-£1,428,136	-£1,521,756	-£2,157,893	-£2,544,381
60% LAR : 40% CIR	25%	-£467,639	-£1,589,315	-£1,598,585	-£1,615,897	-£1,709,413	-£2,344,937	-£2,731,084
60% LAR : 40% CIR	**30%**	**-£689,483**	**-£1,778,798**	**-£1,788,047**	**-£1,805,322**	**-£1,898,748**	**-£2,533,724**	**-£2,919,566**
60% LAR : 40% CIR	35%	-£912,981	-£1,969,921	-£1,979,153	-£1,996,396	-£2,089,742	-£2,724,238	-£3,109,814
60% LAR : 40% CIR	40%	-£1,138,116	-£2,162,671	-£2,171,887	-£2,189,103	-£2,282,380	-£2,916,460	-£3,301,806
60% LAR : 40% CIR	45%	-£1,364,871	-£2,357,029	-£2,366,233	-£2,383,426	-£2,476,644	-£3,110,375	-£3,497,425
60% LAR : 40% CIR	50%	-£1,558,125	-£2,518,437	-£2,527,631	-£2,544,804	-£2,637,974	-£3,271,421	-£3,660,767

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - NO AW	
No Units	18
Site Area	0.16 Ha

Value Area	Zone B - Camden Town Office & Resi £1,000 per sq ft	
Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£4,835,179	£3,538,313	£3,528,893	£3,511,331	£3,417,189	£2,777,913	£2,389,682
60% LAR : 40% CIR	5%	£4,579,451	£3,315,566	£3,306,181	£3,288,678	£3,194,684	£2,556,297	£2,168,559
60% LAR : 40% CIR	10%	£4,321,988	£3,091,094	£3,081,744	£3,064,296	£2,970,438	£2,332,870	£1,945,586
60% LAR : 40% CIR	15%	£4,062,807	£2,864,918	£2,855,596	£2,838,198	£2,744,466	£2,107,646	£1,720,780
60% LAR : 40% CIR	20%	£3,801,922	£2,637,050	£2,627,755	£2,610,402	£2,516,784	£1,880,646	£1,494,159
60% LAR : 40% CIR	25%	£3,539,353	£2,407,509	£2,398,237	£2,380,926	£2,287,409	£1,651,886	£1,265,740
60% LAR : 40% CIR	**30%**	**£3,275,113**	**£2,176,309**	**£2,167,059**	**£2,149,784**	**£2,056,358**	**£1,421,382**	**£1,035,540**
60% LAR : 40% CIR	35%	£3,009,221	£1,943,468	£1,934,236	£1,916,993	£1,823,648	£1,189,152	£803,576
60% LAR : 40% CIR	40%	£2,741,691	£1,709,002	£1,699,785	£1,682,569	£1,589,294	£955,212	£569,867
60% LAR : 40% CIR	45%	£2,472,542	£1,472,926	£1,463,723	£1,446,530	£1,353,312	£719,580	£334,431
60% LAR : 40% CIR	50%	£2,286,271	£1,318,390	£1,309,196	£1,292,022	£1,198,852	£565,406	£180,414

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,143,748	-£12,440,614	-£12,450,034	-£12,467,596	-£12,561,738	-£13,201,014	-£13,589,245
60% LAR : 40% CIR	5%	-£11,399,476	-£12,663,362	-£12,672,746	-£12,690,249	-£12,784,243	-£13,422,630	-£13,810,368
60% LAR : 40% CIR	10%	-£11,656,939	-£12,887,833	-£12,897,183	-£12,914,632	-£13,008,489	-£13,646,058	-£14,033,341
60% LAR : 40% CIR	15%	-£11,916,121	-£13,114,009	-£13,123,331	-£13,140,729	-£13,234,462	-£13,871,281	-£14,258,147
60% LAR : 40% CIR	20%	-£12,177,005	-£13,341,877	-£13,351,172	-£13,368,525	-£13,462,143	-£14,098,281	-£14,484,768
60% LAR : 40% CIR	25%	-£12,439,574	-£13,571,419	-£13,580,690	-£13,598,002	-£13,691,518	-£14,327,041	-£14,713,188
60% LAR : 40% CIR	**30%**	**-£12,703,814**	**-£13,802,618**	**-£13,811,868**	**-£13,829,143**	**-£13,922,569**	**-£14,557,545**	**-£14,943,388**
60% LAR : 40% CIR	35%	-£12,969,706	-£14,035,459	-£14,044,691	-£14,061,934	-£14,155,280	-£14,789,775	-£15,175,351
60% LAR : 40% CIR	40%	-£13,237,236	-£14,269,925	-£14,279,142	-£14,296,358	-£14,389,634	-£15,023,715	-£15,409,060
60% LAR : 40% CIR	45%	-£13,506,386	-£14,506,001	-£14,515,205	-£14,532,397	-£14,625,615	-£15,259,347	-£15,644,497
60% LAR : 40% CIR	50%	-£13,692,656	-£14,660,537	-£14,669,732	-£14,686,905	-£14,780,075	-£15,413,521	-£15,798,513

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,522,530	-£5,819,396	-£5,828,816	-£5,846,378	-£5,940,520	-£6,579,796	-£6,968,027
60% LAR : 40% CIR	5%	-£4,778,258	-£6,042,143	-£6,051,528	-£6,069,031	-£6,163,025	-£6,801,412	-£7,189,150
60% LAR : 40% CIR	10%	-£5,035,721	-£6,266,615	-£6,275,965	-£6,293,413	-£6,387,271	-£7,024,840	-£7,412,123
60% LAR : 40% CIR	15%	-£5,294,902	-£6,492,791	-£6,502,113	-£6,519,511	-£6,613,243	-£7,250,063	-£7,636,929
60% LAR : 40% CIR	20%	-£5,555,787	-£6,720,659	-£6,729,954	-£6,747,307	-£6,840,925	-£7,477,063	-£7,863,550
60% LAR : 40% CIR	25%	-£5,818,356	-£6,950,201	-£6,959,472	-£6,976,784	-£7,070,300	-£7,705,823	-£8,091,969
60% LAR : 40% CIR	**30%**	**-£6,082,596**	**-£7,181,400**	**-£7,190,650**	**-£7,207,925**	**-£7,301,351**	**-£7,936,327**	**-£8,322,169**
60% LAR : 40% CIR	35%	-£6,348,488	-£7,414,241	-£7,423,473	-£7,440,716	-£7,534,061	-£8,168,557	-£8,554,133
60% LAR : 40% CIR	40%	-£6,616,018	-£7,648,707	-£7,657,924	-£7,675,140	-£7,768,415	-£8,402,497	-£8,787,842
60% LAR : 40% CIR	45%	-£6,885,167	-£7,884,783	-£7,893,986	-£7,911,179	-£8,004,397	-£8,638,129	-£9,023,279
60% LAR : 40% CIR	50%	-£7,071,438	-£8,039,319	-£8,048,513	-£8,065,687	-£8,158,857	-£8,792,303	-£9,177,295

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,779,003	-£3,075,868	-£3,085,289	-£3,102,851	-£3,196,993	-£3,836,268	-£4,224,500
60% LAR : 40% CIR	5%	-£2,034,731	-£3,298,616	-£3,308,001	-£3,325,504	-£3,419,497	-£4,057,885	-£4,445,622
60% LAR : 40% CIR	10%	-£2,292,193	-£3,523,087	-£3,532,438	-£3,549,886	-£3,643,743	-£4,281,312	-£4,668,596
60% LAR : 40% CIR	15%	-£2,551,375	-£3,749,264	-£3,758,585	-£3,775,984	-£3,869,716	-£4,506,535	-£4,893,402
60% LAR : 40% CIR	20%	-£2,812,259	-£3,977,132	-£3,986,427	-£4,003,780	-£4,097,398	-£4,733,536	-£5,120,023
60% LAR : 40% CIR	25%	-£3,074,829	-£4,206,673	-£4,215,944	-£4,233,256	-£4,326,773	-£4,962,296	-£5,348,442
60% LAR : 40% CIR	**30%**	**-£3,339,068**	**-£4,437,872**	**-£4,447,123**	**-£4,464,398**	**-£4,557,823**	**-£5,192,800**	**-£5,578,642**
60% LAR : 40% CIR	35%	-£3,604,961	-£4,670,714	-£4,679,946	-£4,697,188	-£4,790,534	-£5,425,030	-£5,810,606
60% LAR : 40% CIR	40%	-£3,872,491	-£4,905,180	-£4,914,397	-£4,931,613	-£5,024,888	-£5,658,970	-£6,044,314
60% LAR : 40% CIR	45%	-£4,141,640	-£5,141,255	-£5,150,459	-£5,167,652	-£5,260,870	-£5,894,601	-£6,279,751
60% LAR : 40% CIR	50%	-£4,327,911	-£5,295,792	-£5,304,986	-£5,322,159	-£5,415,329	-£6,048,776	-£6,433,768

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,464,106	£167,241	£157,820	£140,258	£46,116	-£593,159	-£981,391
60% LAR : 40% CIR	5%	£1,208,378	-£55,507	-£64,892	-£82,395	-£176,388	-£814,776	-£1,202,513
60% LAR : 40% CIR	10%	£950,916	-£279,978	-£289,329	-£306,777	-£400,634	-£1,038,203	-£1,425,487
60% LAR : 40% CIR	15%	£691,734	-£506,155	-£515,476	-£532,875	-£626,607	-£1,263,426	-£1,650,293
60% LAR : 40% CIR	20%	£430,850	-£734,023	-£743,318	-£760,670	-£854,289	-£1,490,427	-£1,876,914
60% LAR : 40% CIR	25%	£168,280	-£963,564	-£972,835	-£990,147	-£1,083,664	-£1,719,187	-£2,105,333
60% LAR : 40% CIR	**30%**	**-£95,959**	**-£1,194,763**	**-£1,204,014**	**-£1,221,289**	**-£1,314,714**	**-£1,949,691**	**-£2,335,533**
60% LAR : 40% CIR	35%	-£361,852	-£1,427,605	-£1,436,837	-£1,454,079	-£1,547,425	-£2,181,921	-£2,567,497
60% LAR : 40% CIR	40%	-£629,382	-£1,662,071	-£1,671,288	-£1,688,503	-£1,781,779	-£2,415,861	-£2,801,205
60% LAR : 40% CIR	45%	-£898,531	-£1,898,146	-£1,907,350	-£1,924,543	-£2,017,761	-£2,651,492	-£3,036,642
60% LAR : 40% CIR	50%	-£1,084,802	-£2,052,683	-£2,061,877	-£2,079,050	-£2,172,220	-£2,805,667	-£3,190,658

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - NO AW	
Value Area	Zone B - Camden Town Office & Resi £1,100 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£5,683,069	£4,372,647	£4,363,227	£4,345,664	£4,251,523	£3,612,247	£3,224,015
60% LAR : 40% CIR	5%	£5,384,948	£4,108,182	£4,098,798	£4,081,295	£3,987,302	£3,348,914	£2,961,177
60% LAR : 40% CIR	10%	£5,085,091	£3,841,995	£3,832,644	£3,815,195	£3,721,338	£3,083,769	£2,696,487
60% LAR : 40% CIR	15%	£4,783,514	£3,574,101	£3,564,780	£3,547,381	£3,453,649	£2,816,830	£2,429,963
60% LAR : 40% CIR	20%	£4,480,236	£3,304,517	£3,295,222	£3,277,869	£3,184,251	£2,548,113	£2,161,626
60% LAR : 40% CIR	25%	£4,175,271	£3,033,258	£3,023,988	£3,006,676	£2,913,160	£2,277,636	£1,891,489
60% LAR : 40% CIR	**30%**	**£3,868,638**	**£2,760,343**	**£2,751,093**	**£2,733,817**	**£2,640,392**	**£2,005,415**	**£1,619,573**
60% LAR : 40% CIR	35%	£3,560,350	£2,485,785	£2,476,553	£2,459,309	£2,365,965	£1,731,469	£1,345,893
60% LAR : 40% CIR	40%	£3,250,426	£2,209,601	£2,200,386	£2,183,170	£2,089,893	£1,455,812	£1,070,467
60% LAR : 40% CIR	45%	£2,938,882	£1,931,810	£1,922,606	£1,905,413	£1,812,196	£1,178,465	£793,314
60% LAR : 40% CIR	50%	£2,759,593	£1,784,144	£1,774,950	£1,757,776	£1,664,606	£1,031,160	£646,168

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,295,858	-£11,606,280	-£11,615,701	-£11,633,263	-£11,727,405	-£12,366,680	-£12,754,913
60% LAR : 40% CIR	5%	-£10,593,979	-£11,870,745	-£11,880,129	-£11,897,632	-£11,991,626	-£12,630,013	-£13,017,751
60% LAR : 40% CIR	10%	-£10,893,837	-£12,136,932	-£12,146,284	-£12,163,732	-£12,257,589	-£12,895,158	-£13,282,440
60% LAR : 40% CIR	15%	-£11,195,413	-£12,404,826	-£12,414,147	-£12,431,546	-£12,525,278	-£13,162,097	-£13,548,964
60% LAR : 40% CIR	20%	-£11,498,691	-£12,674,410	-£12,683,705	-£12,701,058	-£12,794,676	-£13,430,814	-£13,817,301
60% LAR : 40% CIR	25%	-£11,803,656	-£12,945,669	-£12,954,939	-£12,972,251	-£13,065,768	-£13,701,291	-£14,087,438
60% LAR : 40% CIR	**30%**	**-£12,110,290**	**-£13,218,585**	**-£13,227,834**	**-£13,245,110**	**-£13,338,536**	**-£13,973,512**	**-£14,359,354**
60% LAR : 40% CIR	35%	-£12,418,577	-£13,493,142	-£13,502,374	-£13,519,618	-£13,612,963	-£14,247,459	-£14,633,034
60% LAR : 40% CIR	40%	-£12,728,501	-£13,769,326	-£13,778,542	-£13,795,757	-£13,889,034	-£14,523,115	-£14,908,460
60% LAR : 40% CIR	45%	-£13,040,046	-£14,047,118	-£14,056,321	-£14,073,514	-£14,166,731	-£14,800,463	-£15,185,614
60% LAR : 40% CIR	50%	-£13,219,335	-£14,194,783	-£14,203,978	-£14,221,151	-£14,314,321	-£14,947,767	-£15,332,759

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,674,640	-£4,985,062	-£4,994,482	-£5,012,045	-£5,106,186	-£5,745,462	-£6,133,694
60% LAR : 40% CIR	5%	-£3,972,761	-£5,249,527	-£5,258,911	-£5,276,414	-£5,370,408	-£6,008,795	-£6,396,533
60% LAR : 40% CIR	10%	-£4,272,618	-£5,515,714	-£5,525,065	-£5,542,514	-£5,636,371	-£6,273,940	-£6,661,222
60% LAR : 40% CIR	15%	-£4,574,195	-£5,783,608	-£5,792,929	-£5,810,328	-£5,904,060	-£6,540,879	-£6,927,746
60% LAR : 40% CIR	20%	-£4,877,473	-£6,053,192	-£6,062,487	-£6,079,840	-£6,173,458	-£6,809,596	-£7,196,083
60% LAR : 40% CIR	25%	-£5,182,438	-£6,324,451	-£6,333,721	-£6,351,033	-£6,444,549	-£7,080,073	-£7,466,220
60% LAR : 40% CIR	**30%**	**-£5,489,071**	**-£6,597,366**	**-£6,606,616**	**-£6,623,892**	**-£6,717,317**	**-£7,352,294**	**-£7,738,136**
60% LAR : 40% CIR	35%	-£5,797,359	-£6,871,924	-£6,881,156	-£6,898,400	-£6,991,744	-£7,626,240	-£8,011,816
60% LAR : 40% CIR	40%	-£6,107,283	-£7,148,108	-£7,157,324	-£7,174,539	-£7,267,816	-£7,901,897	-£8,287,242
60% LAR : 40% CIR	45%	-£6,418,827	-£7,425,900	-£7,435,103	-£7,452,296	-£7,545,513	-£8,179,244	-£8,564,395
60% LAR : 40% CIR	50%	-£6,598,117	-£7,573,565	-£7,582,759	-£7,599,933	-£7,693,103	-£8,326,549	-£8,711,541

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£931,112	-£2,241,535	-£2,250,955	-£2,268,517	-£2,362,659	-£3,001,935	-£3,390,167
60% LAR : 40% CIR	5%	-£1,229,234	-£2,506,000	-£2,515,384	-£2,532,887	-£2,626,880	-£3,265,268	-£3,653,005
60% LAR : 40% CIR	10%	-£1,529,091	-£2,772,187	-£2,781,538	-£2,798,986	-£2,892,844	-£3,530,413	-£3,917,695
60% LAR : 40% CIR	15%	-£1,830,668	-£3,040,080	-£3,049,402	-£3,066,801	-£3,160,533	-£3,797,352	-£4,184,218
60% LAR : 40% CIR	20%	-£2,133,946	-£3,309,665	-£3,318,960	-£3,336,312	-£3,429,931	-£4,066,069	-£4,452,556
60% LAR : 40% CIR	25%	-£2,438,911	-£3,580,924	-£3,590,194	-£3,607,506	-£3,701,022	-£4,336,545	-£4,722,693
60% LAR : 40% CIR	**30%**	**-£2,745,544**	**-£3,853,839**	**-£3,863,089**	**-£3,880,364**	**-£3,973,790**	**-£4,608,767**	**-£4,994,609**
60% LAR : 40% CIR	35%	-£3,053,831	-£4,128,397	-£4,137,629	-£4,154,872	-£4,248,217	-£4,882,713	-£5,268,289
60% LAR : 40% CIR	40%	-£3,363,756	-£4,404,580	-£4,413,796	-£4,431,012	-£4,524,289	-£5,158,369	-£5,543,715
60% LAR : 40% CIR	45%	-£3,675,300	-£4,682,372	-£4,691,576	-£4,708,769	-£4,801,986	-£5,435,717	-£5,820,868
60% LAR : 40% CIR	50%	-£3,854,589	-£4,830,038	-£4,839,232	-£4,856,405	-£4,949,575	-£5,583,022	-£5,968,014

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,311,997	£1,001,574	£992,154	£974,592	£880,450	£241,174	-£147,058
60% LAR : 40% CIR	5%	£2,013,875	£737,109	£727,725	£710,223	£616,229	-£22,159	-£409,896
60% LAR : 40% CIR	10%	£1,714,018	£470,922	£461,571	£444,123	£350,265	-£287,303	-£674,586
60% LAR : 40% CIR	15%	£1,412,441	£203,029	£193,707	£176,309	£82,576	-£554,243	-£941,109
60% LAR : 40% CIR	20%	£1,109,163	-£66,556	-£75,851	-£93,203	-£186,822	-£822,960	-£1,209,447
60% LAR : 40% CIR	25%	£804,198	-£337,815	-£347,085	-£364,397	-£457,913	-£1,093,436	-£1,479,583
60% LAR : 40% CIR	**30%**	**£497,565**	**-£610,730**	**-£619,980**	**-£637,255**	**-£730,681**	**-£1,365,658**	**-£1,751,500**
60% LAR : 40% CIR	35%	£189,278	-£885,288	-£894,520	-£911,763	-£1,005,108	-£1,639,604	-£2,025,180
60% LAR : 40% CIR	40%	-£120,647	-£1,161,471	-£1,170,687	-£1,187,903	-£1,281,180	-£1,915,260	-£2,300,606
60% LAR : 40% CIR	45%	-£432,191	-£1,439,263	-£1,448,467	-£1,465,660	-£1,558,877	-£2,192,608	-£2,577,759
60% LAR : 40% CIR	50%	-£611,480	-£1,586,929	-£1,596,123	-£1,613,296	-£1,706,466	-£2,339,913	-£2,724,904

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - NO AW

Value Area	**Zone B - Camden Town Office & Resi £1,200 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£6,530,961	£5,206,980	£5,197,560	£5,179,998	£5,085,856	£4,446,579	£4,058,348
60% LAR : 40% CIR	5%	£6,190,445	£4,900,799	£4,891,415	£4,873,912	£4,779,919	£4,141,530	£3,753,793
60% LAR : 40% CIR	10%	£5,848,193	£4,592,895	£4,583,543	£4,566,095	£4,472,238	£3,834,669	£3,447,387
60% LAR : 40% CIR	15%	£5,504,222	£4,283,285	£4,273,963	£4,256,565	£4,162,832	£3,526,013	£3,139,147
60% LAR : 40% CIR	20%	£5,158,549	£3,971,984	£3,962,689	£3,945,336	£3,851,717	£3,215,580	£2,829,093
60% LAR : 40% CIR	25%	£4,811,190	£3,659,009	£3,649,738	£3,632,426	£3,538,909	£2,903,386	£2,517,240
60% LAR : 40% CIR	**30%**	**£4,462,162**	**£3,344,376**	**£3,335,126**	**£3,317,851**	**£3,224,425**	**£2,589,448**	**£2,203,606**
60% LAR : 40% CIR	35%	£4,111,480	£3,028,102	£3,018,870	£3,001,626	£2,908,282	£2,273,786	£1,888,210
60% LAR : 40% CIR	40%	£3,759,161	£2,710,202	£2,700,985	£2,683,769	£2,590,494	£1,956,412	£1,571,067
60% LAR : 40% CIR	45%	£3,405,222	£2,390,694	£2,381,489	£2,364,297	£2,271,079	£1,637,348	£1,252,197
60% LAR : 40% CIR	50%	£3,212,419	£2,229,729	£2,220,535	£2,203,361	£2,110,191	£1,476,745	£1,091,752

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,447,966	-£10,771,947	-£10,781,367	-£10,798,929	-£10,893,071	-£11,532,348	-£11,920,579
60% LAR : 40% CIR	5%	-£9,788,482	-£11,078,128	-£11,087,512	-£11,105,015	-£11,199,009	-£11,837,397	-£12,225,135
60% LAR : 40% CIR	10%	-£10,130,734	-£11,386,032	-£11,395,384	-£11,412,832	-£11,506,689	-£12,144,258	-£12,531,541
60% LAR : 40% CIR	15%	-£10,474,706	-£11,695,643	-£11,704,964	-£11,722,363	-£11,816,095	-£12,452,914	-£12,839,780
60% LAR : 40% CIR	20%	-£10,820,378	-£12,006,943	-£12,016,238	-£12,033,591	-£12,127,210	-£12,763,347	-£13,149,834
60% LAR : 40% CIR	25%	-£11,167,737	-£12,319,918	-£12,329,190	-£12,346,501	-£12,440,018	-£13,075,541	-£13,461,687
60% LAR : 40% CIR	**30%**	**-£11,516,765**	**-£12,634,551**	**-£12,643,801**	**-£12,661,077**	**-£12,754,502**	**-£13,389,479**	**-£13,775,321**
60% LAR : 40% CIR	35%	-£11,867,447	-£12,950,825	-£12,960,058	-£12,977,301	-£13,070,646	-£13,705,142	-£14,090,717
60% LAR : 40% CIR	40%	-£12,219,767	-£13,268,725	-£13,277,942	-£13,295,158	-£13,388,434	-£14,022,515	-£14,407,860
60% LAR : 40% CIR	45%	-£12,573,705	-£13,588,234	-£13,597,438	-£13,614,630	-£13,707,848	-£14,341,579	-£14,726,730
60% LAR : 40% CIR	50%	-£12,766,509	-£13,749,198	-£13,758,392	-£13,775,566	-£13,868,736	-£14,502,182	-£14,887,175

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,826,748	-£4,150,729	-£4,160,149	-£4,177,711	-£4,271,853	-£4,911,130	-£5,299,361
60% LAR : 40% CIR	5%	-£3,167,264	-£4,456,910	-£4,466,294	-£4,483,797	-£4,577,790	-£5,216,179	-£5,603,916
60% LAR : 40% CIR	10%	-£3,509,516	-£4,764,814	-£4,774,166	-£4,791,614	-£4,885,471	-£5,523,040	-£5,910,322
60% LAR : 40% CIR	15%	-£3,853,487	-£5,074,424	-£5,083,746	-£5,101,144	-£5,194,877	-£5,831,696	-£6,218,562
60% LAR : 40% CIR	20%	-£4,199,160	-£5,385,725	-£5,395,020	-£5,412,373	-£5,505,992	-£6,142,129	-£6,528,616
60% LAR : 40% CIR	25%	-£4,546,519	-£5,698,700	-£5,707,971	-£5,725,283	-£5,818,800	-£6,454,323	-£6,840,469
60% LAR : 40% CIR	**30%**	**-£4,895,547**	**-£6,013,333**	**-£6,022,583**	**-£6,039,858**	**-£6,133,284**	**-£6,768,261**	**-£7,154,103**
60% LAR : 40% CIR	35%	-£5,246,229	-£6,329,607	-£6,338,839	-£6,356,083	-£6,449,428	-£7,083,923	-£7,469,499
60% LAR : 40% CIR	40%	-£5,598,548	-£6,647,507	-£6,656,724	-£6,673,940	-£6,767,215	-£7,401,297	-£7,786,642
60% LAR : 40% CIR	45%	-£5,952,487	-£6,967,015	-£6,976,220	-£6,993,412	-£7,086,630	-£7,720,361	-£8,105,512
60% LAR : 40% CIR	50%	-£6,145,290	-£7,127,980	-£7,137,174	-£7,154,348	-£7,247,518	-£7,880,964	-£8,265,957

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£83,221	-£1,407,201	-£1,416,622	-£1,434,184	-£1,528,326	-£2,167,602	-£2,555,834
60% LAR : 40% CIR	5%	-£423,737	-£1,713,383	-£1,722,767	-£1,740,269	-£1,834,263	-£2,472,652	-£2,860,389
60% LAR : 40% CIR	10%	-£765,989	-£2,021,287	-£2,030,638	-£2,048,087	-£2,141,944	-£2,779,513	-£3,166,795
60% LAR : 40% CIR	15%	-£1,109,960	-£2,330,897	-£2,340,219	-£2,357,617	-£2,451,349	-£3,088,169	-£3,475,035
60% LAR : 40% CIR	20%	-£1,455,633	-£2,642,198	-£2,651,493	-£2,668,845	-£2,762,465	-£3,398,602	-£3,785,089
60% LAR : 40% CIR	25%	-£1,802,992	-£2,955,173	-£2,964,444	-£2,981,756	-£3,075,272	-£3,710,796	-£4,096,942
60% LAR : 40% CIR	**30%**	**-£2,152,020**	**-£3,269,806**	**-£3,279,055**	**-£3,296,331**	**-£3,389,757**	**-£4,024,733**	**-£4,410,576**
60% LAR : 40% CIR	35%	-£2,502,702	-£3,586,080	-£3,595,312	-£3,612,556	-£3,705,900	-£4,340,396	-£4,725,972
60% LAR : 40% CIR	40%	-£2,855,021	-£3,903,980	-£3,913,197	-£3,930,412	-£4,023,688	-£4,657,770	-£5,043,114
60% LAR : 40% CIR	45%	-£3,208,960	-£4,223,488	-£4,232,693	-£4,249,885	-£4,343,103	-£4,976,834	-£5,361,985
60% LAR : 40% CIR	50%	-£3,401,763	-£4,384,453	-£4,393,647	-£4,410,820	-£4,503,990	-£5,137,437	-£5,522,429

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,159,888	£1,835,908	£1,826,487	£1,808,925	£1,714,784	£1,075,507	£687,275
60% LAR : 40% CIR	5%	£2,819,372	£1,529,726	£1,520,343	£1,502,840	£1,408,846	£770,458	£382,720
60% LAR : 40% CIR	10%	£2,477,120	£1,221,822	£1,212,471	£1,195,022	£1,101,165	£463,596	£76,314
60% LAR : 40% CIR	15%	£2,133,149	£912,212	£902,890	£885,492	£791,760	£154,941	-£231,926
60% LAR : 40% CIR	20%	£1,787,476	£600,911	£591,616	£574,264	£480,644	-£155,493	-£541,980
60% LAR : 40% CIR	25%	£1,440,117	£287,936	£278,665	£261,353	£167,837	-£467,687	-£853,833
60% LAR : 40% CIR	**30%**	**£1,091,089**	**-£26,697**	**-£35,946**	**-£53,222**	**-£146,648**	**-£781,624**	**-£1,167,466**
60% LAR : 40% CIR	35%	£740,407	-£342,971	-£352,203	-£369,446	-£462,791	-£1,097,287	-£1,482,863
60% LAR : 40% CIR	40%	£388,088	-£660,871	-£670,088	-£687,303	-£780,579	-£1,414,661	-£1,800,005
60% LAR : 40% CIR	45%	£34,149	-£980,379	-£989,584	-£1,006,775	-£1,099,993	-£1,733,725	-£2,118,876
60% LAR : 40% CIR	50%	-£158,654	-£1,141,343	-£1,150,538	-£1,167,711	-£1,260,881	-£1,894,328	-£2,279,320

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - NO AW	
Value Area	Zone B - Camden Town Office & Resi £1,300 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,378,853	£6,041,313	£6,031,894	£6,014,331	£5,920,190	£5,280,913	£4,892,682
60% LAR : 40% CIR	5%	£6,995,942	£5,693,416	£5,684,031	£5,666,529	£5,572,535	£4,934,147	£4,546,410
60% LAR : 40% CIR	10%	£6,611,295	£5,343,795	£5,334,444	£5,316,996	£5,223,139	£4,585,570	£4,198,286
60% LAR : 40% CIR	15%	£6,224,930	£4,992,468	£4,983,147	£4,965,748	£4,872,016	£4,235,197	£3,848,331
60% LAR : 40% CIR	20%	£5,836,863	£4,639,450	£4,630,155	£4,612,803	£4,519,184	£3,883,047	£3,496,559
60% LAR : 40% CIR	25%	£5,447,108	£4,284,758	£4,275,488	£4,258,176	£4,164,660	£3,529,136	£3,142,990
60% LAR : 40% CIR	**30%**	**£5,055,685**	**£3,928,409**	**£3,919,160**	**£3,901,884**	**£3,808,459**	**£3,173,482**	**£2,787,640**
60% LAR : 40% CIR	35%	£4,662,610	£3,570,418	£3,561,187	£3,543,943	£3,450,598	£2,816,102	£2,430,526
60% LAR : 40% CIR	40%	£4,267,896	£3,210,802	£3,201,586	£3,184,370	£3,091,094	£2,457,012	£2,071,667
60% LAR : 40% CIR	45%	£3,871,562	£2,849,577	£2,840,373	£2,823,180	£2,729,962	£2,096,231	£1,711,080
60% LAR : 40% CIR	50%	£3,661,675	£2,671,803	£2,662,608	£2,645,434	£2,552,264	£1,918,818	£1,533,826

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,600,075	-£9,937,614	-£9,947,034	-£9,964,596	-£10,058,737	-£10,698,014	-£11,086,246
60% LAR : 40% CIR	5%	-£8,982,986	-£10,285,511	-£10,294,896	-£10,312,399	-£10,406,392	-£11,044,780	-£11,432,517
60% LAR : 40% CIR	10%	-£9,367,632	-£10,635,133	-£10,644,483	-£10,661,931	-£10,755,789	-£11,393,357	-£11,780,641
60% LAR : 40% CIR	15%	-£9,753,997	-£10,986,459	-£10,995,781	-£11,013,179	-£11,106,911	-£11,743,731	-£12,130,596
60% LAR : 40% CIR	20%	-£10,142,065	-£11,339,477	-£11,348,772	-£11,366,124	-£11,459,743	-£12,095,880	-£12,482,368
60% LAR : 40% CIR	25%	-£10,531,819	-£11,694,169	-£11,703,439	-£11,720,751	-£11,814,267	-£12,449,792	-£12,835,938
60% LAR : 40% CIR	**30%**	**-£10,923,242**	**-£12,050,518**	**-£12,059,768**	**-£12,077,043**	**-£12,170,468**	**-£12,805,446**	**-£13,191,288**
60% LAR : 40% CIR	35%	-£11,316,318	-£12,408,509	-£12,417,741	-£12,434,984	-£12,528,329	-£13,162,826	-£13,548,401
60% LAR : 40% CIR	40%	-£11,711,032	-£12,768,126	-£12,777,342	-£12,794,557	-£12,887,833	-£13,521,915	-£13,907,260
60% LAR : 40% CIR	45%	-£12,107,365	-£13,129,350	-£13,138,554	-£13,155,747	-£13,248,965	-£13,882,696	-£14,267,847
60% LAR : 40% CIR	50%	-£12,317,252	-£13,307,124	-£13,316,320	-£13,333,493	-£13,426,663	-£14,060,109	-£14,445,101

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,978,856	-£3,316,396	-£3,325,815	-£3,343,378	-£3,437,519	-£4,076,796	-£4,465,027
60% LAR : 40% CIR	5%	-£2,361,767	-£3,664,293	-£3,673,678	-£3,691,180	-£3,785,174	-£4,423,562	-£4,811,299
60% LAR : 40% CIR	10%	-£2,746,414	-£4,013,914	-£4,023,265	-£4,040,713	-£4,134,570	-£4,772,139	-£5,159,423
60% LAR : 40% CIR	15%	-£3,132,779	-£4,365,241	-£4,374,562	-£4,391,961	-£4,485,693	-£5,122,512	-£5,509,378
60% LAR : 40% CIR	20%	-£3,520,846	-£4,718,259	-£4,727,554	-£4,744,906	-£4,838,525	-£5,474,662	-£5,861,150
60% LAR : 40% CIR	25%	-£3,910,601	-£5,072,951	-£5,082,221	-£5,099,533	-£5,193,049	-£5,828,573	-£6,214,720
60% LAR : 40% CIR	**30%**	**-£4,302,024**	**-£5,429,300**	**-£5,438,549**	**-£5,455,825**	**-£5,549,250**	**-£6,184,227**	**-£6,570,070**
60% LAR : 40% CIR	35%	-£4,695,100	-£5,787,291	-£5,796,522	-£5,813,766	-£5,907,111	-£6,541,608	-£6,927,183
60% LAR : 40% CIR	40%	-£5,089,814	-£6,146,908	-£6,156,123	-£6,173,339	-£6,266,615	-£6,900,697	-£7,286,042
60% LAR : 40% CIR	45%	-£5,486,147	-£6,508,132	-£6,517,336	-£6,534,529	-£6,627,747	-£7,261,478	-£7,646,629
60% LAR : 40% CIR	50%	-£5,696,034	-£6,685,906	-£6,695,102	-£6,712,275	-£6,805,445	-£7,438,891	-£7,823,883

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£764,671	-£572,869	-£582,288	-£599,850	-£693,992	-£1,333,269	-£1,721,500
60% LAR : 40% CIR	5%	£381,760	-£920,766	-£930,150	-£947,653	-£1,041,647	-£1,680,034	-£2,067,772
60% LAR : 40% CIR	10%	-£2,887	-£1,270,387	-£1,279,738	-£1,297,186	-£1,391,043	-£2,028,612	-£2,415,895
60% LAR : 40% CIR	15%	-£389,252	-£1,621,714	-£1,631,035	-£1,648,434	-£1,742,166	-£2,378,985	-£2,765,851
60% LAR : 40% CIR	20%	-£777,319	-£1,974,732	-£1,984,027	-£2,001,378	-£2,094,998	-£2,731,135	-£3,117,623
60% LAR : 40% CIR	25%	-£1,167,074	-£2,329,423	-£2,338,693	-£2,356,005	-£2,449,522	-£3,085,046	-£3,471,192
60% LAR : 40% CIR	**30%**	**-£1,558,497**	**-£2,685,773**	**-£2,695,022**	**-£2,712,298**	**-£2,805,723**	**-£3,440,700**	**-£3,826,542**
60% LAR : 40% CIR	35%	-£1,951,572	-£3,043,764	-£3,052,995	-£3,070,239	-£3,163,583	-£3,798,080	-£4,183,656
60% LAR : 40% CIR	40%	-£2,346,286	-£3,403,380	-£3,412,596	-£3,429,812	-£3,523,088	-£4,157,169	-£4,542,515
60% LAR : 40% CIR	45%	-£2,742,620	-£3,764,605	-£3,773,809	-£3,791,001	-£3,884,219	-£4,517,951	-£4,903,102
60% LAR : 40% CIR	50%	-£2,952,507	-£3,942,379	-£3,951,574	-£3,968,748	-£4,061,918	-£4,695,364	-£5,080,356

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,007,780	£2,670,240	£2,660,821	£2,643,259	£2,549,117	£1,909,840	£1,521,609
60% LAR : 40% CIR	5%	£3,624,869	£2,322,343	£2,312,959	£2,295,456	£2,201,462	£1,563,075	£1,175,337
60% LAR : 40% CIR	10%	£3,240,222	£1,972,722	£1,963,371	£1,945,923	£1,852,066	£1,214,497	£827,214
60% LAR : 40% CIR	15%	£2,853,857	£1,621,395	£1,612,074	£1,594,675	£1,500,943	£864,124	£477,259
60% LAR : 40% CIR	20%	£2,465,790	£1,268,377	£1,259,082	£1,241,731	£1,148,111	£511,974	£125,486
60% LAR : 40% CIR	25%	£2,076,035	£913,686	£904,416	£887,104	£793,587	£158,063	-£228,083
60% LAR : 40% CIR	**30%**	**£1,684,613**	**£557,337**	**£548,087**	**£530,811**	**£437,386**	**-£197,591**	**-£583,433**
60% LAR : 40% CIR	35%	£1,291,537	£199,345	£190,114	£172,870	£79,526	-£554,971	-£940,547
60% LAR : 40% CIR	40%	£896,823	-£160,271	-£169,487	-£186,703	-£279,978	-£914,060	-£1,299,406
60% LAR : 40% CIR	45%	£500,489	-£521,496	-£530,700	-£547,892	-£641,110	-£1,274,842	-£1,659,993
60% LAR : 40% CIR	50%	£290,603	-£699,270	-£708,465	-£725,638	-£818,809	-£1,452,255	-£1,837,247

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR in Perp		**Value Area**	**Zone B - Camden Town Office & Resi £900 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,361,090	£2,089,992	£2,080,572	£2,063,032	£1,969,439	£1,334,189	£948,520
60% LAR : 40% CIR	5%	£3,147,757	£1,908,961	£1,899,577	£1,882,096	£1,788,652	£1,154,289	£769,114
60% LAR : 40% CIR	10%	£2,932,689	£1,726,207	£1,716,856	£1,699,429	£1,606,121	£972,578	£587,858
60% LAR : 40% CIR	15%	£2,715,902	£1,541,746	£1,532,425	£1,515,049	£1,421,866	£789,073	£404,769
60% LAR : 40% CIR	20%	£2,497,413	£1,355,596	£1,346,301	£1,328,971	£1,235,900	£603,790	£219,864
60% LAR : 40% CIR	25%	£2,277,238	£1,167,771	£1,158,500	£1,141,210	£1,048,243	£416,746	£33,162
60% LAR : 40% CIR	**30%**	**£2,055,393**	**£978,288**	**£969,038**	**£951,784**	**£858,909**	**£227,958**	**-£157,693**
60% LAR : 40% CIR	35%	£1,831,894	£787,163	£777,932	£760,711	£667,914	£37,444	-£350,842
60% LAR : 40% CIR	40%	£1,606,760	£594,414	£585,197	£568,004	£475,277	-£157,140	-£545,763
60% LAR : 40% CIR	45%	£1,380,005	£400,055	£390,851	£373,681	£281,012	-£354,014	-£742,440
60% LAR : 40% CIR	50%	£1,186,751	£238,649	£229,455	£212,303	£119,682	-£517,515	-£905,781

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,617,837	-£13,888,936	-£13,898,355	-£13,915,896	-£14,009,488	-£14,644,738	-£15,030,407
60% LAR : 40% CIR	5%	-£12,831,170	-£14,069,966	-£14,079,351	-£14,096,831	-£14,190,276	-£14,824,638	-£15,209,813
60% LAR : 40% CIR	10%	-£13,046,238	-£14,252,720	-£14,262,071	-£14,279,498	-£14,372,806	-£15,006,349	-£15,391,069
60% LAR : 40% CIR	15%	-£13,263,025	-£14,437,181	-£14,446,502	-£14,463,878	-£14,557,062	-£15,189,855	-£15,574,158
60% LAR : 40% CIR	20%	-£13,481,515	-£14,623,332	-£14,632,626	-£14,649,957	-£14,743,027	-£15,375,138	-£15,759,064
60% LAR : 40% CIR	25%	-£13,701,689	-£14,811,157	-£14,820,428	-£14,837,717	-£14,930,684	-£15,562,182	-£15,945,766
60% LAR : 40% CIR	**30%**	**-£13,923,534**	**-£15,000,639**	**-£15,009,889**	**-£15,027,143**	**-£15,120,019**	**-£15,750,969**	**-£16,136,620**
60% LAR : 40% CIR	35%	-£14,147,033	-£15,191,764	-£15,200,995	-£15,218,216	-£15,311,013	-£15,941,483	-£16,329,769
60% LAR : 40% CIR	40%	-£14,372,167	-£15,384,513	-£15,393,730	-£15,410,923	-£15,503,651	-£16,136,067	-£16,524,690
60% LAR : 40% CIR	45%	-£14,598,923	-£15,578,872	-£15,588,076	-£15,605,246	-£15,697,915	-£16,332,941	-£16,721,367
60% LAR : 40% CIR	50%	-£14,792,176	-£15,740,278	-£15,749,473	-£15,766,624	-£15,859,245	-£16,496,443	-£16,884,708

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,996,619	-£7,267,717	-£7,277,137	-£7,294,677	-£7,388,270	-£8,023,520	-£8,409,189
60% LAR : 40% CIR	5%	-£6,209,952	-£7,448,748	-£7,458,133	-£7,475,613	-£7,569,057	-£8,203,420	-£8,588,595
60% LAR : 40% CIR	10%	-£6,425,020	-£7,631,502	-£7,640,853	-£7,658,280	-£7,751,588	-£8,385,131	-£8,769,851
60% LAR : 40% CIR	15%	-£6,641,807	-£7,815,963	-£7,825,284	-£7,842,660	-£7,935,843	-£8,568,637	-£8,952,940
60% LAR : 40% CIR	20%	-£6,860,296	-£8,002,113	-£8,011,408	-£8,028,738	-£8,121,809	-£8,753,920	-£9,137,846
60% LAR : 40% CIR	25%	-£7,080,471	-£8,189,938	-£8,199,209	-£8,216,499	-£8,309,466	-£8,940,963	-£9,324,548
60% LAR : 40% CIR	**30%**	**-£7,302,316**	**-£8,379,421**	**-£8,388,671**	**-£8,405,925**	**-£8,498,801**	**-£9,129,751**	**-£9,515,402**
60% LAR : 40% CIR	35%	-£7,525,815	-£8,570,546	-£8,579,777	-£8,596,998	-£8,689,795	-£9,320,265	-£9,708,551
60% LAR : 40% CIR	40%	-£7,750,949	-£8,763,295	-£8,772,512	-£8,789,705	-£8,882,432	-£9,514,849	-£9,903,472
60% LAR : 40% CIR	45%	-£7,977,705	-£8,957,654	-£8,966,858	-£8,984,028	-£9,076,697	-£9,711,723	-£10,100,149
60% LAR : 40% CIR	50%	-£8,170,958	-£9,119,060	-£9,128,255	-£9,145,406	-£9,238,027	-£9,875,225	-£10,263,490

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,253,092	-£4,524,190	-£4,533,609	-£4,551,150	-£4,644,743	-£5,279,993	-£5,665,662
60% LAR : 40% CIR	5%	-£3,466,425	-£4,705,221	-£4,714,605	-£4,732,085	-£4,825,530	-£5,459,893	-£5,845,068
60% LAR : 40% CIR	10%	-£3,681,493	-£4,887,974	-£4,897,326	-£4,914,753	-£5,008,061	-£5,641,604	-£6,026,324
60% LAR : 40% CIR	15%	-£3,898,280	-£5,072,435	-£5,081,757	-£5,099,133	-£5,192,316	-£5,825,109	-£6,209,413
60% LAR : 40% CIR	20%	-£4,116,769	-£5,258,586	-£5,267,881	-£5,285,211	-£5,378,281	-£6,010,392	-£6,394,318
60% LAR : 40% CIR	25%	-£4,336,944	-£5,446,411	-£5,455,682	-£5,472,972	-£5,565,939	-£6,197,436	-£6,581,020
60% LAR : 40% CIR	**30%**	**-£4,558,789**	**-£5,635,894**	**-£5,645,143**	**-£5,662,398**	**-£5,755,273**	**-£6,386,224**	**-£6,771,875**
60% LAR : 40% CIR	35%	-£4,782,288	-£5,827,019	-£5,836,250	-£5,853,471	-£5,946,268	-£6,576,737	-£6,965,023
60% LAR : 40% CIR	40%	-£5,007,422	-£6,019,768	-£6,028,985	-£6,046,178	-£6,138,905	-£6,771,322	-£7,159,945
60% LAR : 40% CIR	45%	-£5,234,177	-£6,214,127	-£6,223,330	-£6,240,501	-£6,333,170	-£6,968,196	-£7,356,622
60% LAR : 40% CIR	50%	-£5,427,431	-£6,375,533	-£6,384,727	-£6,401,879	-£6,494,500	-£7,131,697	-£7,519,963

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,983	-£1,281,081	-£1,290,500	-£1,308,041	-£1,401,634	-£2,036,883	-£2,422,553
60% LAR : 40% CIR	5%	-£223,316	-£1,462,111	-£1,471,496	-£1,488,976	-£1,582,421	-£2,216,783	-£2,601,959
60% LAR : 40% CIR	10%	-£438,384	-£1,644,865	-£1,654,217	-£1,671,644	-£1,764,952	-£2,398,495	-£2,783,215
60% LAR : 40% CIR	15%	-£655,171	-£1,829,326	-£1,838,648	-£1,856,024	-£1,949,207	-£2,582,000	-£2,966,304
60% LAR : 40% CIR	20%	-£873,660	-£2,015,477	-£2,024,772	-£2,042,102	-£2,135,172	-£2,767,283	-£3,151,209
60% LAR : 40% CIR	25%	-£1,093,835	-£2,203,302	-£2,212,573	-£2,229,862	-£2,322,830	-£2,954,327	-£3,337,911
60% LAR : 40% CIR	**30%**	**-£1,315,680**	**-£2,392,785**	**-£2,402,034**	**-£2,419,289**	**-£2,512,164**	**-£3,143,115**	**-£3,528,766**
60% LAR : 40% CIR	35%	-£1,539,178	-£2,583,910	-£2,593,141	-£2,610,362	-£2,703,158	-£3,333,628	-£3,721,914
60% LAR : 40% CIR	40%	-£1,764,312	-£2,776,658	-£2,785,875	-£2,803,069	-£2,895,796	-£3,528,213	-£3,916,836
60% LAR : 40% CIR	45%	-£1,991,068	-£2,971,018	-£2,980,221	-£2,997,392	-£3,090,060	-£3,725,087	-£4,113,513
60% LAR : 40% CIR	50%	-£2,184,322	-£3,132,424	-£3,141,618	-£3,158,770	-£3,251,391	-£3,888,588	-£4,276,854

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR in Perp

Value Area	Zone B - Camden Town Office & Resi £1,000 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£4,208,982	£2,924,325	£2,914,905	£2,897,365	£2,803,773	£2,168,523	£1,782,854
60% LAR : 40% CIR	5%	£3,953,254	£2,701,577	£2,692,194	£2,674,712	£2,581,268	£1,946,906	£1,561,731
60% LAR : 40% CIR	10%	£3,695,791	£2,477,107	£2,467,756	£2,450,330	£2,357,021	£1,723,479	£1,338,758
60% LAR : 40% CIR	15%	£3,436,610	£2,250,930	£2,241,608	£2,224,232	£2,131,049	£1,498,256	£1,113,953
60% LAR : 40% CIR	20%	£3,175,726	£2,023,063	£2,013,768	£1,996,437	£1,903,367	£1,271,256	£887,331
60% LAR : 40% CIR	25%	£2,913,156	£1,793,520	£1,784,250	£1,766,960	£1,673,992	£1,042,495	£658,911
60% LAR : 40% CIR	**30%**	**£2,648,916**	**£1,562,321**	**£1,553,072**	**£1,535,818**	**£1,442,942**	**£811,991**	**£428,711**
60% LAR : 40% CIR	35%	£2,383,024	£1,329,480	£1,320,249	£1,303,027	£1,210,231	£579,761	£196,748
60% LAR : 40% CIR	40%	£2,115,495	£1,095,014	£1,085,798	£1,068,604	£975,877	£345,821	-£37,525
60% LAR : 40% CIR	45%	£1,846,345	£858,939	£849,735	£832,564	£739,895	£110,190	-£276,554
60% LAR : 40% CIR	50%	£1,660,074	£704,403	£695,209	£678,057	£585,436	-£44,655	-£432,921

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,769,946	-£13,054,602	-£13,064,022	-£13,081,562	-£13,175,155	-£13,810,404	-£14,196,074
60% LAR : 40% CIR	5%	-£12,025,673	-£13,277,350	-£13,286,734	-£13,304,215	-£13,397,659	-£14,032,021	-£14,417,196
60% LAR : 40% CIR	10%	-£12,283,136	-£13,501,820	-£13,511,172	-£13,528,597	-£13,621,906	-£14,255,448	-£14,640,170
60% LAR : 40% CIR	15%	-£12,542,318	-£13,727,998	-£13,737,319	-£13,754,695	-£13,847,878	-£14,480,671	-£14,864,975
60% LAR : 40% CIR	20%	-£12,803,201	-£13,955,865	-£13,965,159	-£13,982,491	-£14,075,560	-£14,707,672	-£15,091,597
60% LAR : 40% CIR	25%	-£13,065,771	-£14,185,407	-£14,194,677	-£14,211,967	-£14,304,935	-£14,936,432	-£15,320,016
60% LAR : 40% CIR	**30%**	**-£13,330,011**	**-£14,416,606**	**-£14,425,856**	**-£14,443,109**	**-£14,535,985**	**-£15,166,936**	**-£15,550,216**
60% LAR : 40% CIR	35%	-£13,595,903	-£14,649,447	-£14,658,679	-£14,675,900	-£14,768,696	-£15,399,166	-£15,782,180
60% LAR : 40% CIR	40%	-£13,863,432	-£14,883,913	-£14,893,129	-£14,910,324	-£15,003,050	-£15,633,106	-£16,016,452
60% LAR : 40% CIR	45%	-£14,132,583	-£15,119,988	-£15,129,193	-£15,146,363	-£15,239,032	-£15,868,737	-£16,255,482
60% LAR : 40% CIR	50%	-£14,318,854	-£15,274,524	-£15,283,719	-£15,300,871	-£15,393,491	-£16,023,583	-£16,411,848

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,148,727	-£6,433,384	-£6,442,804	-£6,460,344	-£6,553,936	-£7,189,186	-£7,574,855
60% LAR : 40% CIR	5%	-£5,404,455	-£6,656,132	-£6,665,515	-£6,682,997	-£6,776,441	-£7,410,803	-£7,795,978
60% LAR : 40% CIR	10%	-£5,661,918	-£6,880,602	-£6,889,953	-£6,907,379	-£7,000,688	-£7,634,230	-£8,018,951
60% LAR : 40% CIR	15%	-£5,921,099	-£7,106,779	-£7,116,101	-£7,133,477	-£7,226,660	-£7,859,453	-£8,243,756
60% LAR : 40% CIR	20%	-£6,181,983	-£7,334,646	-£7,343,941	-£7,361,272	-£7,454,342	-£8,086,454	-£8,470,379
60% LAR : 40% CIR	25%	-£6,444,553	-£7,564,189	-£7,573,459	-£7,590,749	-£7,683,717	-£8,315,214	-£8,698,798
60% LAR : 40% CIR	**30%**	**-£6,708,793**	**-£7,795,388**	**-£7,804,637**	**-£7,821,891**	**-£7,914,767**	**-£8,545,718**	**-£8,928,998**
60% LAR : 40% CIR	35%	-£6,974,685	-£8,028,229	-£8,037,460	-£8,054,682	-£8,147,478	-£8,777,948	-£9,160,961
60% LAR : 40% CIR	40%	-£7,242,214	-£8,262,695	-£8,271,911	-£8,289,105	-£8,381,832	-£9,011,888	-£9,395,234
60% LAR : 40% CIR	45%	-£7,511,365	-£8,498,770	-£8,507,975	-£8,525,145	-£8,617,814	-£9,247,519	-£9,634,264
60% LAR : 40% CIR	50%	-£7,697,635	-£8,653,306	-£8,662,501	-£8,679,652	-£8,772,273	-£9,402,365	-£9,790,630

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,405,200	-£3,689,857	-£3,699,277	-£3,716,817	-£3,810,409	-£4,445,659	-£4,831,328
60% LAR : 40% CIR	5%	-£2,660,928	-£3,912,604	-£3,921,988	-£3,939,469	-£4,032,914	-£4,667,275	-£5,052,451
60% LAR : 40% CIR	10%	-£2,918,390	-£4,137,075	-£4,146,426	-£4,163,852	-£4,257,161	-£4,890,703	-£5,275,424
60% LAR : 40% CIR	15%	-£3,177,572	-£4,363,252	-£4,372,574	-£4,389,950	-£4,483,133	-£5,115,926	-£5,500,229
60% LAR : 40% CIR	20%	-£3,438,455	-£4,591,119	-£4,600,414	-£4,617,745	-£4,710,814	-£5,342,926	-£5,726,851
60% LAR : 40% CIR	25%	-£3,701,026	-£4,820,661	-£4,829,932	-£4,847,222	-£4,940,189	-£5,571,687	-£5,955,271
60% LAR : 40% CIR	**30%**	**-£3,965,265**	**-£5,051,861**	**-£5,061,110**	**-£5,078,363**	**-£5,171,240**	**-£5,802,190**	**-£6,185,470**
60% LAR : 40% CIR	35%	-£4,231,158	-£5,284,702	-£5,293,933	-£5,311,155	-£5,403,951	-£6,034,420	-£6,417,434
60% LAR : 40% CIR	40%	-£4,498,687	-£5,519,168	-£5,528,384	-£5,545,578	-£5,638,305	-£6,268,360	-£6,651,707
60% LAR : 40% CIR	45%	-£4,767,837	-£5,755,243	-£5,764,447	-£5,781,617	-£5,874,286	-£6,503,992	-£6,890,736
60% LAR : 40% CIR	50%	-£4,954,108	-£5,909,779	-£5,918,973	-£5,936,125	-£6,028,746	-£6,658,837	-£7,047,103

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£837,909	-£446,748	-£456,168	-£473,708	-£567,300	-£1,202,550	-£1,588,219
60% LAR : 40% CIR	5%	£582,181	-£669,495	-£678,879	-£696,360	-£789,805	-£1,424,166	-£1,809,342
60% LAR : 40% CIR	10%	£324,719	-£893,966	-£903,317	-£920,743	-£1,014,052	-£1,647,594	-£2,032,315
60% LAR : 40% CIR	15%	£65,537	-£1,120,143	-£1,129,465	-£1,146,841	-£1,240,024	-£1,872,817	-£2,257,120
60% LAR : 40% CIR	20%	-£195,346	-£1,348,010	-£1,357,305	-£1,374,636	-£1,467,705	-£2,099,817	-£2,483,742
60% LAR : 40% CIR	25%	-£457,917	-£1,577,552	-£1,586,822	-£1,604,113	-£1,697,080	-£2,328,577	-£2,712,162
60% LAR : 40% CIR	**30%**	**-£722,156**	**-£1,808,751**	**-£1,818,001**	**-£1,835,254**	**-£1,928,131**	**-£2,559,081**	**-£2,942,361**
60% LAR : 40% CIR	35%	-£988,049	-£2,041,593	-£2,050,824	-£2,068,046	-£2,160,842	-£2,791,311	-£3,174,325
60% LAR : 40% CIR	40%	-£1,255,578	-£2,276,059	-£2,285,275	-£2,302,469	-£2,395,196	-£3,025,251	-£3,408,598
60% LAR : 40% CIR	45%	-£1,524,728	-£2,512,134	-£2,521,338	-£2,538,508	-£2,631,177	-£3,260,883	-£3,647,627
60% LAR : 40% CIR	50%	-£1,710,999	-£2,666,670	-£2,675,864	-£2,693,016	-£2,785,637	-£3,415,728	-£3,803,994

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR in Perp		Value Area	Zone B - Camden Town Office & Resi £1,100 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£5,056,873	£3,758,659	£3,749,238	£3,731,699	£3,638,106	£3,002,856	£2,617,186
60% LAR : 40% CIR	5%	£4,758,751	£3,494,195	£3,484,810	£3,467,330	£3,373,885	£2,739,524	£2,354,348
60% LAR : 40% CIR	10%	£4,458,894	£3,228,007	£3,218,655	£3,201,230	£3,107,922	£2,474,379	£2,089,658
60% LAR : 40% CIR	15%	£4,157,317	£2,960,113	£2,950,792	£2,933,416	£2,840,233	£2,207,439	£1,823,136
60% LAR : 40% CIR	20%	£3,854,039	£2,690,529	£2,681,234	£2,663,904	£2,570,833	£1,938,723	£1,554,798
60% LAR : 40% CIR	25%	£3,549,075	£2,419,271	£2,410,000	£2,392,711	£2,299,743	£1,668,246	£1,284,661
60% LAR : 40% CIR	**30%**	**£3,242,441**	**£2,146,355**	**£2,137,105**	**£2,119,852**	**£2,026,975**	**£1,396,025**	**£1,012,745**
60% LAR : 40% CIR	35%	£2,934,153	£1,871,797	£1,862,566	£1,845,344	£1,752,548	£1,122,078	£739,065
60% LAR : 40% CIR	40%	£2,624,230	£1,595,614	£1,586,397	£1,569,204	£1,476,477	£846,422	£463,639
60% LAR : 40% CIR	45%	£2,312,685	£1,317,822	£1,308,618	£1,291,448	£1,198,779	£569,074	£186,485
60% LAR : 40% CIR	50%	£2,133,396	£1,170,157	£1,160,962	£1,143,811	£1,051,190	£421,770	£39,340

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,922,054	-£12,220,269	-£12,229,689	-£12,247,229	-£12,340,821	-£12,976,071	-£13,361,741
60% LAR : 40% CIR	5%	-£11,220,176	-£12,484,733	-£12,494,117	-£12,511,598	-£12,605,042	-£13,239,404	-£13,624,579
60% LAR : 40% CIR	10%	-£11,520,034	-£12,750,920	-£12,760,272	-£12,777,697	-£12,871,006	-£13,504,548	-£13,889,269
60% LAR : 40% CIR	15%	-£11,821,610	-£13,018,814	-£13,028,136	-£13,045,512	-£13,138,695	-£13,771,488	-£14,155,791
60% LAR : 40% CIR	20%	-£12,124,888	-£13,288,399	-£13,297,693	-£13,315,024	-£13,408,094	-£14,040,205	-£14,424,130
60% LAR : 40% CIR	25%	-£12,429,852	-£13,559,656	-£13,568,927	-£13,586,217	-£13,679,184	-£14,310,681	-£14,694,266
60% LAR : 40% CIR	**30%**	**-£12,736,487**	**-£13,832,573**	**-£13,841,822**	**-£13,859,076**	**-£13,951,952**	**-£14,582,903**	**-£14,966,183**
60% LAR : 40% CIR	35%	-£13,044,774	-£14,107,130	-£14,116,362	-£14,133,584	-£14,226,379	-£14,856,849	-£15,239,863
60% LAR : 40% CIR	40%	-£13,354,697	-£14,383,313	-£14,392,530	-£14,409,723	-£14,502,451	-£15,132,505	-£15,515,289
60% LAR : 40% CIR	45%	-£13,666,243	-£14,661,105	-£14,670,310	-£14,687,480	-£14,780,149	-£15,409,853	-£15,792,442
60% LAR : 40% CIR	50%	-£13,845,531	-£14,808,770	-£14,817,965	-£14,835,117	-£14,927,737	-£15,557,158	-£15,939,587

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,300,836	-£5,599,050	-£5,608,471	-£5,626,010	-£5,719,603	-£6,354,853	-£6,740,523
60% LAR : 40% CIR	5%	-£4,598,958	-£5,863,514	-£5,872,899	-£5,890,379	-£5,983,824	-£6,618,186	-£7,003,361
60% LAR : 40% CIR	10%	-£4,898,816	-£6,129,702	-£6,139,054	-£6,156,479	-£6,249,788	-£6,883,330	-£7,268,051
60% LAR : 40% CIR	15%	-£5,200,392	-£6,397,596	-£6,406,917	-£6,424,293	-£6,517,477	-£7,150,270	-£7,534,573
60% LAR : 40% CIR	20%	-£5,503,670	-£6,667,180	-£6,676,475	-£6,693,805	-£6,786,876	-£7,418,986	-£7,802,912
60% LAR : 40% CIR	25%	-£5,808,634	-£6,938,438	-£6,947,709	-£6,964,999	-£7,057,966	-£7,689,463	-£8,073,048
60% LAR : 40% CIR	**30%**	**-£6,115,268**	**-£7,211,355**	**-£7,220,604**	**-£7,237,857**	**-£7,330,734**	**-£7,961,684**	**-£8,344,964**
60% LAR : 40% CIR	35%	-£6,423,556	-£7,485,912	-£7,495,143	-£7,512,365	-£7,605,161	-£8,235,631	-£8,618,644
60% LAR : 40% CIR	40%	-£6,733,479	-£7,762,095	-£7,771,312	-£7,788,505	-£7,881,232	-£8,511,287	-£8,894,071
60% LAR : 40% CIR	45%	-£7,045,024	-£8,039,887	-£8,049,091	-£8,066,262	-£8,158,931	-£8,788,635	-£9,171,224
60% LAR : 40% CIR	50%	-£7,224,313	-£8,187,552	-£8,196,747	-£8,213,898	-£8,306,519	-£8,935,939	-£9,318,369

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,557,309	-£2,855,523	-£2,864,943	-£2,882,483	-£2,976,076	-£3,611,325	-£3,996,996
60% LAR : 40% CIR	5%	-£1,855,431	-£3,119,987	-£3,129,372	-£3,146,852	-£3,240,297	-£3,874,658	-£4,259,834
60% LAR : 40% CIR	10%	-£2,155,288	-£3,386,175	-£3,395,526	-£3,412,952	-£3,506,260	-£4,139,803	-£4,524,523
60% LAR : 40% CIR	15%	-£2,456,865	-£3,654,069	-£3,663,390	-£3,680,766	-£3,773,949	-£4,406,742	-£4,791,046
60% LAR : 40% CIR	20%	-£2,760,143	-£3,923,653	-£3,932,948	-£3,950,278	-£4,043,348	-£4,675,459	-£5,059,384
60% LAR : 40% CIR	25%	-£3,065,107	-£4,194,911	-£4,204,182	-£4,221,471	-£4,314,439	-£4,945,936	-£5,329,521
60% LAR : 40% CIR	**30%**	**-£3,371,741**	**-£4,467,827**	**-£4,477,077**	**-£4,494,330**	**-£4,587,207**	**-£5,218,157**	**-£5,601,437**
60% LAR : 40% CIR	35%	-£3,680,028	-£4,742,385	-£4,751,616	-£4,768,838	-£4,861,634	-£5,492,104	-£5,875,117
60% LAR : 40% CIR	40%	-£3,989,952	-£5,018,568	-£5,027,784	-£5,044,978	-£5,137,705	-£5,767,760	-£6,150,543
60% LAR : 40% CIR	45%	-£4,301,497	-£5,296,359	-£5,305,564	-£5,322,734	-£5,415,403	-£6,045,108	-£6,427,697
60% LAR : 40% CIR	50%	-£4,480,785	-£5,444,025	-£5,453,219	-£5,470,371	-£5,562,992	-£6,192,412	-£6,574,842

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,685,801	£387,586	£378,166	£360,626	£267,033	-£368,216	-£753,886
60% LAR : 40% CIR	5%	£1,387,678	£123,122	£113,737	£96,257	£2,812	-£631,549	-£1,016,725
60% LAR : 40% CIR	10%	£1,087,821	-£143,066	-£152,417	-£169,843	-£263,151	-£896,694	-£1,281,414
60% LAR : 40% CIR	15%	£786,244	-£410,960	-£420,281	-£437,657	-£530,840	-£1,163,633	-£1,547,937
60% LAR : 40% CIR	20%	£482,966	-£680,544	-£689,839	-£707,169	-£800,239	-£1,432,350	-£1,816,275
60% LAR : 40% CIR	25%	£178,002	-£951,802	-£961,073	-£978,362	-£1,071,330	-£1,702,827	-£2,086,412
60% LAR : 40% CIR	**30%**	**-£128,632**	**-£1,224,718**	**-£1,233,968**	**-£1,251,221**	**-£1,344,098**	**-£1,975,048**	**-£2,358,328**
60% LAR : 40% CIR	35%	-£436,919	-£1,499,276	-£1,508,507	-£1,525,729	-£1,618,525	-£2,248,994	-£2,632,008
60% LAR : 40% CIR	40%	-£746,843	-£1,775,458	-£1,784,675	-£1,801,869	-£1,894,596	-£2,524,651	-£2,907,434
60% LAR : 40% CIR	45%	-£1,058,388	-£2,053,250	-£2,062,455	-£2,079,625	-£2,172,294	-£2,801,999	-£3,184,587
60% LAR : 40% CIR	50%	-£1,237,676	-£2,200,916	-£2,210,110	-£2,227,262	-£2,319,883	-£2,949,303	-£3,331,733

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR in Perp

Value Area	**Zone B - Camden Town Office & Resi £1,200 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£5,904,764	£4,592,992	£4,583,572	£4,566,032	£4,472,440	£3,837,189	£3,451,520
60% LAR : 40% CIR	5%	£5,564,248	£4,286,811	£4,277,427	£4,259,946	£4,166,501	£3,532,140	£3,146,964
60% LAR : 40% CIR	10%	£5,221,996	£3,978,907	£3,969,556	£3,952,130	£3,858,821	£3,225,279	£2,840,558
60% LAR : 40% CIR	15%	£4,878,026	£3,669,297	£3,659,975	£3,642,599	£3,549,416	£2,916,623	£2,532,319
60% LAR : 40% CIR	20%	£4,532,352	£3,357,996	£3,348,701	£3,331,371	£3,238,301	£2,606,190	£2,222,265
60% LAR : 40% CIR	25%	£4,184,993	£3,045,021	£3,035,751	£3,018,460	£2,925,493	£2,293,996	£1,910,412
60% LAR : 40% CIR	**30%**	**£3,835,965**	**£2,730,388**	**£2,721,138**	**£2,703,885**	**£2,611,008**	**£1,980,058**	**£1,596,778**
60% LAR : 40% CIR	35%	£3,485,283	£2,414,114	£2,404,883	£2,387,661	£2,294,865	£1,664,394	£1,281,381
60% LAR : 40% CIR	40%	£3,132,965	£2,096,214	£2,086,998	£2,069,804	£1,977,077	£1,347,021	£964,239
60% LAR : 40% CIR	45%	£2,779,026	£1,776,706	£1,767,502	£1,750,331	£1,657,663	£1,027,957	£645,368
60% LAR : 40% CIR	50%	£2,586,222	£1,615,741	£1,606,547	£1,589,396	£1,496,774	£867,355	£484,924

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,074,163	-£11,385,935	-£11,395,355	-£11,412,895	-£11,506,488	-£12,141,738	-£12,527,407
60% LAR : 40% CIR	5%	-£10,414,680	-£11,692,117	-£11,701,500	-£11,718,981	-£11,812,426	-£12,446,788	-£12,831,963
60% LAR : 40% CIR	10%	-£10,756,932	-£12,000,021	-£12,009,371	-£12,026,798	-£12,120,106	-£12,753,649	-£13,138,369
60% LAR : 40% CIR	15%	-£11,100,902	-£12,309,631	-£12,318,952	-£12,336,328	-£12,429,511	-£13,062,305	-£13,446,608
60% LAR : 40% CIR	20%	-£11,446,575	-£12,620,932	-£12,630,226	-£12,647,557	-£12,740,627	-£13,372,738	-£13,756,663
60% LAR : 40% CIR	25%	-£11,793,934	-£12,933,907	-£12,943,177	-£12,960,467	-£13,053,434	-£13,684,932	-£14,068,516
60% LAR : 40% CIR	**30%**	**-£12,142,962**	**-£13,248,539**	**-£13,257,789**	**-£13,275,042**	**-£13,367,919**	**-£13,998,869**	**-£14,382,149**
60% LAR : 40% CIR	35%	-£12,493,644	-£13,564,814	-£13,574,045	-£13,591,267	-£13,684,062	-£14,314,533	-£14,697,546
60% LAR : 40% CIR	40%	-£12,845,963	-£13,882,713	-£13,891,929	-£13,909,124	-£14,001,850	-£14,631,906	-£15,014,688
60% LAR : 40% CIR	45%	-£13,199,902	-£14,202,222	-£14,211,425	-£14,228,597	-£14,321,265	-£14,950,970	-£15,333,559
60% LAR : 40% CIR	50%	-£13,392,706	-£14,363,186	-£14,372,381	-£14,389,531	-£14,482,153	-£15,111,573	-£15,494,003

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,452,945	-£4,764,717	-£4,774,137	-£4,791,677	-£4,885,269	-£5,520,520	-£5,906,189
60% LAR : 40% CIR	5%	-£3,793,461	-£5,070,898	-£5,080,282	-£5,097,763	-£5,191,208	-£5,825,569	-£6,210,745
60% LAR : 40% CIR	10%	-£4,135,713	-£5,378,802	-£5,388,153	-£5,405,580	-£5,498,888	-£6,132,431	-£6,517,151
60% LAR : 40% CIR	15%	-£4,479,684	-£5,688,413	-£5,697,734	-£5,715,110	-£5,808,293	-£6,441,086	-£6,825,390
60% LAR : 40% CIR	20%	-£4,825,357	-£5,999,713	-£6,009,008	-£6,026,338	-£6,119,409	-£6,751,519	-£7,135,444
60% LAR : 40% CIR	25%	-£5,172,716	-£6,312,688	-£6,321,959	-£6,339,249	-£6,432,216	-£7,063,713	-£7,447,298
60% LAR : 40% CIR	**30%**	**-£5,521,744**	**-£6,627,321**	**-£6,636,571**	**-£6,653,824**	**-£6,746,701**	**-£7,377,651**	**-£7,760,931**
60% LAR : 40% CIR	35%	-£5,872,426	-£6,943,595	-£6,952,827	-£6,970,048	-£7,062,844	-£7,693,315	-£8,076,328
60% LAR : 40% CIR	40%	-£6,224,744	-£7,261,495	-£7,270,711	-£7,287,905	-£7,380,632	-£8,010,688	-£8,393,470
60% LAR : 40% CIR	45%	-£6,578,683	-£7,581,004	-£7,590,207	-£7,607,378	-£7,700,046	-£8,329,752	-£8,712,341
60% LAR : 40% CIR	50%	-£6,771,488	-£7,741,968	-£7,751,163	-£7,768,313	-£7,860,935	-£8,490,354	-£8,872,785

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£709,418	-£2,021,190	-£2,030,610	-£2,048,150	-£2,141,742	-£2,776,993	-£3,162,662
60% LAR : 40% CIR	5%	-£1,049,934	-£2,327,371	-£2,336,755	-£2,354,236	-£2,447,681	-£3,082,042	-£3,467,218
60% LAR : 40% CIR	10%	-£1,392,186	-£2,635,275	-£2,644,626	-£2,662,052	-£2,755,360	-£3,388,903	-£3,773,624
60% LAR : 40% CIR	15%	-£1,736,156	-£2,944,885	-£2,954,207	-£2,971,583	-£3,064,766	-£3,697,559	-£4,081,862
60% LAR : 40% CIR	20%	-£2,081,830	-£3,256,186	-£3,265,481	-£3,282,811	-£3,375,881	-£4,007,992	-£4,391,917
60% LAR : 40% CIR	25%	-£2,429,189	-£3,569,161	-£3,578,431	-£3,595,722	-£3,688,689	-£4,320,186	-£4,703,770
60% LAR : 40% CIR	**30%**	**-£2,778,217**	**-£3,883,794**	**-£3,893,044**	**-£3,910,297**	**-£4,003,173**	**-£4,634,124**	**-£5,017,404**
60% LAR : 40% CIR	35%	-£3,128,899	-£4,200,068	-£4,209,299	-£4,226,521	-£4,319,317	-£4,949,788	-£5,332,800
60% LAR : 40% CIR	40%	-£3,481,217	-£4,517,968	-£4,527,184	-£4,544,378	-£4,637,105	-£5,267,160	-£5,649,943
60% LAR : 40% CIR	45%	-£3,835,156	-£4,837,476	-£4,846,680	-£4,863,851	-£4,956,519	-£5,586,225	-£5,968,813
60% LAR : 40% CIR	50%	-£4,027,960	-£4,998,441	-£5,007,635	-£5,024,786	-£5,117,408	-£5,746,827	-£6,129,258

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,533,691	£1,221,919	£1,212,499	£1,194,960	£1,101,367	£466,116	£80,447
60% LAR : 40% CIR	5%	£2,193,175	£915,738	£906,354	£888,873	£795,428	£161,067	-£224,108
60% LAR : 40% CIR	10%	£1,850,923	£607,834	£598,483	£581,057	£487,749	-£145,794	-£530,514
60% LAR : 40% CIR	15%	£1,506,953	£298,224	£288,902	£271,526	£178,343	-£454,450	-£838,753
60% LAR : 40% CIR	20%	£1,161,279	-£13,077	-£22,372	-£39,702	-£132,772	-£764,883	-£1,148,808
60% LAR : 40% CIR	25%	£813,920	-£326,052	-£335,322	-£352,613	-£445,580	-£1,077,077	-£1,460,661
60% LAR : 40% CIR	**30%**	**£464,892**	**-£640,685**	**-£649,934**	**-£667,188**	**-£760,064**	**-£1,391,015**	**-£1,774,295**
60% LAR : 40% CIR	35%	£114,210	-£956,959	-£966,190	-£983,412	-£1,076,208	-£1,706,679	-£2,089,691
60% LAR : 40% CIR	40%	-£238,108	-£1,274,859	-£1,284,075	-£1,301,269	-£1,393,996	-£2,024,051	-£2,406,834
60% LAR : 40% CIR	45%	-£592,047	-£1,594,367	-£1,603,571	-£1,620,742	-£1,713,410	-£2,343,115	-£2,725,704
60% LAR : 40% CIR	50%	-£784,851	-£1,755,332	-£1,764,526	-£1,781,677	-£1,874,299	-£2,503,718	-£2,886,149

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR in Perp

Value Area	Zone B - Camden Town Office & Resi £1,300 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£6,752,656	£5,427,326	£5,417,906	£5,400,366	£5,306,773	£4,671,522	£4,285,853
60% LAR : 40% CIR	5%	£6,369,745	£5,079,428	£5,070,044	£5,052,563	£4,959,118	£4,324,757	£3,939,581
60% LAR : 40% CIR	10%	£5,985,098	£4,729,807	£4,720,456	£4,703,029	£4,609,721	£3,976,179	£3,591,458
60% LAR : 40% CIR	15%	£5,598,733	£4,378,480	£4,369,158	£4,351,782	£4,258,599	£3,625,806	£3,241,503
60% LAR : 40% CIR	20%	£5,210,666	£4,025,463	£4,016,168	£3,998,837	£3,905,768	£3,273,657	£2,889,731
60% LAR : 40% CIR	25%	£4,820,912	£3,670,771	£3,661,500	£3,644,210	£3,551,242	£2,919,745	£2,536,161
60% LAR : 40% CIR	**30%**	**£4,429,488**	**£3,314,421**	**£3,305,172**	**£3,287,918**	**£3,195,042**	**£2,564,091**	**£2,180,811**
60% LAR : 40% CIR	35%	£4,036,412	£2,956,431	£2,947,198	£2,929,978	£2,837,181	£2,206,711	£1,823,697
60% LAR : 40% CIR	40%	£3,641,699	£2,596,814	£2,587,597	£2,570,404	£2,477,677	£1,847,622	£1,464,839
60% LAR : 40% CIR	45%	£3,245,366	£2,235,589	£2,226,385	£2,209,215	£2,116,546	£1,486,840	£1,104,252
60% LAR : 40% CIR	50%	£3,035,478	£2,057,815	£2,048,620	£2,031,469	£1,938,848	£1,309,427	£926,998

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,226,272	-£10,551,602	-£10,561,022	-£10,578,562	-£10,672,154	-£11,307,405	-£11,693,074
60% LAR : 40% CIR	5%	-£9,609,183	-£10,899,499	-£10,908,883	-£10,926,364	-£11,019,809	-£11,654,170	-£12,039,346
60% LAR : 40% CIR	10%	-£9,993,829	-£11,249,120	-£11,258,471	-£11,275,898	-£11,369,206	-£12,002,748	-£12,387,469
60% LAR : 40% CIR	15%	-£10,380,194	-£11,600,447	-£11,609,769	-£11,627,145	-£11,720,328	-£12,353,121	-£12,737,424
60% LAR : 40% CIR	20%	-£10,768,262	-£11,953,465	-£11,962,759	-£11,980,091	-£12,073,160	-£12,705,271	-£13,089,197
60% LAR : 40% CIR	25%	-£11,158,015	-£12,308,156	-£12,317,427	-£12,334,717	-£12,427,685	-£13,059,182	-£13,442,766
60% LAR : 40% CIR	**30%**	**-£11,549,439**	**-£12,664,506**	**-£12,673,756**	**-£12,691,009**	**-£12,783,886**	**-£13,414,836**	**-£13,798,116**
60% LAR : 40% CIR	35%	-£11,942,515	-£13,022,497	-£13,031,729	-£13,048,950	-£13,141,746	-£13,772,216	-£14,155,230
60% LAR : 40% CIR	40%	-£12,337,228	-£13,382,113	-£13,391,330	-£13,408,523	-£13,501,251	-£14,131,305	-£14,514,089
60% LAR : 40% CIR	45%	-£12,733,562	-£13,743,339	-£13,752,542	-£13,769,712	-£13,862,381	-£14,492,087	-£14,874,676
60% LAR : 40% CIR	50%	-£12,943,449	-£13,921,112	-£13,930,307	-£13,947,459	-£14,040,080	-£14,669,500	-£15,051,930

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,605,053	-£3,930,383	-£3,939,804	-£3,957,343	-£4,050,936	-£4,686,187	-£5,071,856
60% LAR : 40% CIR	5%	-£2,987,964	-£4,278,281	-£4,287,665	-£4,305,146	-£4,398,591	-£5,032,952	-£5,418,128
60% LAR : 40% CIR	10%	-£3,372,611	-£4,627,902	-£4,637,253	-£4,654,680	-£4,747,988	-£5,381,530	-£5,766,251
60% LAR : 40% CIR	15%	-£3,758,976	-£4,979,229	-£4,988,551	-£5,005,927	-£5,099,110	-£5,731,903	-£6,116,206
60% LAR : 40% CIR	20%	-£4,147,044	-£5,332,246	-£5,341,541	-£5,358,872	-£5,451,942	-£6,084,052	-£6,467,978
60% LAR : 40% CIR	25%	-£4,536,797	-£5,686,938	-£5,696,209	-£5,713,499	-£5,806,467	-£6,437,964	-£6,821,548
60% LAR : 40% CIR	**30%**	**-£4,928,221**	**-£6,043,288**	**-£6,052,538**	**-£6,069,791**	**-£6,162,667**	**-£6,793,618**	**-£7,176,898**
60% LAR : 40% CIR	35%	-£5,321,297	-£6,401,278	-£6,410,511	-£6,427,732	-£6,520,528	-£7,150,998	-£7,534,012
60% LAR : 40% CIR	40%	-£5,716,010	-£6,760,895	-£6,770,112	-£6,787,305	-£6,880,032	-£7,510,087	-£7,892,870
60% LAR : 40% CIR	45%	-£6,112,343	-£7,122,120	-£7,131,324	-£7,148,494	-£7,241,163	-£7,870,869	-£8,253,458
60% LAR : 40% CIR	50%	-£6,322,231	-£7,299,894	-£7,309,089	-£7,326,240	-£7,418,861	-£8,048,282	-£8,430,711

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£138,474	-£1,186,856	-£1,196,276	-£1,213,816	-£1,307,409	-£1,942,659	-£2,328,328
60% LAR : 40% CIR	5%	-£244,437	-£1,534,754	-£1,544,138	-£1,561,619	-£1,655,063	-£2,289,425	-£2,674,600
60% LAR : 40% CIR	10%	-£629,084	-£1,884,374	-£1,893,726	-£1,911,152	-£2,004,461	-£2,638,002	-£3,022,724
60% LAR : 40% CIR	15%	-£1,015,449	-£2,235,702	-£2,245,023	-£2,262,399	-£2,355,582	-£2,988,376	-£3,372,679
60% LAR : 40% CIR	20%	-£1,403,516	-£2,588,719	-£2,598,014	-£2,615,345	-£2,708,414	-£3,340,525	-£3,724,451
60% LAR : 40% CIR	25%	-£1,793,270	-£2,943,411	-£2,952,682	-£2,969,972	-£3,062,939	-£3,694,437	-£4,078,021
60% LAR : 40% CIR	**30%**	**-£2,184,694**	**-£3,299,761**	**-£3,309,010**	**-£3,326,264**	**-£3,419,140**	**-£4,050,091**	**-£4,433,371**
60% LAR : 40% CIR	35%	-£2,577,769	-£3,657,751	-£3,666,983	-£3,684,204	-£3,777,001	-£4,407,471	-£4,790,484
60% LAR : 40% CIR	40%	-£2,972,482	-£4,017,367	-£4,026,584	-£4,043,778	-£4,136,505	-£4,766,560	-£5,149,343
60% LAR : 40% CIR	45%	-£3,368,816	-£4,378,593	-£4,387,797	-£4,404,967	-£4,497,636	-£5,127,341	-£5,509,930
60% LAR : 40% CIR	50%	-£3,578,704	-£4,556,367	-£4,565,561	-£4,582,713	-£4,675,334	-£5,304,754	-£5,687,184

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,381,583	£2,056,253	£2,046,833	£2,029,293	£1,935,701	£1,300,450	£914,781
60% LAR : 40% CIR	5%	£2,998,672	£1,708,355	£1,698,971	£1,681,490	£1,588,046	£953,684	£568,509
60% LAR : 40% CIR	10%	£2,614,025	£1,358,735	£1,349,383	£1,331,957	£1,238,648	£605,107	£220,385
60% LAR : 40% CIR	15%	£2,227,660	£1,007,407	£998,086	£980,710	£887,527	£254,733	-£129,570
60% LAR : 40% CIR	20%	£1,839,593	£654,390	£645,095	£627,764	£534,695	-£97,416	-£481,342
60% LAR : 40% CIR	25%	£1,449,839	£299,699	£290,427	£273,137	£180,170	-£451,327	-£834,912
60% LAR : 40% CIR	**30%**	**£1,058,415**	**-£56,652**	**-£65,901**	**-£83,154**	**-£176,031**	**-£806,981**	**-£1,190,262**
60% LAR : 40% CIR	35%	£665,340	-£414,642	-£423,874	-£441,095	-£533,892	-£1,164,362	-£1,547,375
60% LAR : 40% CIR	40%	£270,627	-£774,258	-£783,475	-£800,669	-£893,396	-£1,523,451	-£1,906,234
60% LAR : 40% CIR	45%	-£125,707	-£1,135,484	-£1,144,688	-£1,161,858	-£1,254,527	-£1,884,232	-£2,266,821
60% LAR : 40% CIR	50%	-£335,595	-£1,313,258	-£1,322,452	-£1,339,604	-£1,432,225	-£2,061,645	-£2,444,075

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR in Perp

Value Area	**Zone B - Camden Town Office & Resi £900 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,818,248	£1,555,830	£1,546,410	£1,528,870	£1,435,277	£800,027	£414,358
60% LAR : 40% CIR	5%	£2,604,915	£1,374,799	£1,365,414	£1,347,934	£1,254,489	£620,128	£234,952
60% LAR : 40% CIR	10%	£2,389,847	£1,192,045	£1,182,693	£1,165,268	£1,071,958	£438,417	£53,695
60% LAR : 40% CIR	15%	£2,173,060	£1,007,584	£998,262	£980,886	£887,703	£254,910	-£131,368
60% LAR : 40% CIR	20%	£1,954,571	£821,433	£812,138	£794,808	£701,738	£69,627	-£319,094
60% LAR : 40% CIR	25%	£1,734,395	£633,608	£624,337	£607,048	£514,080	-£119,208	-£508,646
60% LAR : 40% CIR	**30%**	**£1,512,550**	**£444,125**	**£434,876**	**£417,623**	**£324,746**	**-£310,876**	**-£700,005**
60% LAR : 40% CIR	35%	£1,289,052	£253,002	£243,769	£226,548	£133,752	-£504,297	-£893,154
60% LAR : 40% CIR	40%	£1,063,917	£60,252	£51,035	£33,842	-£59,784	-£699,453	-£1,088,076
60% LAR : 40% CIR	45%	£837,163	-£136,153	-£145,497	-£162,930	-£257,013	-£896,326	-£1,284,753
60% LAR : 40% CIR	50%	£643,909	-£300,023	-£309,358	-£326,770	-£420,805	-£1,059,828	-£1,448,094

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£13,160,679	-£14,423,097	-£14,432,517	-£14,450,057	-£14,543,651	-£15,178,901	-£15,564,570
60% LAR : 40% CIR	5%	-£13,374,012	-£14,604,129	-£14,613,513	-£14,630,993	-£14,724,438	-£15,358,800	-£15,743,975
60% LAR : 40% CIR	10%	-£13,589,080	-£14,786,882	-£14,796,234	-£14,813,660	-£14,906,969	-£15,540,511	-£15,925,232
60% LAR : 40% CIR	15%	-£13,805,867	-£14,971,343	-£14,980,665	-£14,998,041	-£15,091,224	-£15,724,017	-£16,110,295
60% LAR : 40% CIR	20%	-£14,024,357	-£15,157,494	-£15,166,789	-£15,184,119	-£15,277,189	-£15,909,300	-£16,298,021
60% LAR : 40% CIR	25%	-£14,244,532	-£15,345,319	-£15,354,590	-£15,371,880	-£15,464,847	-£16,098,135	-£16,487,573
60% LAR : 40% CIR	**30%**	**-£14,466,377**	**-£15,534,802**	**-£15,544,051**	**-£15,561,305**	**-£15,654,181**	**-£16,289,804**	**-£16,678,933**
60% LAR : 40% CIR	35%	-£14,689,875	-£15,725,926	-£15,735,158	-£15,752,379	-£15,845,176	-£16,483,224	-£16,872,082
60% LAR : 40% CIR	40%	-£14,915,010	-£15,918,676	-£15,927,892	-£15,945,086	-£16,038,711	-£16,678,380	-£17,067,003
60% LAR : 40% CIR	45%	-£15,141,765	-£16,115,080	-£16,124,425	-£16,141,857	-£16,235,940	-£16,875,254	-£17,263,680
60% LAR : 40% CIR	50%	-£15,335,018	-£16,278,950	-£16,288,285	-£16,305,697	-£16,399,733	-£17,038,755	-£17,427,021

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,539,461	-£7,801,879	-£7,811,299	-£7,828,839	-£7,922,433	-£8,557,682	-£8,943,351
60% LAR : 40% CIR	5%	-£6,752,794	-£7,982,910	-£7,992,295	-£8,009,775	-£8,103,220	-£8,737,581	-£9,122,757
60% LAR : 40% CIR	10%	-£6,967,862	-£8,165,664	-£8,175,016	-£8,192,441	-£8,285,751	-£8,919,292	-£9,304,014
60% LAR : 40% CIR	15%	-£7,184,649	-£8,350,125	-£8,359,447	-£8,376,823	-£8,470,006	-£9,102,799	-£9,489,077
60% LAR : 40% CIR	20%	-£7,403,138	-£8,536,276	-£8,545,571	-£8,562,901	-£8,655,971	-£9,288,082	-£9,676,803
60% LAR : 40% CIR	25%	-£7,623,314	-£8,724,101	-£8,733,372	-£8,750,661	-£8,843,629	-£9,476,917	-£9,866,355
60% LAR : 40% CIR	**30%**	**-£7,845,159**	**-£8,913,584**	**-£8,922,833**	**-£8,940,086**	**-£9,032,963**	**-£9,668,585**	**-£10,057,714**
60% LAR : 40% CIR	35%	-£8,068,657	-£9,104,708	-£9,113,940	-£9,131,161	-£9,223,957	-£9,862,006	-£10,250,863
60% LAR : 40% CIR	40%	-£8,293,792	-£9,297,457	-£9,306,674	-£9,323,867	-£9,417,493	-£10,057,162	-£10,445,785
60% LAR : 40% CIR	45%	-£8,520,547	-£9,493,862	-£9,503,206	-£9,520,639	-£9,614,722	-£10,254,035	-£10,642,462
60% LAR : 40% CIR	50%	-£8,713,800	-£9,657,732	-£9,667,067	-£9,684,479	-£9,778,514	-£10,417,537	-£10,805,803

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,795,934	-£5,058,352	-£5,067,772	-£5,085,312	-£5,178,905	-£5,814,155	-£6,199,824
60% LAR : 40% CIR	5%	-£4,009,267	-£5,239,383	-£5,248,768	-£5,266,248	-£5,359,693	-£5,994,054	-£6,379,230
60% LAR : 40% CIR	10%	-£4,224,335	-£5,422,137	-£5,431,488	-£5,448,914	-£5,542,223	-£6,175,765	-£6,560,486
60% LAR : 40% CIR	15%	-£4,441,122	-£5,606,598	-£5,615,920	-£5,633,296	-£5,726,479	-£6,359,272	-£6,745,549
60% LAR : 40% CIR	20%	-£4,659,611	-£5,792,749	-£5,802,043	-£5,819,374	-£5,912,444	-£6,544,555	-£6,933,275
60% LAR : 40% CIR	25%	-£4,879,787	-£5,980,574	-£5,989,845	-£6,007,134	-£6,100,102	-£6,733,390	-£7,122,828
60% LAR : 40% CIR	**30%**	**-£5,101,632**	**-£6,170,056**	**-£6,179,306**	**-£6,196,559**	**-£6,289,436**	**-£6,925,058**	**-£7,314,187**
60% LAR : 40% CIR	35%	-£5,325,130	-£6,361,180	-£6,370,413	-£6,387,633	-£6,480,430	-£7,118,479	-£7,507,336
60% LAR : 40% CIR	40%	-£5,550,265	-£6,553,930	-£6,563,147	-£6,580,340	-£6,673,966	-£7,313,634	-£7,702,258
60% LAR : 40% CIR	45%	-£5,777,019	-£6,750,335	-£6,759,679	-£6,777,111	-£6,871,195	-£7,510,508	-£7,898,935
60% LAR : 40% CIR	50%	-£5,970,273	-£6,914,204	-£6,923,539	-£6,940,952	-£7,034,987	-£7,674,010	-£8,062,276

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£552,825	-£1,815,243	-£1,824,663	-£1,842,203	-£1,935,796	-£2,571,046	-£2,956,715
60% LAR : 40% CIR	5%	-£766,158	-£1,996,274	-£2,005,659	-£2,023,139	-£2,116,584	-£2,750,945	-£3,136,120
60% LAR : 40% CIR	10%	-£981,226	-£2,179,028	-£2,188,379	-£2,205,805	-£2,299,114	-£2,932,656	-£3,317,377
60% LAR : 40% CIR	15%	-£1,198,013	-£2,363,489	-£2,372,810	-£2,390,186	-£2,483,370	-£3,116,163	-£3,502,440
60% LAR : 40% CIR	20%	-£1,416,502	-£2,549,640	-£2,558,934	-£2,576,265	-£2,669,335	-£3,301,446	-£3,690,166
60% LAR : 40% CIR	25%	-£1,636,678	-£2,737,465	-£2,746,736	-£2,764,025	-£2,856,992	-£3,490,281	-£3,879,719
60% LAR : 40% CIR	**30%**	**-£1,858,523**	**-£2,926,947**	**-£2,936,197**	**-£2,953,450**	**-£3,046,327**	**-£3,681,949**	**-£4,071,078**
60% LAR : 40% CIR	35%	-£2,082,020	-£3,118,071	-£3,127,303	-£3,144,524	-£3,237,321	-£3,875,370	-£4,264,227
60% LAR : 40% CIR	40%	-£2,307,155	-£3,310,821	-£3,320,038	-£3,337,231	-£3,430,857	-£4,070,525	-£4,459,148
60% LAR : 40% CIR	45%	-£2,533,910	-£3,507,226	-£3,516,570	-£3,534,002	-£3,628,085	-£4,267,399	-£4,655,825
60% LAR : 40% CIR	50%	-£2,727,164	-£3,671,095	-£3,680,430	-£3,697,843	-£3,791,878	-£4,430,901	-£4,819,166

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR in Perp	
Value Area	**Zone B - Camden Town Office & Resi £1,000 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,666,139	£2,390,163	£2,380,743	£2,363,203	£2,269,610	£1,634,360	£1,248,691
60% LAR : 40% CIR	5%	£3,410,412	£2,167,415	£2,158,031	£2,140,550	£2,047,105	£1,412,744	£1,027,568
60% LAR : 40% CIR	10%	£3,152,949	£1,942,945	£1,933,593	£1,916,167	£1,822,859	£1,189,316	£804,596
60% LAR : 40% CIR	15%	£2,893,768	£1,716,767	£1,707,446	£1,690,070	£1,596,887	£964,093	£579,790
60% LAR : 40% CIR	20%	£2,632,883	£1,488,900	£1,479,605	£1,462,274	£1,369,205	£737,094	£353,168
60% LAR : 40% CIR	25%	£2,370,314	£1,259,358	£1,250,088	£1,232,797	£1,139,830	£508,333	£124,749
60% LAR : 40% CIR	**30%**	**£2,106,074**	**£1,028,159**	**£1,018,909**	**£1,001,656**	**£908,779**	**£277,829**	**-£107,061**
60% LAR : 40% CIR	35%	£1,840,182	£795,318	£786,086	£768,865	£676,069	£45,599	-£342,563
60% LAR : 40% CIR	40%	£1,572,652	£560,851	£551,635	£534,441	£441,715	-£191,215	-£579,838
60% LAR : 40% CIR	45%	£1,303,503	£324,777	£315,572	£298,402	£205,733	-£430,441	-£818,867
60% LAR : 40% CIR	50%	£1,117,231	£170,240	£161,046	£143,894	£51,273	-£586,968	-£975,234

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,312,789	-£13,588,765	-£13,598,184	-£13,615,725	-£13,709,317	-£14,344,567	-£14,730,236
60% LAR : 40% CIR	5%	-£12,568,515	-£13,811,512	-£13,820,896	-£13,838,377	-£13,931,822	-£14,566,183	-£14,951,359
60% LAR : 40% CIR	10%	-£12,825,978	-£14,035,983	-£14,045,334	-£14,062,760	-£14,156,068	-£14,789,611	-£15,174,331
60% LAR : 40% CIR	15%	-£13,085,160	-£14,262,160	-£14,271,482	-£14,288,858	-£14,382,041	-£15,014,834	-£15,399,137
60% LAR : 40% CIR	20%	-£13,346,044	-£14,490,027	-£14,499,322	-£14,516,653	-£14,609,722	-£15,241,833	-£15,625,759
60% LAR : 40% CIR	25%	-£13,608,613	-£14,719,569	-£14,728,840	-£14,746,130	-£14,839,097	-£15,470,595	-£15,854,179
60% LAR : 40% CIR	**30%**	**-£13,872,853**	**-£14,950,769**	**-£14,960,018**	**-£14,977,271**	**-£15,070,148**	**-£15,701,098**	**-£16,085,988**
60% LAR : 40% CIR	35%	-£14,138,745	-£15,183,609	-£15,192,841	-£15,210,062	-£15,302,859	-£15,933,328	-£16,321,490
60% LAR : 40% CIR	40%	-£14,406,275	-£15,418,076	-£15,427,292	-£15,444,486	-£15,537,213	-£16,170,142	-£16,558,765
60% LAR : 40% CIR	45%	-£14,675,425	-£15,654,151	-£15,663,355	-£15,680,525	-£15,773,194	-£16,409,368	-£16,797,794
60% LAR : 40% CIR	50%	-£14,861,697	-£15,808,687	-£15,817,881	-£15,835,033	-£15,927,654	-£16,565,895	-£16,954,161

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,691,570	-£6,967,546	-£6,976,966	-£6,994,506	-£7,088,099	-£7,723,349	-£8,109,018
60% LAR : 40% CIR	5%	-£5,947,297	-£7,190,294	-£7,199,678	-£7,217,159	-£7,310,604	-£7,944,965	-£8,330,141
60% LAR : 40% CIR	10%	-£6,204,760	-£7,414,764	-£7,424,116	-£7,441,542	-£7,534,850	-£8,168,393	-£8,553,113
60% LAR : 40% CIR	15%	-£6,463,941	-£7,640,942	-£7,650,263	-£7,667,639	-£7,760,823	-£8,393,616	-£8,777,919
60% LAR : 40% CIR	20%	-£6,724,826	-£7,868,809	-£7,878,104	-£7,895,435	-£7,988,504	-£8,620,615	-£9,004,541
60% LAR : 40% CIR	25%	-£6,987,395	-£8,098,351	-£8,107,621	-£8,124,912	-£8,217,879	-£8,849,376	-£9,232,960
60% LAR : 40% CIR	**30%**	**-£7,251,635**	**-£8,329,550**	**-£8,338,800**	**-£8,356,053**	**-£8,448,930**	**-£9,079,880**	**-£9,464,770**
60% LAR : 40% CIR	35%	-£7,517,527	-£8,562,391	-£8,571,623	-£8,588,844	-£8,681,640	-£9,312,110	-£9,700,272
60% LAR : 40% CIR	40%	-£7,785,057	-£8,796,858	-£8,806,074	-£8,823,268	-£8,915,994	-£9,548,924	-£9,937,547
60% LAR : 40% CIR	45%	-£8,054,207	-£9,032,932	-£9,042,137	-£9,059,307	-£9,151,976	-£9,788,150	-£10,176,576
60% LAR : 40% CIR	50%	-£8,240,478	-£9,187,469	-£9,196,663	-£9,213,815	-£9,306,436	-£9,944,677	-£10,332,943

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,948,043	-£4,224,019	-£4,233,438	-£4,250,979	-£4,344,572	-£4,979,822	-£5,365,491
60% LAR : 40% CIR	5%	-£3,203,770	-£4,446,767	-£4,456,151	-£4,473,632	-£4,567,076	-£5,201,438	-£5,586,613
60% LAR : 40% CIR	10%	-£3,461,232	-£4,671,237	-£4,680,589	-£4,698,014	-£4,791,323	-£5,424,865	-£5,809,586
60% LAR : 40% CIR	15%	-£3,720,414	-£4,897,415	-£4,906,736	-£4,924,112	-£5,017,295	-£5,650,088	-£6,034,392
60% LAR : 40% CIR	20%	-£3,981,298	-£5,125,282	-£5,134,576	-£5,151,908	-£5,244,977	-£5,877,088	-£6,261,014
60% LAR : 40% CIR	25%	-£4,243,868	-£5,354,824	-£5,364,094	-£5,381,384	-£5,474,352	-£6,105,849	-£6,489,433
60% LAR : 40% CIR	**30%**	**-£4,508,107**	**-£5,586,023**	**-£5,595,273**	**-£5,612,526**	**-£5,705,403**	**-£6,336,353**	**-£6,721,242**
60% LAR : 40% CIR	35%	-£4,774,000	-£5,818,863	-£5,828,096	-£5,845,316	-£5,938,113	-£6,568,583	-£6,956,745
60% LAR : 40% CIR	40%	-£5,041,530	-£6,053,331	-£6,062,547	-£6,079,741	-£6,172,467	-£6,805,396	-£7,194,019
60% LAR : 40% CIR	45%	-£5,310,679	-£6,289,405	-£6,298,610	-£6,315,780	-£6,408,449	-£7,044,622	-£7,433,049
60% LAR : 40% CIR	50%	-£5,496,951	-£6,443,941	-£6,453,136	-£6,470,288	-£6,562,909	-£7,201,150	-£7,589,416

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£295,066	-£980,910	-£990,329	-£1,007,870	-£1,101,463	-£1,736,712	-£2,122,382
60% LAR : 40% CIR	5%	£39,339	-£1,203,658	-£1,213,042	-£1,230,523	-£1,323,967	-£1,958,329	-£2,343,504
60% LAR : 40% CIR	10%	-£218,123	-£1,428,128	-£1,437,480	-£1,454,905	-£1,548,213	-£2,181,756	-£2,566,477
60% LAR : 40% CIR	15%	-£477,305	-£1,654,306	-£1,663,627	-£1,681,003	-£1,774,186	-£2,406,979	-£2,791,283
60% LAR : 40% CIR	20%	-£738,189	-£1,882,173	-£1,891,467	-£1,908,799	-£2,001,868	-£2,633,979	-£3,017,905
60% LAR : 40% CIR	25%	-£1,000,759	-£2,111,715	-£2,120,985	-£2,138,275	-£2,231,243	-£2,862,740	-£3,246,324
60% LAR : 40% CIR	**30%**	**-£1,264,998**	**-£2,342,914**	**-£2,352,164**	**-£2,369,417**	**-£2,462,293**	**-£3,093,244**	**-£3,478,133**
60% LAR : 40% CIR	35%	-£1,530,891	-£2,575,754	-£2,584,987	-£2,602,207	-£2,695,004	-£3,325,474	-£3,713,636
60% LAR : 40% CIR	40%	-£1,798,421	-£2,810,221	-£2,819,437	-£2,836,632	-£2,929,358	-£3,562,287	-£3,950,910
60% LAR : 40% CIR	45%	-£2,067,570	-£3,046,296	-£3,055,501	-£3,072,671	-£3,165,340	-£3,801,513	-£4,189,940
60% LAR : 40% CIR	50%	-£2,253,842	-£3,200,832	-£3,210,027	-£3,227,179	-£3,319,799	-£3,958,041	-£4,346,306

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR in Perp

Value Area	**Zone B - Camden Town Office & Resi £1,100 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£4,514,030	£3,224,496	£3,215,077	£3,197,536	£3,103,944	£2,468,694	£2,083,025
60% LAR : 40% CIR	5%	£4,215,909	£2,960,032	£2,950,648	£2,933,167	£2,839,722	£2,205,361	£1,820,186
60% LAR : 40% CIR	10%	£3,916,052	£2,693,844	£2,684,494	£2,667,067	£2,573,759	£1,940,216	£1,555,496
60% LAR : 40% CIR	15%	£3,614,475	£2,425,951	£2,416,629	£2,399,253	£2,306,070	£1,673,277	£1,288,973
60% LAR : 40% CIR	20%	£3,311,197	£2,156,367	£2,147,072	£2,129,741	£2,036,672	£1,404,560	£1,020,635
60% LAR : 40% CIR	25%	£3,006,232	£1,885,108	£1,875,837	£1,858,548	£1,765,581	£1,134,083	£750,499
60% LAR : 40% CIR	**30%**	**£2,699,599**	**£1,612,192**	**£1,602,942**	**£1,585,689**	**£1,492,813**	**£861,862**	**£478,582**
60% LAR : 40% CIR	35%	£2,391,311	£1,337,634	£1,328,403	£1,311,181	£1,218,386	£587,916	£204,902
60% LAR : 40% CIR	40%	£2,081,387	£1,061,452	£1,052,235	£1,035,042	£942,314	£312,259	-£71,600
60% LAR : 40% CIR	45%	£1,769,843	£783,660	£774,456	£757,285	£664,617	£34,912	-£352,982
60% LAR : 40% CIR	50%	£1,590,553	£635,994	£626,800	£609,648	£517,027	-£114,108	-£502,373

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,464,897	-£12,754,431	-£12,763,850	-£12,781,391	-£12,874,984	-£13,510,233	-£13,895,903
60% LAR : 40% CIR	5%	-£11,763,018	-£13,018,895	-£13,028,279	-£13,045,760	-£13,139,205	-£13,773,566	-£14,158,742
60% LAR : 40% CIR	10%	-£12,062,876	-£13,285,083	-£13,294,433	-£13,311,860	-£13,405,168	-£14,038,711	-£14,423,431
60% LAR : 40% CIR	15%	-£12,364,452	-£13,552,977	-£13,562,298	-£13,579,674	-£13,672,857	-£14,305,650	-£14,689,954
60% LAR : 40% CIR	20%	-£12,667,730	-£13,822,560	-£13,831,855	-£13,849,186	-£13,942,255	-£14,574,367	-£14,958,292
60% LAR : 40% CIR	25%	-£12,972,695	-£14,093,819	-£14,103,090	-£14,120,379	-£14,213,347	-£14,844,844	-£15,228,428
60% LAR : 40% CIR	**30%**	**-£13,279,329**	**-£14,366,735**	**-£14,375,985**	**-£14,393,238**	**-£14,486,115**	**-£15,117,065**	**-£15,500,345**
60% LAR : 40% CIR	35%	-£13,587,616	-£14,641,293	-£14,650,524	-£14,667,746	-£14,760,542	-£15,391,012	-£15,774,025
60% LAR : 40% CIR	40%	-£13,897,540	-£14,917,476	-£14,926,692	-£14,943,886	-£15,036,613	-£15,666,668	-£16,050,527
60% LAR : 40% CIR	45%	-£14,209,085	-£15,195,267	-£15,204,471	-£15,221,642	-£15,314,310	-£15,944,016	-£16,331,910
60% LAR : 40% CIR	50%	-£14,388,374	-£15,342,933	-£15,352,127	-£15,369,279	-£15,461,900	-£16,093,035	-£16,481,300

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,843,679	-£6,133,213	-£6,142,632	-£6,160,173	-£6,253,765	-£6,889,015	-£7,274,684
60% LAR : 40% CIR	5%	-£5,141,800	-£6,397,677	-£6,407,061	-£6,424,542	-£6,517,987	-£7,152,348	-£7,537,524
60% LAR : 40% CIR	10%	-£5,441,658	-£6,663,865	-£6,673,215	-£6,690,642	-£6,783,950	-£7,417,493	-£7,802,213
60% LAR : 40% CIR	15%	-£5,743,234	-£6,931,758	-£6,941,080	-£6,958,456	-£7,051,639	-£7,684,432	-£8,068,736
60% LAR : 40% CIR	20%	-£6,046,512	-£7,201,342	-£7,210,637	-£7,227,968	-£7,321,037	-£7,953,149	-£8,337,074
60% LAR : 40% CIR	25%	-£6,351,477	-£7,472,601	-£7,481,872	-£7,499,161	-£7,592,128	-£8,223,626	-£8,607,210
60% LAR : 40% CIR	**30%**	**-£6,658,110**	**-£7,745,517**	**-£7,754,767**	**-£7,772,020**	**-£7,864,897**	**-£8,495,847**	**-£8,879,127**
60% LAR : 40% CIR	35%	-£6,966,398	-£8,020,075	-£8,029,306	-£8,046,528	-£8,139,324	-£8,769,793	-£9,152,807
60% LAR : 40% CIR	40%	-£7,276,322	-£8,296,257	-£8,305,474	-£8,322,667	-£8,415,395	-£9,045,450	-£9,429,309
60% LAR : 40% CIR	45%	-£7,587,866	-£8,574,049	-£8,583,253	-£8,600,424	-£8,693,092	-£9,322,797	-£9,710,691
60% LAR : 40% CIR	50%	-£7,767,156	-£8,721,715	-£8,730,909	-£8,748,061	-£8,840,682	-£9,471,817	-£9,860,082

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,100,152	-£3,389,686	-£3,399,105	-£3,416,646	-£3,510,238	-£4,145,488	-£4,531,157
60% LAR : 40% CIR	5%	-£2,398,273	-£3,654,150	-£3,663,533	-£3,681,015	-£3,774,459	-£4,408,821	-£4,793,996
60% LAR : 40% CIR	10%	-£2,698,130	-£3,920,337	-£3,929,688	-£3,947,115	-£4,040,423	-£4,673,966	-£5,058,686
60% LAR : 40% CIR	15%	-£2,999,707	-£4,188,231	-£4,197,553	-£4,214,929	-£4,308,112	-£4,940,905	-£5,325,208
60% LAR : 40% CIR	20%	-£3,302,985	-£4,457,815	-£4,467,109	-£4,484,441	-£4,577,510	-£5,209,622	-£5,593,547
60% LAR : 40% CIR	25%	-£3,607,950	-£4,729,073	-£4,738,344	-£4,755,634	-£4,848,601	-£5,480,098	-£5,863,682
60% LAR : 40% CIR	**30%**	**-£3,914,583**	**-£5,001,990**	**-£5,011,239**	**-£5,028,493**	**-£5,121,369**	**-£5,752,320**	**-£6,135,600**
60% LAR : 40% CIR	35%	-£4,222,870	-£5,276,548	-£5,285,779	-£5,303,001	-£5,395,796	-£6,026,266	-£6,409,280
60% LAR : 40% CIR	40%	-£4,532,795	-£5,552,730	-£5,561,947	-£5,579,140	-£5,671,868	-£6,301,922	-£6,685,781
60% LAR : 40% CIR	45%	-£4,844,339	-£5,830,522	-£5,839,726	-£5,856,897	-£5,949,565	-£6,579,270	-£6,967,164
60% LAR : 40% CIR	50%	-£5,023,628	-£5,978,187	-£5,987,382	-£6,004,534	-£6,097,155	-£6,728,290	-£7,116,554

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,142,958	-£146,577	-£155,996	-£173,537	-£267,129	-£902,379	-£1,288,048
60% LAR : 40% CIR	5%	£844,836	-£411,041	-£420,424	-£437,906	-£531,350	-£1,165,712	-£1,550,887
60% LAR : 40% CIR	10%	£544,979	-£677,228	-£686,579	-£704,005	-£797,314	-£1,430,856	-£1,815,577
60% LAR : 40% CIR	15%	£243,402	-£945,122	-£954,444	-£971,820	-£1,065,003	-£1,697,796	-£2,082,099
60% LAR : 40% CIR	20%	-£59,876	-£1,214,706	-£1,224,000	-£1,241,332	-£1,334,401	-£1,966,513	-£2,350,438
60% LAR : 40% CIR	25%	-£364,841	-£1,485,964	-£1,495,235	-£1,512,525	-£1,605,492	-£2,236,989	-£2,620,573
60% LAR : 40% CIR	**30%**	**-£671,474**	**-£1,758,881**	**-£1,768,130**	**-£1,785,384**	**-£1,878,260**	**-£2,509,211**	**-£2,892,491**
60% LAR : 40% CIR	35%	-£979,761	-£2,033,438	-£2,042,670	-£2,059,892	-£2,152,687	-£2,783,157	-£3,166,171
60% LAR : 40% CIR	40%	-£1,289,686	-£2,309,621	-£2,318,838	-£2,336,031	-£2,428,759	-£3,058,813	-£3,442,672
60% LAR : 40% CIR	45%	-£1,601,230	-£2,587,413	-£2,596,617	-£2,613,788	-£2,706,456	-£3,336,161	-£3,724,055
60% LAR : 40% CIR	50%	-£1,780,519	-£2,735,078	-£2,744,273	-£2,761,425	-£2,854,045	-£3,485,181	-£3,873,445

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR in Perp	
No Units	**18**
Site Area	**0.16 Ha**

Value Area	**Zone B - Camden Town Office & Resi £1,200 per sq ft**	
Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£5,361,922	£4,058,830	£4,049,409	£4,031,870	£3,938,277	£3,303,027	£2,917,358
60% LAR : 40% CIR	5%	£5,021,405	£3,752,649	£3,743,265	£3,725,784	£3,632,340	£2,997,977	£2,612,802
60% LAR : 40% CIR	10%	£4,679,154	£3,444,745	£3,435,394	£3,417,967	£3,324,659	£2,691,116	£2,306,396
60% LAR : 40% CIR	15%	£4,335,183	£3,135,134	£3,125,812	£3,108,436	£3,015,253	£2,382,460	£1,998,157
60% LAR : 40% CIR	20%	£3,989,510	£2,823,833	£2,814,538	£2,797,208	£2,704,138	£2,072,027	£1,688,102
60% LAR : 40% CIR	25%	£3,642,151	£2,510,858	£2,501,588	£2,484,298	£2,391,330	£1,759,833	£1,376,249
60% LAR : 40% CIR	**30%**	**£3,293,122**	**£2,196,225**	**£2,186,976**	**£2,169,722**	**£2,076,846**	**£1,445,895**	**£1,062,615**
60% LAR : 40% CIR	35%	£2,942,441	£1,879,951	£1,870,720	£1,853,498	£1,760,702	£1,130,233	£747,219
60% LAR : 40% CIR	40%	£2,590,122	£1,562,052	£1,552,835	£1,535,641	£1,442,915	£812,860	£430,077
60% LAR : 40% CIR	45%	£2,236,183	£1,242,543	£1,233,339	£1,216,169	£1,123,500	£493,795	£111,206
60% LAR : 40% CIR	50%	£2,043,379	£1,081,580	£1,072,384	£1,055,233	£962,612	£333,192	-£49,990

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,617,005	-£11,920,098	-£11,929,518	-£11,947,058	-£12,040,650	-£12,675,900	-£13,061,569
60% LAR : 40% CIR	5%	-£10,957,523	-£12,226,278	-£12,235,663	-£12,253,143	-£12,346,588	-£12,980,950	-£13,366,126
60% LAR : 40% CIR	10%	-£11,299,774	-£12,534,182	-£12,543,534	-£12,560,960	-£12,654,268	-£13,287,811	-£13,672,532
60% LAR : 40% CIR	15%	-£11,643,745	-£12,843,793	-£12,853,115	-£12,870,491	-£12,963,674	-£13,596,467	-£13,980,770
60% LAR : 40% CIR	20%	-£11,989,417	-£13,155,094	-£13,164,389	-£13,181,719	-£13,274,789	-£13,906,900	-£14,290,825
60% LAR : 40% CIR	25%	-£12,336,776	-£13,468,069	-£13,477,339	-£13,494,630	-£13,587,597	-£14,219,094	-£14,602,678
60% LAR : 40% CIR	**30%**	**-£12,685,805**	**-£13,782,702**	**-£13,791,952**	**-£13,809,205**	**-£13,902,081**	**-£14,533,032**	**-£14,916,312**
60% LAR : 40% CIR	35%	-£13,036,486	-£14,098,976	-£14,108,207	-£14,125,429	-£14,218,225	-£14,848,695	-£15,231,708
60% LAR : 40% CIR	40%	-£13,388,806	-£14,416,875	-£14,426,092	-£14,443,286	-£14,536,013	-£15,166,067	-£15,548,851
60% LAR : 40% CIR	45%	-£13,742,745	-£14,736,384	-£14,745,588	-£14,762,758	-£14,855,427	-£15,485,133	-£15,867,721
60% LAR : 40% CIR	50%	-£13,935,549	-£14,897,348	-£14,906,543	-£14,923,694	-£15,016,315	-£15,645,735	-£16,028,917

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,995,787	-£5,298,879	-£5,308,300	-£5,325,839	-£5,419,432	-£6,054,682	-£6,440,351
60% LAR : 40% CIR	5%	-£4,336,304	-£5,605,060	-£5,614,445	-£5,631,925	-£5,725,369	-£6,359,732	-£6,744,907
60% LAR : 40% CIR	10%	-£4,678,555	-£5,912,964	-£5,922,315	-£5,939,742	-£6,033,050	-£6,666,593	-£7,051,313
60% LAR : 40% CIR	15%	-£5,022,527	-£6,222,575	-£6,231,897	-£6,249,273	-£6,342,456	-£6,975,249	-£7,359,552
60% LAR : 40% CIR	20%	-£5,368,199	-£6,533,876	-£6,543,171	-£6,560,501	-£6,653,571	-£7,285,682	-£7,669,607
60% LAR : 40% CIR	25%	-£5,715,558	-£6,846,851	-£6,856,121	-£6,873,411	-£6,966,379	-£7,597,876	-£7,981,460
60% LAR : 40% CIR	**30%**	**-£6,064,587**	**-£7,161,484**	**-£7,170,733**	**-£7,187,987**	**-£7,280,863**	**-£7,911,814**	**-£8,295,094**
60% LAR : 40% CIR	35%	-£6,415,268	-£7,477,758	-£7,486,989	-£7,504,211	-£7,597,007	-£8,227,476	-£8,610,490
60% LAR : 40% CIR	40%	-£6,767,587	-£7,795,657	-£7,804,874	-£7,822,068	-£7,914,794	-£8,544,849	-£8,927,633
60% LAR : 40% CIR	45%	-£7,121,526	-£8,115,166	-£8,124,370	-£8,141,540	-£8,234,209	-£8,863,914	-£9,246,503
60% LAR : 40% CIR	50%	-£7,314,331	-£8,276,130	-£8,285,325	-£8,302,476	-£8,395,097	-£9,024,517	-£9,407,699

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,252,260	-£2,555,352	-£2,564,772	-£2,582,312	-£2,675,905	-£3,311,154	-£3,696,824
60% LAR : 40% CIR	5%	-£1,592,777	-£2,861,533	-£2,870,917	-£2,888,398	-£2,981,842	-£3,616,205	-£4,001,380
60% LAR : 40% CIR	10%	-£1,935,028	-£3,169,437	-£3,178,788	-£3,196,215	-£3,289,523	-£3,923,066	-£4,307,786
60% LAR : 40% CIR	15%	-£2,278,999	-£3,479,048	-£3,488,369	-£3,505,745	-£3,598,928	-£4,231,722	-£4,616,025
60% LAR : 40% CIR	20%	-£2,624,672	-£3,790,349	-£3,799,643	-£3,816,974	-£3,910,044	-£4,542,155	-£4,926,080
60% LAR : 40% CIR	25%	-£2,972,031	-£4,103,324	-£4,112,594	-£4,129,884	-£4,222,852	-£4,854,349	-£5,237,933
60% LAR : 40% CIR	**30%**	**-£3,321,060**	**-£4,417,957**	**-£4,427,206**	**-£4,444,459**	**-£4,537,336**	**-£5,168,286**	**-£5,551,566**
60% LAR : 40% CIR	35%	-£3,671,741	-£4,734,231	-£4,743,462	-£4,760,684	-£4,853,479	-£5,483,949	-£5,866,963
60% LAR : 40% CIR	40%	-£4,024,060	-£5,052,130	-£5,061,346	-£5,078,541	-£5,171,267	-£5,801,322	-£6,184,105
60% LAR : 40% CIR	45%	-£4,377,999	-£5,371,639	-£5,380,843	-£5,398,013	-£5,490,682	-£6,120,387	-£6,502,976
60% LAR : 40% CIR	50%	-£4,570,803	-£5,532,602	-£5,541,798	-£5,558,949	-£5,651,569	-£6,280,990	-£6,664,171

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,990,849	£687,757	£678,337	£660,797	£567,204	-£68,045	-£453,714
60% LAR : 40% CIR	5%	£1,650,332	£381,576	£372,192	£354,712	£261,267	-£373,096	-£758,271
60% LAR : 40% CIR	10%	£1,308,081	£73,672	£64,321	£46,894	-£46,414	-£679,957	-£1,064,677
60% LAR : 40% CIR	15%	£964,110	-£235,939	-£245,260	-£262,636	-£355,819	-£988,613	-£1,372,916
60% LAR : 40% CIR	20%	£618,437	-£547,240	-£556,534	-£573,865	-£666,935	-£1,299,046	-£1,682,971
60% LAR : 40% CIR	25%	£271,078	-£860,215	-£869,485	-£886,775	-£979,742	-£1,611,240	-£1,994,824
60% LAR : 40% CIR	**30%**	**-£77,951**	**-£1,174,847**	**-£1,184,097**	**-£1,201,350**	**-£1,294,227**	**-£1,925,177**	**-£2,308,457**
60% LAR : 40% CIR	35%	-£428,632	-£1,491,122	-£1,500,353	-£1,517,575	-£1,610,370	-£2,240,840	-£2,623,854
60% LAR : 40% CIR	40%	-£780,951	-£1,809,020	-£1,818,237	-£1,835,432	-£1,928,158	-£2,558,213	-£2,940,996
60% LAR : 40% CIR	45%	-£1,134,890	-£2,128,530	-£2,137,733	-£2,154,904	-£2,247,573	-£2,877,278	-£3,259,867
60% LAR : 40% CIR	50%	-£1,327,694	-£2,289,493	-£2,298,689	-£2,315,839	-£2,408,460	-£3,037,881	-£3,421,062

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR in Perp

Value Area	**Zone B - Camden Town Office & Resi £1,300 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£6,209,814	£4,893,163	£4,883,743	£4,866,203	£4,772,611	£4,137,361	£3,751,691
60% LAR : 40% CIR	5%	£5,826,902	£4,545,265	£4,535,882	£4,518,400	£4,424,956	£3,790,594	£3,405,419
60% LAR : 40% CIR	10%	£5,442,256	£4,195,645	£4,186,293	£4,168,868	£4,075,560	£3,442,017	£3,057,295
60% LAR : 40% CIR	15%	£5,055,890	£3,844,317	£3,834,996	£3,817,620	£3,724,437	£3,091,644	£2,707,340
60% LAR : 40% CIR	20%	£4,667,823	£3,491,300	£3,482,005	£3,464,675	£3,371,605	£2,739,494	£2,355,568
60% LAR : 40% CIR	25%	£4,278,069	£3,136,609	£3,127,338	£3,110,048	£3,017,081	£2,385,584	£2,001,999
60% LAR : 40% CIR	**30%**	**£3,886,646**	**£2,780,259**	**£2,771,009**	**£2,753,756**	**£2,660,880**	**£2,029,930**	**£1,646,649**
60% LAR : 40% CIR	35%	£3,493,569	£2,422,268	£2,413,037	£2,395,815	£2,303,019	£1,672,550	£1,289,536
60% LAR : 40% CIR	40%	£3,098,856	£2,062,652	£2,053,436	£2,036,242	£1,943,515	£1,313,459	£930,677
60% LAR : 40% CIR	45%	£2,702,523	£1,701,427	£1,692,222	£1,675,052	£1,582,383	£952,678	£570,089
60% LAR : 40% CIR	50%	£2,492,636	£1,523,652	£1,514,458	£1,497,306	£1,404,685	£775,266	£392,835

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,769,114	-£11,085,764	-£11,095,184	-£11,112,724	-£11,206,317	-£11,841,566	-£12,227,236
60% LAR : 40% CIR	5%	-£10,152,026	-£11,433,662	-£11,443,046	-£11,460,527	-£11,553,971	-£12,188,333	-£12,573,508
60% LAR : 40% CIR	10%	-£10,536,671	-£11,783,282	-£11,792,634	-£11,810,059	-£11,903,368	-£12,536,910	-£12,921,632
60% LAR : 40% CIR	15%	-£10,923,037	-£12,134,610	-£12,143,931	-£12,161,307	-£12,254,490	-£12,887,284	-£13,271,587
60% LAR : 40% CIR	20%	-£11,311,105	-£12,487,627	-£12,496,922	-£12,514,252	-£12,607,322	-£13,239,433	-£13,623,359
60% LAR : 40% CIR	25%	-£11,700,858	-£12,842,319	-£12,851,590	-£12,868,879	-£12,961,846	-£13,593,344	-£13,976,929
60% LAR : 40% CIR	**30%**	**-£12,092,281**	**-£13,198,669**	**-£13,207,918**	**-£13,225,172**	**-£13,318,047**	**-£13,948,998**	**-£14,332,279**
60% LAR : 40% CIR	35%	-£12,485,358	-£13,556,659	-£13,565,890	-£13,583,112	-£13,675,908	-£14,306,378	-£14,689,391
60% LAR : 40% CIR	40%	-£12,880,071	-£13,916,275	-£13,925,491	-£13,942,686	-£14,035,412	-£14,665,468	-£15,048,250
60% LAR : 40% CIR	45%	-£13,276,405	-£14,277,500	-£14,286,705	-£14,303,875	-£14,396,544	-£15,026,249	-£15,408,838
60% LAR : 40% CIR	50%	-£13,486,291	-£14,455,275	-£14,464,469	-£14,481,621	-£14,574,242	-£15,203,661	-£15,586,092

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,147,895	-£4,464,546	-£4,473,966	-£4,491,506	-£4,585,098	-£5,220,348	-£5,606,018
60% LAR : 40% CIR	5%	-£3,530,807	-£4,812,444	-£4,821,827	-£4,839,309	-£4,932,753	-£5,567,115	-£5,952,290
60% LAR : 40% CIR	10%	-£3,915,453	-£5,162,064	-£5,171,416	-£5,188,841	-£5,282,149	-£5,915,692	-£6,300,414
60% LAR : 40% CIR	15%	-£4,301,819	-£5,513,392	-£5,522,713	-£5,540,089	-£5,633,272	-£6,266,065	-£6,650,369
60% LAR : 40% CIR	20%	-£4,689,887	-£5,866,409	-£5,875,704	-£5,893,034	-£5,986,104	-£6,618,215	-£7,002,141
60% LAR : 40% CIR	25%	-£5,079,640	-£6,221,100	-£6,230,371	-£6,247,661	-£6,340,628	-£6,972,125	-£7,355,710
60% LAR : 40% CIR	**30%**	**-£5,471,063**	**-£6,577,451**	**-£6,586,700**	**-£6,603,953**	**-£6,696,829**	**-£7,327,779**	**-£7,711,060**
60% LAR : 40% CIR	35%	-£5,864,140	-£6,935,441	-£6,944,672	-£6,961,894	-£7,054,690	-£7,685,160	-£8,068,173
60% LAR : 40% CIR	40%	-£6,258,853	-£7,295,057	-£7,304,273	-£7,321,467	-£7,414,194	-£8,044,250	-£8,427,032
60% LAR : 40% CIR	45%	-£6,655,186	-£7,656,282	-£7,665,487	-£7,682,657	-£7,775,326	-£8,405,031	-£8,787,620
60% LAR : 40% CIR	50%	-£6,865,073	-£7,834,057	-£7,843,251	-£7,860,403	-£7,953,024	-£8,582,443	-£8,964,874

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£404,368	-£1,721,019	-£1,730,439	-£1,747,979	-£1,841,571	-£2,476,821	-£2,862,491
60% LAR : 40% CIR	5%	-£787,280	-£2,068,916	-£2,078,300	-£2,095,781	-£2,189,226	-£2,823,587	-£3,208,763
60% LAR : 40% CIR	10%	-£1,171,926	-£2,418,537	-£2,427,888	-£2,445,314	-£2,538,622	-£3,172,165	-£3,556,886
60% LAR : 40% CIR	15%	-£1,558,292	-£2,769,864	-£2,779,186	-£2,796,562	-£2,889,745	-£3,522,538	-£3,906,842
60% LAR : 40% CIR	20%	-£1,946,359	-£3,122,882	-£3,132,176	-£3,149,507	-£3,242,577	-£3,874,688	-£4,258,614
60% LAR : 40% CIR	25%	-£2,336,113	-£3,477,573	-£3,486,844	-£3,504,134	-£3,597,101	-£4,228,598	-£4,612,183
60% LAR : 40% CIR	**30%**	**-£2,727,536**	**-£3,833,923**	**-£3,843,173**	**-£3,860,426**	**-£3,953,302**	**-£4,584,252**	**-£4,967,533**
60% LAR : 40% CIR	35%	-£3,120,612	-£4,191,914	-£4,201,145	-£4,218,367	-£4,311,162	-£4,941,632	-£5,324,646
60% LAR : 40% CIR	40%	-£3,515,325	-£4,551,530	-£4,560,746	-£4,577,940	-£4,670,667	-£5,300,722	-£5,683,505
60% LAR : 40% CIR	45%	-£3,911,659	-£4,912,755	-£4,921,959	-£4,939,130	-£5,031,799	-£5,661,504	-£6,044,093
60% LAR : 40% CIR	50%	-£4,121,546	-£5,090,530	-£5,099,724	-£5,116,876	-£5,209,497	-£5,838,916	-£6,221,347

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,838,741	£1,522,090	£1,512,670	£1,495,131	£1,401,538	£766,288	£380,618
60% LAR : 40% CIR	5%	£2,455,829	£1,174,193	£1,164,809	£1,147,328	£1,053,883	£419,522	£34,346
60% LAR : 40% CIR	10%	£2,071,183	£824,572	£815,221	£797,795	£704,487	£70,944	-£313,777
60% LAR : 40% CIR	15%	£1,684,817	£473,245	£463,923	£446,547	£353,364	-£279,429	-£663,732
60% LAR : 40% CIR	20%	£1,296,750	£120,227	£110,933	£93,602	£532	-£631,579	-£1,015,505
60% LAR : 40% CIR	25%	£906,996	-£234,464	-£243,735	-£261,024	-£353,992	-£985,489	-£1,369,074
60% LAR : 40% CIR	**30%**	**£515,573**	**-£590,814**	**-£600,064**	**-£617,317**	**-£710,193**	**-£1,341,143**	**-£1,724,424**
60% LAR : 40% CIR	35%	£122,497	-£948,805	-£958,036	-£975,258	-£1,068,053	-£1,698,523	-£2,081,537
60% LAR : 40% CIR	40%	-£272,216	-£1,308,421	-£1,317,637	-£1,334,831	-£1,427,558	-£2,057,613	-£2,440,396
60% LAR : 40% CIR	45%	-£668,550	-£1,669,646	-£1,678,850	-£1,696,020	-£1,788,689	-£2,418,395	-£2,800,984
60% LAR : 40% CIR	50%	-£878,437	-£1,847,420	-£1,856,615	-£1,873,767	-£1,966,388	-£2,595,807	-£2,978,238

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR for 15 Years

Value Area	**Zone B - Camden Town Office & Resi £900 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,874,448	£2,595,141	£2,585,721	£2,568,181	£2,474,588	£1,839,338	£1,453,669
60% LAR : 40% CIR	5%	£3,661,115	£2,414,110	£2,404,726	£2,387,245	£2,293,800	£1,659,439	£1,274,263
60% LAR : 40% CIR	10%	£3,446,047	£2,231,356	£2,222,004	£2,204,579	£2,111,270	£1,477,728	£1,093,007
60% LAR : 40% CIR	15%	£3,229,260	£2,046,896	£2,037,574	£2,020,198	£1,927,014	£1,294,222	£909,918
60% LAR : 40% CIR	20%	£3,010,771	£1,860,745	£1,851,450	£1,834,119	£1,741,050	£1,108,938	£725,013
60% LAR : 40% CIR	25%	£2,790,595	£1,672,919	£1,663,649	£1,646,359	£1,553,391	£921,894	£538,310
60% LAR : 40% CIR	**30%**	**£2,568,750**	**£1,483,436**	**£1,474,187**	**£1,456,934**	**£1,364,057**	**£733,108**	**£349,826**
60% LAR : 40% CIR	35%	£2,345,252	£1,292,312	£1,283,081	£1,265,859	£1,173,064	£542,594	£159,580
60% LAR : 40% CIR	40%	£2,120,117	£1,099,563	£1,090,347	£1,073,152	£980,426	£350,370	-£32,907
60% LAR : 40% CIR	45%	£1,893,362	£905,204	£896,001	£878,830	£786,162	£156,456	-£229,583
60% LAR : 40% CIR	50%	£1,700,109	£743,797	£734,603	£717,452	£624,830	-£4,659	-£392,925

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,104,479	-£13,383,786	-£13,393,206	-£13,410,746	-£13,504,339	-£14,139,590	-£14,525,259
60% LAR : 40% CIR	5%	-£12,317,812	-£13,564,818	-£13,574,201	-£13,591,683	-£13,685,127	-£14,319,489	-£14,704,664
60% LAR : 40% CIR	10%	-£12,532,880	-£13,747,572	-£13,756,923	-£13,774,349	-£13,867,657	-£14,501,200	-£14,885,920
60% LAR : 40% CIR	15%	-£12,749,667	-£13,932,032	-£13,941,353	-£13,958,729	-£14,051,913	-£14,684,705	-£15,069,010
60% LAR : 40% CIR	20%	-£12,968,157	-£14,118,182	-£14,127,477	-£14,144,808	-£14,237,877	-£14,869,989	-£15,253,914
60% LAR : 40% CIR	25%	-£13,188,332	-£14,306,008	-£14,315,278	-£14,332,569	-£14,425,536	-£15,057,033	-£15,440,617
60% LAR : 40% CIR	**30%**	**-£13,410,177**	**-£14,495,491**	**-£14,504,740**	**-£14,521,994**	**-£14,614,870**	**-£15,245,820**	**-£15,629,101**
60% LAR : 40% CIR	35%	-£13,633,675	-£14,686,615	-£14,695,846	-£14,713,068	-£14,805,864	-£15,436,333	-£15,819,347
60% LAR : 40% CIR	40%	-£13,858,810	-£14,879,365	-£14,888,581	-£14,905,775	-£14,998,501	-£15,628,557	-£16,011,834
60% LAR : 40% CIR	45%	-£14,085,565	-£15,073,723	-£15,082,927	-£15,100,098	-£15,192,766	-£15,822,471	-£16,208,510
60% LAR : 40% CIR	50%	-£14,278,818	-£15,235,130	-£15,244,324	-£15,261,475	-£15,354,097	-£15,983,586	-£16,371,852

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,483,261	-£6,762,568	-£6,771,988	-£6,789,528	-£6,883,121	-£7,518,371	-£7,904,041
60% LAR : 40% CIR	5%	-£5,696,594	-£6,943,599	-£6,952,983	-£6,970,464	-£7,063,909	-£7,698,270	-£8,083,446
60% LAR : 40% CIR	10%	-£5,911,662	-£7,126,353	-£7,135,705	-£7,153,131	-£7,246,439	-£7,879,982	-£8,264,702
60% LAR : 40% CIR	15%	-£6,128,449	-£7,310,813	-£7,320,135	-£7,337,511	-£7,430,695	-£8,063,487	-£8,447,792
60% LAR : 40% CIR	20%	-£6,346,939	-£7,496,964	-£7,506,259	-£7,523,590	-£7,616,659	-£8,248,771	-£8,632,696
60% LAR : 40% CIR	25%	-£6,567,114	-£7,684,790	-£7,694,060	-£7,711,350	-£7,804,318	-£8,435,815	-£8,819,399
60% LAR : 40% CIR	**30%**	**-£6,788,959**	**-£7,874,273**	**-£7,883,522**	**-£7,900,776**	**-£7,993,652**	**-£8,624,602**	**-£9,007,883**
60% LAR : 40% CIR	35%	-£7,012,457	-£8,065,397	-£8,074,628	-£8,091,850	-£8,184,645	-£8,815,115	-£9,198,129
60% LAR : 40% CIR	40%	-£7,237,592	-£8,258,146	-£8,267,362	-£8,284,557	-£8,377,283	-£9,007,339	-£9,390,616
60% LAR : 40% CIR	45%	-£7,464,347	-£8,452,505	-£8,461,708	-£8,478,880	-£8,571,547	-£9,201,253	-£9,587,292
60% LAR : 40% CIR	50%	-£7,657,600	-£8,613,912	-£8,623,106	-£8,640,257	-£8,732,879	-£9,362,368	-£9,750,634

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,739,734	-£4,019,041	-£4,028,461	-£4,046,001	-£4,139,593	-£4,774,844	-£5,160,513
60% LAR : 40% CIR	5%	-£2,953,067	-£4,200,072	-£4,209,456	-£4,226,937	-£4,320,382	-£4,954,743	-£5,339,919
60% LAR : 40% CIR	10%	-£3,168,135	-£4,382,826	-£4,392,178	-£4,409,603	-£4,502,911	-£5,136,454	-£5,521,175
60% LAR : 40% CIR	15%	-£3,384,922	-£4,567,286	-£4,576,608	-£4,593,984	-£4,687,168	-£5,319,960	-£5,704,264
60% LAR : 40% CIR	20%	-£3,603,411	-£4,753,437	-£4,762,732	-£4,780,063	-£4,873,132	-£5,505,244	-£5,889,169
60% LAR : 40% CIR	25%	-£3,823,587	-£4,941,263	-£4,950,533	-£4,967,823	-£5,060,791	-£5,692,288	-£6,075,872
60% LAR : 40% CIR	**30%**	**-£4,045,432**	**-£5,130,745**	**-£5,139,995**	**-£5,157,248**	**-£5,250,125**	**-£5,881,074**	**-£6,264,355**
60% LAR : 40% CIR	35%	-£4,268,930	-£5,321,869	-£5,331,101	-£5,348,322	-£5,441,118	-£6,071,588	-£6,454,602
60% LAR : 40% CIR	40%	-£4,494,065	-£5,514,619	-£5,523,835	-£5,541,029	-£5,633,756	-£6,263,812	-£6,647,089
60% LAR : 40% CIR	45%	-£4,720,819	-£5,708,977	-£5,718,181	-£5,735,352	-£5,828,020	-£6,457,726	-£6,843,765
60% LAR : 40% CIR	50%	-£4,914,073	-£5,870,384	-£5,879,579	-£5,896,730	-£5,989,352	-£6,618,841	-£7,007,107

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£503,375	-£775,932	-£785,352	-£802,892	-£896,484	-£1,531,735	-£1,917,404
60% LAR : 40% CIR	5%	£290,042	-£956,963	-£966,347	-£983,828	-£1,077,273	-£1,711,634	-£2,096,810
60% LAR : 40% CIR	10%	£74,974	-£1,139,717	-£1,149,068	-£1,166,494	-£1,259,802	-£1,893,345	-£2,278,065
60% LAR : 40% CIR	15%	-£141,813	-£1,324,177	-£1,333,499	-£1,350,875	-£1,444,059	-£2,076,851	-£2,461,155
60% LAR : 40% CIR	20%	-£360,302	-£1,510,328	-£1,519,622	-£1,536,954	-£1,630,023	-£2,262,135	-£2,646,060
60% LAR : 40% CIR	25%	-£580,478	-£1,698,154	-£1,707,424	-£1,724,714	-£1,817,682	-£2,449,179	-£2,832,763
60% LAR : 40% CIR	**30%**	**-£802,323**	**-£1,887,636**	**-£1,896,886**	**-£1,914,139**	**-£2,007,016**	**-£2,637,965**	**-£3,021,246**
60% LAR : 40% CIR	35%	-£1,025,820	-£2,078,760	-£2,087,992	-£2,105,213	-£2,198,009	-£2,828,479	-£3,211,493
60% LAR : 40% CIR	40%	-£1,250,956	-£2,271,510	-£2,280,726	-£2,297,920	-£2,390,647	-£3,020,702	-£3,403,979
60% LAR : 40% CIR	45%	-£1,477,710	-£2,465,868	-£2,475,072	-£2,492,243	-£2,584,911	-£3,214,617	-£3,600,656
60% LAR : 40% CIR	50%	-£1,670,964	-£2,627,275	-£2,636,470	-£2,653,621	-£2,746,243	-£3,375,732	-£3,763,998

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR for 15 Years		Value Area	Zone B - Camden Town Office & Resi £1,000 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£4,722,340	£3,429,475	£3,420,054	£3,402,515	£3,308,922	£2,673,671	£2,288,002
60% LAR : 40% CIR	5%	£4,466,612	£3,206,727	£3,197,342	£3,179,862	£3,086,417	£2,452,056	£2,066,880
60% LAR : 40% CIR	10%	£4,209,149	£2,982,257	£2,972,905	£2,955,478	£2,862,170	£2,228,627	£1,843,907
60% LAR : 40% CIR	15%	£3,949,968	£2,756,079	£2,746,758	£2,729,382	£2,636,197	£2,003,405	£1,619,101
60% LAR : 40% CIR	20%	£3,689,083	£2,528,211	£2,518,916	£2,501,586	£2,408,516	£1,776,405	£1,392,480
60% LAR : 40% CIR	25%	£3,426,514	£2,298,670	£2,289,399	£2,272,109	£2,179,142	£1,547,645	£1,164,061
60% LAR : 40% CIR	**30%**	**£3,162,274**	**£2,067,471**	**£2,058,220**	**£2,040,967**	**£1,948,091**	**£1,317,141**	**£933,860**
60% LAR : 40% CIR	35%	£2,896,382	£1,834,629	£1,825,397	£1,808,176	£1,715,381	£1,084,910	£701,897
60% LAR : 40% CIR	40%	£2,628,852	£1,600,163	£1,590,946	£1,573,753	£1,481,026	£850,971	£468,187
60% LAR : 40% CIR	45%	£2,359,703	£1,364,088	£1,354,884	£1,337,714	£1,245,045	£615,339	£232,750
60% LAR : 40% CIR	50%	£2,173,431	£1,209,551	£1,200,357	£1,183,206	£1,090,584	£461,165	£78,734

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,256,588	-£12,549,453	-£12,558,873	-£12,576,413	-£12,670,005	-£13,305,256	-£13,690,925
60% LAR : 40% CIR	5%	-£11,512,315	-£12,772,200	-£12,781,585	-£12,799,065	-£12,892,510	-£13,526,871	-£13,912,047
60% LAR : 40% CIR	10%	-£11,769,778	-£12,996,671	-£13,006,022	-£13,023,449	-£13,116,757	-£13,750,300	-£14,135,020
60% LAR : 40% CIR	15%	-£12,028,960	-£13,222,848	-£13,232,170	-£13,249,546	-£13,342,730	-£13,975,522	-£14,359,826
60% LAR : 40% CIR	20%	-£12,289,844	-£13,450,716	-£13,460,011	-£13,477,341	-£13,570,411	-£14,202,522	-£14,586,447
60% LAR : 40% CIR	25%	-£12,552,413	-£13,680,258	-£13,689,529	-£13,706,818	-£13,799,785	-£14,431,283	-£14,814,867
60% LAR : 40% CIR	**30%**	**-£12,816,653**	**-£13,911,457**	**-£13,920,707**	**-£13,937,960**	**-£14,030,836**	**-£14,661,786**	**-£15,045,068**
60% LAR : 40% CIR	35%	-£13,082,546	-£14,144,298	-£14,153,530	-£14,170,751	-£14,263,547	-£14,894,018	-£15,277,030
60% LAR : 40% CIR	40%	-£13,350,075	-£14,378,764	-£14,387,981	-£14,405,174	-£14,497,902	-£15,127,956	-£15,510,740
60% LAR : 40% CIR	45%	-£13,619,225	-£14,614,840	-£14,624,043	-£14,641,214	-£14,733,883	-£15,363,588	-£15,746,177
60% LAR : 40% CIR	50%	-£13,805,497	-£14,769,376	-£14,778,570	-£14,795,721	-£14,888,343	-£15,517,762	-£15,900,193

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,635,369	-£5,928,235	-£5,937,655	-£5,955,195	-£6,048,787	-£6,684,038	-£7,069,707
60% LAR : 40% CIR	5%	-£4,891,097	-£6,150,982	-£6,160,367	-£6,177,847	-£6,271,292	-£6,905,653	-£7,290,829
60% LAR : 40% CIR	10%	-£5,148,560	-£6,375,453	-£6,384,804	-£6,402,231	-£6,495,539	-£7,129,082	-£7,513,802
60% LAR : 40% CIR	15%	-£5,407,742	-£6,601,630	-£6,610,952	-£6,628,328	-£6,721,512	-£7,354,304	-£7,738,608
60% LAR : 40% CIR	20%	-£5,668,626	-£6,829,498	-£6,838,793	-£6,856,123	-£6,949,193	-£7,581,304	-£7,965,229
60% LAR : 40% CIR	25%	-£5,931,195	-£7,059,039	-£7,068,310	-£7,085,600	-£7,178,567	-£7,810,064	-£8,193,649
60% LAR : 40% CIR	**30%**	**-£6,195,435**	**-£7,290,238**	**-£7,299,489**	**-£7,316,742**	**-£7,409,618**	**-£8,040,568**	**-£8,423,849**
60% LAR : 40% CIR	35%	-£6,461,327	-£7,523,080	-£7,532,312	-£7,549,533	-£7,642,329	-£8,272,799	-£8,655,812
60% LAR : 40% CIR	40%	-£6,728,857	-£7,757,546	-£7,766,763	-£7,783,956	-£7,876,684	-£8,506,738	-£8,889,522
60% LAR : 40% CIR	45%	-£6,998,007	-£7,993,622	-£8,002,825	-£8,019,995	-£8,112,664	-£8,742,370	-£9,124,959
60% LAR : 40% CIR	50%	-£7,184,278	-£8,148,158	-£8,157,352	-£8,174,503	-£8,267,125	-£8,896,544	-£9,278,975

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,891,842	-£3,184,707	-£3,194,128	-£3,211,667	-£3,305,260	-£3,940,511	-£4,326,180
60% LAR : 40% CIR	5%	-£2,147,570	-£3,407,455	-£3,416,840	-£3,434,320	-£3,527,765	-£4,162,126	-£4,547,301
60% LAR : 40% CIR	10%	-£2,405,033	-£3,631,925	-£3,641,277	-£3,658,703	-£3,752,012	-£4,385,554	-£4,770,275
60% LAR : 40% CIR	15%	-£2,664,214	-£3,858,103	-£3,867,424	-£3,884,800	-£3,977,984	-£4,610,777	-£4,995,081
60% LAR : 40% CIR	20%	-£2,925,099	-£4,085,971	-£4,095,266	-£4,112,596	-£4,205,666	-£4,837,777	-£5,221,702
60% LAR : 40% CIR	25%	-£3,187,668	-£4,315,512	-£4,324,783	-£4,342,073	-£4,435,040	-£5,066,537	-£5,450,121
60% LAR : 40% CIR	**30%**	**-£3,451,908**	**-£4,546,711**	**-£4,555,962**	**-£4,573,215**	**-£4,666,091**	**-£5,297,041**	**-£5,680,322**
60% LAR : 40% CIR	35%	-£3,717,800	-£4,779,553	-£4,788,785	-£4,806,006	-£4,898,801	-£5,529,272	-£5,912,285
60% LAR : 40% CIR	40%	-£3,985,330	-£5,014,019	-£5,023,236	-£5,040,429	-£5,133,156	-£5,763,211	-£6,145,994
60% LAR : 40% CIR	45%	-£4,254,479	-£5,250,094	-£5,259,298	-£5,276,468	-£5,369,137	-£5,998,842	-£6,381,431
60% LAR : 40% CIR	50%	-£4,440,751	-£5,404,630	-£5,413,825	-£5,430,976	-£5,523,598	-£6,153,017	-£6,535,448

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,351,267	£58,402	£48,982	£31,442	-£62,151	-£697,402	-£1,083,071
60% LAR : 40% CIR	5%	£1,095,539	-£164,346	-£173,731	-£191,211	-£284,656	-£919,017	-£1,304,192
60% LAR : 40% CIR	10%	£838,077	-£388,816	-£398,168	-£415,594	-£508,903	-£1,142,445	-£1,527,166
60% LAR : 40% CIR	15%	£578,895	-£614,994	-£624,315	-£641,691	-£734,875	-£1,367,667	-£1,751,972
60% LAR : 40% CIR	20%	£318,011	-£842,862	-£852,156	-£869,487	-£962,557	-£1,594,668	-£1,978,593
60% LAR : 40% CIR	25%	£55,441	-£1,072,403	-£1,081,674	-£1,098,963	-£1,191,931	-£1,823,428	-£2,207,012
60% LAR : 40% CIR	**30%**	**-£208,798**	**-£1,303,602**	**-£1,312,853**	**-£1,330,106**	**-£1,422,982**	**-£2,053,932**	**-£2,437,213**
60% LAR : 40% CIR	35%	-£474,691	-£1,536,443	-£1,545,676	-£1,562,897	-£1,655,692	-£2,286,163	-£2,669,176
60% LAR : 40% CIR	40%	-£742,221	-£1,770,910	-£1,780,127	-£1,797,320	-£1,890,047	-£2,520,102	-£2,902,885
60% LAR : 40% CIR	45%	-£1,011,370	-£2,006,985	-£2,016,189	-£2,033,359	-£2,126,028	-£2,755,733	-£3,138,322
60% LAR : 40% CIR	50%	-£1,197,642	-£2,161,521	-£2,170,716	-£2,187,867	-£2,280,489	-£2,909,908	-£3,292,338

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR for 15 Years

Value Area	**Zone B - Camden Town Office & Resi £1,100 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£5,570,230	£4,263,808	£4,254,388	£4,236,848	£4,143,255	£3,508,005	£3,122,336
60% LAR : 40% CIR	5%	£5,272,109	£3,999,343	£3,989,959	£3,972,479	£3,879,033	£3,244,672	£2,859,496
60% LAR : 40% CIR	10%	£4,972,251	£3,733,156	£3,723,805	£3,706,379	£3,613,070	£2,979,528	£2,594,807
60% LAR : 40% CIR	15%	£4,670,675	£3,465,263	£3,455,941	£3,438,565	£3,345,381	£2,712,589	£2,328,284
60% LAR : 40% CIR	20%	£4,367,397	£3,195,678	£3,186,383	£3,169,053	£3,075,983	£2,443,872	£2,059,946
60% LAR : 40% CIR	25%	£4,062,432	£2,924,419	£2,915,149	£2,897,859	£2,804,891	£2,173,394	£1,789,810
60% LAR : 40% CIR	**30%**	**£3,755,799**	**£2,651,504**	**£2,642,254**	**£2,625,000**	**£2,532,124**	**£1,901,174**	**£1,517,893**
60% LAR : 40% CIR	35%	£3,447,511	£2,376,946	£2,367,714	£2,350,493	£2,257,696	£1,627,227	£1,244,213
60% LAR : 40% CIR	40%	£3,137,587	£2,100,763	£2,091,547	£2,074,353	£1,981,626	£1,351,571	£968,788
60% LAR : 40% CIR	45%	£2,826,043	£1,822,972	£1,813,767	£1,796,597	£1,703,928	£1,074,222	£691,634
60% LAR : 40% CIR	50%	£2,646,753	£1,675,305	£1,666,111	£1,648,960	£1,556,338	£926,919	£544,488

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,408,697	-£11,715,119	-£11,724,539	-£11,742,079	-£11,835,673	-£12,470,923	-£12,856,592
60% LAR : 40% CIR	5%	-£10,706,819	-£11,979,584	-£11,988,968	-£12,006,448	-£12,099,894	-£12,734,255	-£13,119,431
60% LAR : 40% CIR	10%	-£11,006,676	-£12,245,771	-£12,255,122	-£12,272,548	-£12,365,857	-£12,999,399	-£13,384,120
60% LAR : 40% CIR	15%	-£11,308,252	-£12,513,665	-£12,522,986	-£12,540,362	-£12,633,546	-£13,266,339	-£13,650,643
60% LAR : 40% CIR	20%	-£11,611,530	-£12,783,249	-£12,792,544	-£12,809,874	-£12,902,944	-£13,535,055	-£13,918,981
60% LAR : 40% CIR	25%	-£11,916,495	-£13,054,508	-£13,063,778	-£13,081,068	-£13,174,036	-£13,805,533	-£14,189,117
60% LAR : 40% CIR	**30%**	**-£12,223,129**	**-£13,327,423**	**-£13,336,673**	**-£13,353,927**	**-£13,446,803**	**-£14,077,753**	**-£14,461,034**
60% LAR : 40% CIR	35%	-£12,531,416	-£13,601,981	-£13,611,213	-£13,628,434	-£13,721,231	-£14,351,701	-£14,734,714
60% LAR : 40% CIR	40%	-£12,841,341	-£13,878,165	-£13,887,381	-£13,904,575	-£13,997,301	-£14,627,356	-£15,010,139
60% LAR : 40% CIR	45%	-£13,152,885	-£14,155,956	-£14,165,160	-£14,182,330	-£14,274,999	-£14,904,705	-£15,287,294
60% LAR : 40% CIR	50%	-£13,332,174	-£14,303,622	-£14,312,816	-£14,329,967	-£14,422,589	-£15,052,008	-£15,434,439

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,787,479	-£5,093,901	-£5,103,321	-£5,120,861	-£5,214,455	-£5,849,704	-£6,235,373
60% LAR : 40% CIR	5%	-£4,085,600	-£5,358,366	-£5,367,750	-£5,385,230	-£5,478,676	-£6,113,037	-£6,498,213
60% LAR : 40% CIR	10%	-£4,385,458	-£5,624,553	-£5,633,904	-£5,651,330	-£5,744,639	-£6,378,181	-£6,762,902
60% LAR : 40% CIR	15%	-£4,687,034	-£5,892,447	-£5,901,768	-£5,919,144	-£6,012,328	-£6,645,120	-£7,029,425
60% LAR : 40% CIR	20%	-£4,990,312	-£6,162,031	-£6,171,326	-£6,188,656	-£6,281,726	-£6,913,837	-£7,297,763
60% LAR : 40% CIR	25%	-£5,295,277	-£6,433,290	-£6,442,560	-£6,459,850	-£6,552,818	-£7,184,315	-£7,567,899
60% LAR : 40% CIR	**30%**	**-£5,601,911**	**-£6,706,205**	**-£6,715,455**	**-£6,732,709**	**-£6,825,585**	**-£7,456,535**	**-£7,839,816**
60% LAR : 40% CIR	35%	-£5,910,198	-£6,980,763	-£6,989,995	-£7,007,216	-£7,100,013	-£7,730,482	-£8,113,496
60% LAR : 40% CIR	40%	-£6,220,122	-£7,256,946	-£7,266,162	-£7,283,357	-£7,376,083	-£8,006,138	-£8,388,921
60% LAR : 40% CIR	45%	-£6,531,667	-£7,534,737	-£7,543,942	-£7,561,112	-£7,653,781	-£8,283,487	-£8,666,075
60% LAR : 40% CIR	50%	-£6,710,956	-£7,682,404	-£7,691,598	-£7,708,749	-£7,801,371	-£8,430,790	-£8,813,221

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,043,952	-£2,350,374	-£2,359,794	-£2,377,334	-£2,470,927	-£3,106,177	-£3,491,846
60% LAR : 40% CIR	5%	-£1,342,073	-£2,614,839	-£2,624,223	-£2,641,703	-£2,735,148	-£3,369,510	-£3,754,685
60% LAR : 40% CIR	10%	-£1,641,930	-£2,881,026	-£2,890,377	-£2,907,803	-£3,001,112	-£3,634,654	-£4,019,375
60% LAR : 40% CIR	15%	-£1,943,507	-£3,148,919	-£3,158,241	-£3,175,617	-£3,268,801	-£3,901,593	-£4,285,897
60% LAR : 40% CIR	20%	-£2,246,785	-£3,418,504	-£3,427,799	-£3,445,129	-£3,538,199	-£4,170,310	-£4,554,236
60% LAR : 40% CIR	25%	-£2,551,750	-£3,689,762	-£3,699,033	-£3,716,323	-£3,809,290	-£4,440,788	-£4,824,372
60% LAR : 40% CIR	**30%**	**-£2,858,383**	**-£3,962,678**	**-£3,971,927**	**-£3,989,182**	**-£4,082,057**	**-£4,713,008**	**-£5,096,289**
60% LAR : 40% CIR	35%	-£3,166,671	-£4,237,236	-£4,246,468	-£4,263,689	-£4,356,485	-£4,986,955	-£5,369,969
60% LAR : 40% CIR	40%	-£3,476,595	-£4,513,419	-£4,522,635	-£4,539,829	-£4,632,556	-£5,262,611	-£5,645,394
60% LAR : 40% CIR	45%	-£3,788,139	-£4,791,210	-£4,800,415	-£4,817,585	-£4,910,254	-£5,539,959	-£5,922,548
60% LAR : 40% CIR	50%	-£3,967,428	-£4,938,876	-£4,948,071	-£4,965,222	-£5,057,844	-£5,687,263	-£6,069,694

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,199,158	£892,735	£883,315	£865,775	£772,182	£136,932	-£248,737
60% LAR : 40% CIR	5%	£1,901,036	£628,270	£618,887	£601,406	£507,961	-£126,401	-£511,576
60% LAR : 40% CIR	10%	£1,601,179	£362,084	£352,732	£335,306	£241,997	-£391,545	-£776,266
60% LAR : 40% CIR	15%	£1,299,602	£94,190	£84,868	£67,492	-£25,692	-£658,484	-£1,042,788
60% LAR : 40% CIR	20%	£996,324	-£175,395	-£184,689	-£202,020	-£295,090	-£927,201	-£1,311,127
60% LAR : 40% CIR	25%	£691,359	-£446,653	-£455,923	-£473,214	-£566,181	-£1,197,678	-£1,581,263
60% LAR : 40% CIR	**30%**	**£384,726**	**-£719,569**	**-£728,818**	**-£746,073**	**-£838,948**	**-£1,469,899**	**-£1,853,180**
60% LAR : 40% CIR	35%	£76,439	-£994,127	-£1,003,359	-£1,020,580	-£1,113,376	-£1,743,846	-£2,126,860
60% LAR : 40% CIR	40%	-£233,486	-£1,270,310	-£1,279,526	-£1,296,720	-£1,389,447	-£2,019,501	-£2,402,285
60% LAR : 40% CIR	45%	-£545,030	-£1,548,101	-£1,557,306	-£1,574,476	-£1,667,145	-£2,296,850	-£2,679,439
60% LAR : 40% CIR	50%	-£724,319	-£1,695,767	-£1,704,962	-£1,722,113	-£1,814,735	-£2,444,154	-£2,826,584

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR for 15 Years		Value Area	Zone B - Camden Town Office & Resi £1,200 per sq ft

No Units	18	Sales value inflation		Base
Site Area	0.16 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£6,418,122	£5,098,142	£5,088,721	£5,071,182	£4,977,588	£4,342,338	£3,956,669
60% LAR : 40% CIR	5%	£6,077,606	£4,791,960	£4,782,576	£4,765,095	£4,671,651	£4,037,289	£3,652,114
60% LAR : 40% CIR	10%	£5,735,354	£4,484,056	£4,474,705	£4,457,279	£4,363,971	£3,730,428	£3,345,708
60% LAR : 40% CIR	15%	£5,391,382	£4,174,446	£4,165,124	£4,147,748	£4,054,564	£3,421,772	£3,037,468
60% LAR : 40% CIR	20%	£5,045,710	£3,863,145	£3,853,850	£3,836,519	£3,743,450	£3,111,338	£2,727,413
60% LAR : 40% CIR	25%	£4,698,351	£3,550,170	£3,540,899	£3,523,610	£3,430,642	£2,799,145	£2,415,560
60% LAR : 40% CIR	**30%**	**£4,349,322**	**£3,235,537**	**£3,226,288**	**£3,209,033**	**£3,116,158**	**£2,485,207**	**£2,101,927**
60% LAR : 40% CIR	35%	£3,998,641	£2,919,263	£2,910,031	£2,892,810	£2,800,013	£2,169,544	£1,786,530
60% LAR : 40% CIR	40%	£3,646,322	£2,601,363	£2,592,146	£2,574,953	£2,482,226	£1,852,171	£1,469,387
60% LAR : 40% CIR	45%	£3,292,383	£2,281,855	£2,272,650	£2,255,480	£2,162,811	£1,533,106	£1,150,518
60% LAR : 40% CIR	50%	£3,099,578	£2,120,890	£2,111,696	£2,094,544	£2,001,923	£1,372,503	£990,073

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,560,805	-£10,880,786	-£10,890,206	-£10,907,746	-£11,001,339	-£11,636,589	-£12,022,258
60% LAR : 40% CIR	5%	-£9,901,322	-£11,186,967	-£11,196,351	-£11,213,832	-£11,307,277	-£11,941,638	-£12,326,814
60% LAR : 40% CIR	10%	-£10,243,574	-£11,494,871	-£11,504,223	-£11,521,648	-£11,614,957	-£12,248,499	-£12,633,220
60% LAR : 40% CIR	15%	-£10,587,545	-£11,804,481	-£11,813,803	-£11,831,179	-£11,924,363	-£12,557,155	-£12,941,459
60% LAR : 40% CIR	20%	-£10,933,218	-£12,115,782	-£12,125,077	-£12,142,408	-£12,235,477	-£12,867,589	-£13,251,514
60% LAR : 40% CIR	25%	-£11,280,576	-£12,428,757	-£12,438,028	-£12,455,318	-£12,548,285	-£13,179,782	-£13,563,367
60% LAR : 40% CIR	**30%**	**-£11,629,605**	**-£12,743,390**	**-£12,752,640**	**-£12,769,894**	**-£12,862,770**	**-£13,493,720**	**-£13,877,000**
60% LAR : 40% CIR	35%	-£11,980,286	-£13,059,664	-£13,068,896	-£13,086,117	-£13,178,914	-£13,809,384	-£14,192,397
60% LAR : 40% CIR	40%	-£12,332,606	-£13,377,564	-£13,386,781	-£13,403,974	-£13,496,702	-£14,126,756	-£14,509,540
60% LAR : 40% CIR	45%	-£12,686,545	-£13,697,072	-£13,706,277	-£13,723,447	-£13,816,116	-£14,445,822	-£14,828,410
60% LAR : 40% CIR	50%	-£12,879,349	-£13,858,037	-£13,867,231	-£13,884,383	-£13,977,004	-£14,606,424	-£14,988,854

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,939,587	-£4,259,568	-£4,268,988	-£4,286,527	-£4,380,121	-£5,015,371	-£5,401,040
60% LAR : 40% CIR	5%	-£3,280,103	-£4,565,749	-£4,575,133	-£4,592,614	-£4,686,059	-£5,320,420	-£5,705,595
60% LAR : 40% CIR	10%	-£3,622,355	-£4,873,653	-£4,883,005	-£4,900,430	-£4,993,738	-£5,627,281	-£6,012,001
60% LAR : 40% CIR	15%	-£3,966,327	-£5,183,263	-£5,192,585	-£5,209,961	-£5,303,145	-£5,935,937	-£6,320,241
60% LAR : 40% CIR	20%	-£4,311,999	-£5,494,564	-£5,503,859	-£5,521,190	-£5,614,259	-£6,246,371	-£6,630,296
60% LAR : 40% CIR	25%	-£4,659,358	-£5,807,539	-£5,816,810	-£5,834,100	-£5,927,067	-£6,558,564	-£6,942,149
60% LAR : 40% CIR	**30%**	**-£5,008,387**	**-£6,122,172**	**-£6,131,421**	**-£6,148,676**	**-£6,241,551**	**-£6,872,502**	**-£7,255,782**
60% LAR : 40% CIR	35%	-£5,359,068	-£6,438,446	-£6,447,678	-£6,464,899	-£6,557,696	-£7,188,166	-£7,571,179
60% LAR : 40% CIR	40%	-£5,711,388	-£6,756,346	-£6,765,563	-£6,782,756	-£6,875,484	-£7,505,538	-£7,888,322
60% LAR : 40% CIR	45%	-£6,065,326	-£7,075,854	-£7,085,059	-£7,102,229	-£7,194,898	-£7,824,603	-£8,207,191
60% LAR : 40% CIR	50%	-£6,258,131	-£7,236,819	-£7,246,013	-£7,263,165	-£7,355,786	-£7,985,206	-£8,367,636

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£196,060	-£1,516,040	-£1,525,460	-£1,543,000	-£1,636,594	-£2,271,844	-£2,657,513
60% LAR : 40% CIR	5%	-£536,576	-£1,822,222	-£1,831,605	-£1,849,087	-£1,942,531	-£2,576,893	-£2,962,068
60% LAR : 40% CIR	10%	-£878,828	-£2,130,126	-£2,139,477	-£2,156,903	-£2,250,211	-£2,883,754	-£3,268,474
60% LAR : 40% CIR	15%	-£1,222,799	-£2,439,736	-£2,449,057	-£2,466,433	-£2,559,618	-£3,192,410	-£3,576,714
60% LAR : 40% CIR	20%	-£1,568,472	-£2,751,037	-£2,760,331	-£2,777,663	-£2,870,732	-£3,502,844	-£3,886,769
60% LAR : 40% CIR	25%	-£1,915,831	-£3,064,012	-£3,073,283	-£3,090,572	-£3,183,540	-£3,815,037	-£4,198,622
60% LAR : 40% CIR	**30%**	**-£2,264,860**	**-£3,378,645**	**-£3,387,894**	**-£3,405,148**	**-£3,498,024**	**-£4,128,974**	**-£4,512,255**
60% LAR : 40% CIR	35%	-£2,615,541	-£3,694,919	-£3,704,151	-£3,721,372	-£3,814,168	-£4,444,638	-£4,827,652
60% LAR : 40% CIR	40%	-£2,967,860	-£4,012,819	-£4,022,036	-£4,039,229	-£4,131,956	-£4,762,011	-£5,144,794
60% LAR : 40% CIR	45%	-£3,321,799	-£4,332,327	-£4,341,532	-£4,358,702	-£4,451,371	-£5,081,076	-£5,463,664
60% LAR : 40% CIR	50%	-£3,514,603	-£4,493,291	-£4,502,486	-£4,519,638	-£4,612,259	-£5,241,679	-£5,624,108

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,047,049	£1,727,069	£1,717,649	£1,700,109	£1,606,515	£971,266	£585,596
60% LAR : 40% CIR	5%	£2,706,533	£1,420,887	£1,411,504	£1,394,022	£1,300,578	£666,216	£281,041
60% LAR : 40% CIR	10%	£2,364,281	£1,112,983	£1,103,632	£1,086,206	£992,898	£359,355	-£25,365
60% LAR : 40% CIR	15%	£2,020,310	£803,373	£794,052	£776,676	£683,492	£50,699	-£333,605
60% LAR : 40% CIR	20%	£1,674,637	£492,072	£482,778	£465,446	£372,377	-£259,735	-£643,660
60% LAR : 40% CIR	25%	£1,327,278	£179,097	£169,826	£152,537	£59,569	-£571,928	-£955,513
60% LAR : 40% CIR	**30%**	**£978,249**	**-£135,536**	**-£144,785**	**-£162,039**	**-£254,915**	**-£885,865**	**-£1,269,145**
60% LAR : 40% CIR	35%	£627,568	-£451,810	-£461,042	-£478,263	-£571,059	-£1,201,529	-£1,584,543
60% LAR : 40% CIR	40%	£275,249	-£769,710	-£778,926	-£796,120	-£888,847	-£1,518,902	-£1,901,685
60% LAR : 40% CIR	45%	-£78,690	-£1,089,218	-£1,098,423	-£1,115,593	-£1,208,262	-£1,837,967	-£2,220,555
60% LAR : 40% CIR	50%	-£271,494	-£1,250,182	-£1,259,377	-£1,276,529	-£1,369,149	-£1,998,570	-£2,380,999

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR for 15 Years	
No Units	**18**
Site Area	**0.16 Ha**

Value Area	**Zone B - Camden Town Office & Resi £1,300 per sq ft**	
Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,266,014	£5,932,475	£5,923,055	£5,905,515	£5,811,922	£5,176,672	£4,791,003
60% LAR : 40% CIR	5%	£6,883,102	£5,584,577	£5,575,193	£5,557,712	£5,464,268	£4,829,905	£4,444,730
60% LAR : 40% CIR	10%	£6,498,456	£5,234,956	£5,225,605	£5,208,179	£5,114,871	£4,481,328	£4,096,607
60% LAR : 40% CIR	15%	£6,112,090	£4,883,629	£4,874,308	£4,856,932	£4,763,748	£4,130,956	£3,746,651
60% LAR : 40% CIR	20%	£5,724,022	£4,530,611	£4,521,317	£4,503,986	£4,410,916	£3,778,805	£3,394,880
60% LAR : 40% CIR	25%	£5,334,269	£4,175,920	£4,166,650	£4,149,359	£4,056,392	£3,424,895	£3,041,311
60% LAR : 40% CIR	**30%**	**£4,942,846**	**£3,819,570**	**£3,810,321**	**£3,793,068**	**£3,700,191**	**£3,069,241**	**£2,685,961**
60% LAR : 40% CIR	35%	£4,549,770	£3,461,579	£3,452,348	£3,435,126	£3,342,330	£2,711,860	£2,328,847
60% LAR : 40% CIR	40%	£4,155,056	£3,101,964	£3,092,747	£3,075,553	£2,982,826	£2,352,771	£1,969,988
60% LAR : 40% CIR	45%	£3,758,723	£2,740,738	£2,731,534	£2,714,363	£2,621,695	£1,991,990	£1,609,401
60% LAR : 40% CIR	50%	£3,548,836	£2,562,964	£2,553,769	£2,536,618	£2,443,997	£1,814,577	£1,432,147

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,712,914	-£10,046,452	-£10,055,872	-£10,073,412	-£10,167,006	-£10,802,255	-£11,187,925
60% LAR : 40% CIR	5%	-£9,095,826	-£10,394,350	-£10,403,735	-£10,421,215	-£10,514,660	-£11,149,022	-£11,534,197
60% LAR : 40% CIR	10%	-£9,480,471	-£10,743,971	-£10,753,322	-£10,770,749	-£10,864,057	-£11,497,600	-£11,882,320
60% LAR : 40% CIR	15%	-£9,866,837	-£11,095,298	-£11,104,619	-£11,121,995	-£11,215,180	-£11,847,972	-£12,232,276
60% LAR : 40% CIR	20%	-£10,254,905	-£11,448,316	-£11,457,610	-£11,474,941	-£11,568,011	-£12,200,122	-£12,584,047
60% LAR : 40% CIR	25%	-£10,644,658	-£11,803,008	-£11,812,278	-£11,829,568	-£11,922,535	-£12,554,033	-£12,937,617
60% LAR : 40% CIR	**30%**	**-£11,036,081**	**-£12,159,357**	**-£12,168,606**	**-£12,185,860**	**-£12,278,736**	**-£12,909,687**	**-£13,292,967**
60% LAR : 40% CIR	35%	-£11,429,157	-£12,517,348	-£12,526,579	-£12,543,801	-£12,636,597	-£13,267,067	-£13,650,081
60% LAR : 40% CIR	40%	-£11,823,871	-£12,876,964	-£12,886,181	-£12,903,375	-£12,996,101	-£13,626,156	-£14,008,939
60% LAR : 40% CIR	45%	-£12,220,205	-£13,238,189	-£13,247,393	-£13,264,564	-£13,357,232	-£13,986,937	-£14,369,526
60% LAR : 40% CIR	50%	-£12,430,091	-£13,415,963	-£13,425,159	-£13,442,309	-£13,534,930	-£14,164,350	-£14,546,780

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,091,696	-£3,425,234	-£3,434,654	-£3,452,194	-£3,545,787	-£4,181,037	-£4,566,706
60% LAR : 40% CIR	5%	-£2,474,608	-£3,773,132	-£3,782,517	-£3,799,997	-£3,893,441	-£4,527,804	-£4,912,979
60% LAR : 40% CIR	10%	-£2,859,253	-£4,122,753	-£4,132,104	-£4,149,530	-£4,242,839	-£4,876,381	-£5,261,102
60% LAR : 40% CIR	15%	-£3,245,619	-£4,474,080	-£4,483,401	-£4,500,777	-£4,593,961	-£5,226,754	-£5,611,058
60% LAR : 40% CIR	20%	-£3,633,687	-£4,827,098	-£4,836,392	-£4,853,723	-£4,946,793	-£5,578,904	-£5,962,829
60% LAR : 40% CIR	25%	-£4,023,440	-£5,181,789	-£5,191,060	-£5,208,350	-£5,301,317	-£5,932,814	-£6,316,399
60% LAR : 40% CIR	**30%**	**-£4,414,863**	**-£5,538,139**	**-£5,547,388**	**-£5,564,641**	**-£5,657,518**	**-£6,288,468**	**-£6,671,749**
60% LAR : 40% CIR	35%	-£4,807,939	-£5,896,130	-£5,905,361	-£5,922,583	-£6,015,379	-£6,645,849	-£7,028,862
60% LAR : 40% CIR	40%	-£5,202,653	-£6,255,745	-£6,264,962	-£6,282,157	-£6,374,883	-£7,004,938	-£7,387,721
60% LAR : 40% CIR	45%	-£5,598,986	-£6,616,971	-£6,626,175	-£6,643,346	-£6,736,014	-£7,365,719	-£7,748,308
60% LAR : 40% CIR	50%	-£5,808,873	-£6,794,745	-£6,803,940	-£6,821,091	-£6,913,712	-£7,543,132	-£7,925,562

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£651,832	-£681,707	-£691,127	-£708,667	-£802,260	-£1,437,510	-£1,823,179
60% LAR : 40% CIR	5%	£268,920	-£1,029,605	-£1,038,989	-£1,056,469	-£1,149,914	-£1,784,277	-£2,169,452
60% LAR : 40% CIR	10%	-£115,726	-£1,379,226	-£1,388,576	-£1,406,003	-£1,499,311	-£2,132,854	-£2,517,574
60% LAR : 40% CIR	15%	-£502,092	-£1,730,553	-£1,739,874	-£1,757,250	-£1,850,434	-£2,483,226	-£2,867,531
60% LAR : 40% CIR	20%	-£890,159	-£2,083,571	-£2,092,864	-£2,110,196	-£2,203,266	-£2,835,377	-£3,219,302
60% LAR : 40% CIR	25%	-£1,279,913	-£2,438,262	-£2,447,532	-£2,464,823	-£2,557,790	-£3,189,287	-£3,572,871
60% LAR : 40% CIR	**30%**	**-£1,671,336**	**-£2,794,611**	**-£2,803,861**	**-£2,821,114**	**-£2,913,991**	**-£3,544,941**	**-£3,928,221**
60% LAR : 40% CIR	35%	-£2,064,411	-£3,152,603	-£3,161,834	-£3,179,056	-£3,271,852	-£3,902,321	-£4,285,335
60% LAR : 40% CIR	40%	-£2,459,125	-£3,512,218	-£3,521,435	-£3,538,629	-£3,631,356	-£4,261,410	-£4,644,194
60% LAR : 40% CIR	45%	-£2,855,459	-£3,873,444	-£3,882,648	-£3,899,819	-£3,992,487	-£4,622,192	-£5,004,781
60% LAR : 40% CIR	50%	-£3,065,346	-£4,051,218	-£4,060,413	-£4,077,564	-£4,170,185	-£4,799,605	-£5,182,035

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,894,941	£2,561,402	£2,551,982	£2,534,442	£2,440,849	£1,805,599	£1,419,930
60% LAR : 40% CIR	5%	£3,512,029	£2,213,505	£2,204,120	£2,186,640	£2,093,195	£1,458,833	£1,073,657
60% LAR : 40% CIR	10%	£3,127,383	£1,863,883	£1,854,533	£1,837,106	£1,743,798	£1,110,255	£725,535
60% LAR : 40% CIR	15%	£2,741,017	£1,512,557	£1,503,235	£1,485,859	£1,392,675	£759,883	£375,578
60% LAR : 40% CIR	20%	£2,352,950	£1,159,538	£1,150,245	£1,132,913	£1,039,843	£407,732	£23,807
60% LAR : 40% CIR	25%	£1,963,196	£804,847	£795,577	£778,286	£685,319	£53,822	-£329,762
60% LAR : 40% CIR	**30%**	**£1,571,773**	**£448,498**	**£439,248**	**£421,995**	**£329,118**	**-£301,832**	**-£685,112**
60% LAR : 40% CIR	35%	£1,178,698	£90,506	£81,275	£64,053	-£28,742	-£659,212	-£1,042,226
60% LAR : 40% CIR	40%	£783,984	-£269,109	-£278,326	-£295,520	-£388,247	-£1,018,301	-£1,401,085
60% LAR : 40% CIR	45%	£387,650	-£630,335	-£639,538	-£656,710	-£749,378	-£1,379,083	-£1,761,672
60% LAR : 40% CIR	50%	£177,763	-£808,109	-£817,304	-£834,455	-£927,076	-£1,556,496	-£1,938,926

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR for 15 Years	
Value Area	Zone B - Camden Town Office & Resi £900 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,480,155	£2,207,153	£2,197,733	£2,180,193	£2,086,601	£1,451,350	£1,065,681
60% LAR : 40% CIR	5%	£3,266,822	£2,026,122	£2,016,738	£1,999,257	£1,905,812	£1,271,451	£886,275
60% LAR : 40% CIR	10%	£3,051,754	£1,843,368	£1,834,017	£1,816,591	£1,723,282	£1,089,740	£705,019
60% LAR : 40% CIR	15%	£2,834,967	£1,658,908	£1,649,586	£1,632,210	£1,539,027	£906,234	£521,930
60% LAR : 40% CIR	20%	£2,616,478	£1,472,757	£1,463,462	£1,446,131	£1,353,062	£720,950	£337,025
60% LAR : 40% CIR	25%	£2,396,302	£1,284,932	£1,275,661	£1,258,372	£1,165,404	£533,906	£150,322
60% LAR : 40% CIR	**30%**	**£2,174,458**	**£1,095,449**	**£1,086,199**	**£1,068,946**	**£976,070**	**£345,120**	**-£38,743**
60% LAR : 40% CIR	35%	£1,950,960	£904,325	£895,093	£877,871	£785,076	£154,606	-£231,893
60% LAR : 40% CIR	40%	£1,725,824	£711,575	£702,359	£685,165	£592,438	-£38,191	-£426,815
60% LAR : 40% CIR	45%	£1,499,070	£517,217	£508,013	£490,842	£398,174	-£235,064	-£623,491
60% LAR : 40% CIR	50%	£1,305,816	£355,810	£346,615	£329,464	£236,843	-£398,567	-£786,833

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,498,772	-£13,771,774	-£13,781,194	-£13,798,734	-£13,892,327	-£14,527,578	-£14,913,247
60% LAR : 40% CIR	5%	-£12,712,105	-£13,952,806	-£13,962,189	-£13,979,670	-£14,073,115	-£14,707,477	-£15,092,652
60% LAR : 40% CIR	10%	-£12,927,173	-£14,135,559	-£14,144,910	-£14,162,337	-£14,255,645	-£14,889,188	-£15,273,908
60% LAR : 40% CIR	15%	-£13,143,960	-£14,320,019	-£14,329,341	-£14,346,717	-£14,439,900	-£15,072,693	-£15,456,998
60% LAR : 40% CIR	20%	-£13,362,449	-£14,506,170	-£14,515,465	-£14,532,796	-£14,625,865	-£15,257,977	-£15,641,902
60% LAR : 40% CIR	25%	-£13,582,625	-£14,693,995	-£14,703,266	-£14,720,556	-£14,813,523	-£15,445,021	-£15,828,605
60% LAR : 40% CIR	**30%**	**-£13,804,469**	**-£14,883,478**	**-£14,892,728**	**-£14,909,982**	**-£15,002,857**	**-£15,633,808**	**-£16,017,671**
60% LAR : 40% CIR	35%	-£14,027,968	-£15,074,603	-£15,083,834	-£15,101,056	-£15,193,852	-£15,824,321	-£16,210,820
60% LAR : 40% CIR	40%	-£14,253,103	-£15,267,353	-£15,276,569	-£15,293,763	-£15,386,489	-£16,017,119	-£16,405,742
60% LAR : 40% CIR	45%	-£14,479,858	-£15,461,711	-£15,470,914	-£15,488,086	-£15,580,754	-£16,213,991	-£16,602,418
60% LAR : 40% CIR	50%	-£14,673,111	-£15,623,117	-£15,632,312	-£15,649,463	-£15,742,084	-£16,377,494	-£16,765,760

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,877,554	-£7,150,556	-£7,159,976	-£7,177,516	-£7,271,109	-£7,906,359	-£8,292,028
60% LAR : 40% CIR	5%	-£6,090,887	-£7,331,587	-£7,340,971	-£7,358,452	-£7,451,897	-£8,086,258	-£8,471,434
60% LAR : 40% CIR	10%	-£6,305,955	-£7,514,341	-£7,523,692	-£7,541,118	-£7,634,427	-£8,267,969	-£8,652,690
60% LAR : 40% CIR	15%	-£6,522,742	-£7,698,801	-£7,708,123	-£7,725,499	-£7,818,682	-£8,451,475	-£8,835,779
60% LAR : 40% CIR	20%	-£6,741,231	-£7,884,952	-£7,894,247	-£7,911,578	-£8,004,647	-£8,636,759	-£9,020,684
60% LAR : 40% CIR	25%	-£6,961,407	-£8,072,777	-£8,082,048	-£8,099,337	-£8,192,305	-£8,823,803	-£9,207,387
60% LAR : 40% CIR	**30%**	**-£7,183,251**	**-£8,262,260**	**-£8,271,510**	**-£8,288,763**	**-£8,381,639**	**-£9,012,589**	**-£9,396,452**
60% LAR : 40% CIR	35%	-£7,406,750	-£8,453,385	-£8,462,616	-£8,479,838	-£8,572,633	-£9,203,103	-£9,589,602
60% LAR : 40% CIR	40%	-£7,631,885	-£8,646,134	-£8,655,350	-£8,672,545	-£8,765,271	-£9,395,901	-£9,784,524
60% LAR : 40% CIR	45%	-£7,858,639	-£8,840,493	-£8,849,696	-£8,866,867	-£8,959,535	-£9,592,773	-£9,981,200
60% LAR : 40% CIR	50%	-£8,051,893	-£9,001,899	-£9,011,094	-£9,028,245	-£9,120,866	-£9,756,276	-£10,144,542

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,134,027	-£4,407,029	-£4,416,449	-£4,433,989	-£4,527,581	-£5,162,832	-£5,548,501
60% LAR : 40% CIR	5%	-£3,347,360	-£4,588,060	-£4,597,444	-£4,614,925	-£4,708,370	-£5,342,731	-£5,727,907
60% LAR : 40% CIR	10%	-£3,562,427	-£4,770,814	-£4,780,164	-£4,797,591	-£4,890,899	-£5,524,442	-£5,909,162
60% LAR : 40% CIR	15%	-£3,779,214	-£4,955,274	-£4,964,596	-£4,981,972	-£5,075,155	-£5,707,948	-£6,092,252
60% LAR : 40% CIR	20%	-£3,997,704	-£5,141,425	-£5,150,719	-£5,168,051	-£5,261,120	-£5,893,232	-£6,277,157
60% LAR : 40% CIR	25%	-£4,217,880	-£5,329,250	-£5,338,521	-£5,355,810	-£5,448,778	-£6,080,276	-£6,463,860
60% LAR : 40% CIR	**30%**	**-£4,439,723**	**-£5,518,732**	**-£5,527,983**	**-£5,545,236**	**-£5,638,112**	**-£6,269,062**	**-£6,652,925**
60% LAR : 40% CIR	35%	-£4,663,222	-£5,709,857	-£5,719,089	-£5,736,310	-£5,829,106	-£6,459,576	-£6,846,075
60% LAR : 40% CIR	40%	-£4,888,357	-£5,902,607	-£5,911,823	-£5,929,017	-£6,021,744	-£6,652,373	-£7,040,996
60% LAR : 40% CIR	45%	-£5,115,112	-£6,096,965	-£6,106,169	-£6,123,340	-£6,216,008	-£6,849,246	-£7,237,672
60% LAR : 40% CIR	50%	-£5,308,366	-£6,258,371	-£6,267,567	-£6,284,718	-£6,377,339	-£7,012,749	-£7,401,014

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£109,082	-£1,163,920	-£1,173,340	-£1,190,880	-£1,284,472	-£1,919,723	-£2,305,392
60% LAR : 40% CIR	5%	-£104,251	-£1,344,951	-£1,354,335	-£1,371,816	-£1,465,261	-£2,099,622	-£2,484,797
60% LAR : 40% CIR	10%	-£319,318	-£1,527,705	-£1,537,055	-£1,554,482	-£1,647,790	-£2,281,333	-£2,666,053
60% LAR : 40% CIR	15%	-£536,105	-£1,712,165	-£1,721,486	-£1,738,862	-£1,832,046	-£2,464,839	-£2,849,143
60% LAR : 40% CIR	20%	-£754,595	-£1,898,316	-£1,907,610	-£1,924,942	-£2,018,011	-£2,650,123	-£3,034,048
60% LAR : 40% CIR	25%	-£974,770	-£2,086,141	-£2,095,412	-£2,112,701	-£2,205,668	-£2,837,167	-£3,220,751
60% LAR : 40% CIR	**30%**	**-£1,196,614**	**-£2,275,623**	**-£2,284,874**	**-£2,302,127**	**-£2,395,003**	**-£3,025,953**	**-£3,409,816**
60% LAR : 40% CIR	35%	-£1,420,113	-£2,466,748	-£2,475,979	-£2,493,201	-£2,585,997	-£3,216,467	-£3,602,966
60% LAR : 40% CIR	40%	-£1,645,248	-£2,659,498	-£2,668,714	-£2,685,908	-£2,778,635	-£3,409,264	-£3,797,887
60% LAR : 40% CIR	45%	-£1,872,003	-£2,853,856	-£2,863,060	-£2,880,231	-£2,972,899	-£3,606,137	-£3,994,563
60% LAR : 40% CIR	50%	-£2,065,256	-£3,015,262	-£3,024,458	-£3,041,608	-£3,134,229	-£3,769,640	-£4,157,905

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR for 15 Years		Value Area	Zone B - Camden Town Office & Resi £1,000 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£4,328,047	£3,041,487	£3,032,066	£3,014,527	£2,920,934	£2,285,683	£1,900,014
60% LAR : 40% CIR	5%	£4,072,319	£2,818,739	£2,809,355	£2,791,874	£2,698,429	£2,064,068	£1,678,892
60% LAR : 40% CIR	10%	£3,814,857	£2,594,269	£2,584,917	£2,567,490	£2,474,182	£1,840,639	£1,455,919
60% LAR : 40% CIR	15%	£3,555,675	£2,368,091	£2,358,770	£2,341,394	£2,248,211	£1,615,417	£1,231,113
60% LAR : 40% CIR	20%	£3,294,792	£2,140,223	£2,130,929	£2,113,598	£2,020,528	£1,388,417	£1,004,492
60% LAR : 40% CIR	25%	£3,032,221	£1,910,682	£1,901,411	£1,884,121	£1,791,154	£1,159,657	£776,073
60% LAR : 40% CIR	**30%**	**£2,767,982**	**£1,679,483**	**£1,670,233**	**£1,652,979**	**£1,560,103**	**£929,153**	**£545,872**
60% LAR : 40% CIR	35%	£2,502,089	£1,446,641	£1,437,410	£1,420,188	£1,327,393	£696,923	£313,909
60% LAR : 40% CIR	40%	£2,234,559	£1,212,175	£1,202,958	£1,185,765	£1,093,038	£462,983	£80,199
60% LAR : 40% CIR	45%	£1,965,410	£976,100	£966,896	£949,726	£857,057	£227,351	-£157,606
60% LAR : 40% CIR	50%	£1,779,139	£821,564	£812,369	£795,218	£702,597	£73,177	-£313,972

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,650,880	-£12,937,441	-£12,946,861	-£12,964,401	-£13,057,993	-£13,693,244	-£14,078,913
60% LAR : 40% CIR	5%	-£11,906,608	-£13,160,188	-£13,169,572	-£13,187,053	-£13,280,498	-£13,914,859	-£14,300,035
60% LAR : 40% CIR	10%	-£12,164,071	-£13,384,659	-£13,394,010	-£13,411,437	-£13,504,745	-£14,138,288	-£14,523,008
60% LAR : 40% CIR	15%	-£12,423,252	-£13,610,836	-£13,620,158	-£13,637,534	-£13,730,717	-£14,363,510	-£14,747,814
60% LAR : 40% CIR	20%	-£12,684,136	-£13,838,704	-£13,847,998	-£13,865,329	-£13,958,399	-£14,590,510	-£14,974,435
60% LAR : 40% CIR	25%	-£12,946,706	-£14,068,245	-£14,077,517	-£14,094,806	-£14,187,773	-£14,819,271	-£15,202,855
60% LAR : 40% CIR	**30%**	**-£13,210,946**	**-£14,299,445**	**-£14,308,694**	**-£14,325,948**	**-£14,418,824**	**-£15,049,774**	**-£15,433,055**
60% LAR : 40% CIR	35%	-£13,476,838	-£14,532,286	-£14,541,517	-£14,558,739	-£14,651,535	-£15,282,004	-£15,665,018
60% LAR : 40% CIR	40%	-£13,744,368	-£14,766,752	-£14,775,969	-£14,793,162	-£14,885,890	-£15,515,944	-£15,898,728
60% LAR : 40% CIR	45%	-£14,013,517	-£15,002,828	-£15,012,031	-£15,029,201	-£15,121,870	-£15,751,576	-£16,136,533
60% LAR : 40% CIR	50%	-£14,199,788	-£15,157,363	-£15,166,558	-£15,183,709	-£15,276,330	-£15,905,750	-£16,292,899

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,029,662	-£6,316,222	-£6,325,643	-£6,343,182	-£6,436,775	-£7,072,026	-£7,457,695
60% LAR : 40% CIR	5%	-£5,285,390	-£6,538,970	-£6,548,354	-£6,565,835	-£6,659,280	-£7,293,641	-£7,678,817
60% LAR : 40% CIR	10%	-£5,542,853	-£6,763,440	-£6,772,792	-£6,790,219	-£6,883,527	-£7,517,070	-£7,901,790
60% LAR : 40% CIR	15%	-£5,802,034	-£6,989,618	-£6,998,939	-£7,016,315	-£7,109,499	-£7,742,292	-£8,126,596
60% LAR : 40% CIR	20%	-£6,062,918	-£7,217,486	-£7,226,780	-£7,244,111	-£7,337,181	-£7,969,292	-£8,353,217
60% LAR : 40% CIR	25%	-£6,325,488	-£7,447,027	-£7,456,298	-£7,473,588	-£7,566,555	-£8,198,052	-£8,581,636
60% LAR : 40% CIR	**30%**	**-£6,589,728**	**-£7,678,226**	**-£7,687,476**	**-£7,704,730**	**-£7,797,606**	**-£8,428,556**	**-£8,811,837**
60% LAR : 40% CIR	35%	-£6,855,620	-£7,911,068	-£7,920,299	-£7,937,521	-£8,030,316	-£8,660,786	-£9,043,800
60% LAR : 40% CIR	40%	-£7,123,150	-£8,145,534	-£8,154,751	-£8,171,944	-£8,264,671	-£8,894,726	-£9,277,510
60% LAR : 40% CIR	45%	-£7,392,299	-£8,381,609	-£8,390,813	-£8,407,983	-£8,500,652	-£9,130,358	-£9,515,315
60% LAR : 40% CIR	50%	-£7,578,570	-£8,536,145	-£8,545,340	-£8,562,491	-£8,655,112	-£9,284,532	-£9,671,681

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,286,135	-£3,572,695	-£3,582,115	-£3,599,655	-£3,693,248	-£4,328,499	-£4,714,168
60% LAR : 40% CIR	5%	-£2,541,863	-£3,795,443	-£3,804,827	-£3,822,308	-£3,915,753	-£4,550,114	-£4,935,289
60% LAR : 40% CIR	10%	-£2,799,325	-£4,019,913	-£4,029,265	-£4,046,691	-£4,140,000	-£4,773,542	-£5,158,263
60% LAR : 40% CIR	15%	-£3,058,507	-£4,246,091	-£4,255,412	-£4,272,788	-£4,365,971	-£4,998,764	-£5,383,069
60% LAR : 40% CIR	20%	-£3,319,390	-£4,473,959	-£4,483,252	-£4,500,584	-£4,593,654	-£5,225,765	-£5,609,690
60% LAR : 40% CIR	25%	-£3,581,961	-£4,703,500	-£4,712,771	-£4,730,060	-£4,823,028	-£5,454,525	-£5,838,109
60% LAR : 40% CIR	**30%**	**-£3,846,200**	**-£4,934,699**	**-£4,943,949**	**-£4,961,203**	**-£5,054,079**	**-£5,685,029**	**-£6,068,310**
60% LAR : 40% CIR	35%	-£4,112,093	-£5,167,540	-£5,176,772	-£5,193,994	-£5,286,789	-£5,917,259	-£6,300,273
60% LAR : 40% CIR	40%	-£4,379,623	-£5,402,007	-£5,411,224	-£5,428,417	-£5,521,144	-£6,151,199	-£6,533,982
60% LAR : 40% CIR	45%	-£4,648,772	-£5,638,082	-£5,647,286	-£5,664,456	-£5,757,125	-£6,386,830	-£6,771,788
60% LAR : 40% CIR	50%	-£4,835,043	-£5,792,617	-£5,801,813	-£5,818,964	-£5,911,585	-£6,541,005	-£6,928,153

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£956,974	-£329,586	-£339,006	-£356,546	-£450,139	-£1,085,389	-£1,471,059
60% LAR : 40% CIR	5%	£701,246	-£552,334	-£561,718	-£579,199	-£672,643	-£1,307,005	-£1,692,180
60% LAR : 40% CIR	10%	£443,784	-£776,804	-£786,156	-£803,582	-£896,890	-£1,530,433	-£1,915,154
60% LAR : 40% CIR	15%	£184,602	-£1,002,982	-£1,012,303	-£1,029,679	-£1,122,862	-£1,755,655	-£2,139,960
60% LAR : 40% CIR	20%	-£76,281	-£1,230,850	-£1,240,143	-£1,257,475	-£1,350,545	-£1,982,656	-£2,366,581
60% LAR : 40% CIR	25%	-£338,851	-£1,460,391	-£1,469,662	-£1,486,951	-£1,579,919	-£2,211,416	-£2,595,000
60% LAR : 40% CIR	**30%**	**-£603,091**	**-£1,691,590**	**-£1,700,840**	**-£1,718,094**	**-£1,810,969**	**-£2,441,920**	**-£2,825,201**
60% LAR : 40% CIR	35%	-£868,984	-£1,924,431	-£1,933,663	-£1,950,884	-£2,043,680	-£2,674,150	-£3,057,164
60% LAR : 40% CIR	40%	-£1,136,513	-£2,158,898	-£2,168,114	-£2,185,308	-£2,278,035	-£2,908,090	-£3,290,873
60% LAR : 40% CIR	45%	-£1,405,663	-£2,394,973	-£2,404,177	-£2,421,347	-£2,514,016	-£3,143,721	-£3,528,679
60% LAR : 40% CIR	50%	-£1,591,934	-£2,549,508	-£2,558,704	-£2,575,855	-£2,668,475	-£3,297,896	-£3,685,044

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR for 15 Years

Value Area	Zone B - Camden Town Office & Resi £1,100 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£5,175,938	£3,875,820	£3,866,400	£3,848,860	£3,755,268	£3,120,017	£2,734,348
60% LAR : 40% CIR	5%	£4,877,816	£3,611,356	£3,601,971	£3,584,491	£3,491,045	£2,856,684	£2,471,509
60% LAR : 40% CIR	10%	£4,577,959	£3,345,168	£3,335,817	£3,318,391	£3,225,083	£2,591,540	£2,206,819
60% LAR : 40% CIR	15%	£4,276,382	£3,077,275	£3,067,953	£3,050,577	£2,957,394	£2,324,601	£1,940,296
60% LAR : 40% CIR	20%	£3,973,104	£2,807,690	£2,798,395	£2,781,065	£2,687,995	£2,055,884	£1,671,959
60% LAR : 40% CIR	25%	£3,668,139	£2,536,431	£2,527,161	£2,509,871	£2,416,904	£1,785,406	£1,401,822
60% LAR : 40% CIR	**30%**	**£3,361,506**	**£2,263,516**	**£2,254,266**	**£2,237,012**	**£2,144,137**	**£1,513,186**	**£1,129,906**
60% LAR : 40% CIR	35%	£3,053,219	£1,988,958	£1,979,726	£1,962,505	£1,869,709	£1,239,239	£856,226
60% LAR : 40% CIR	40%	£2,743,294	£1,712,776	£1,703,559	£1,686,365	£1,593,638	£963,583	£580,800
60% LAR : 40% CIR	45%	£2,431,750	£1,434,984	£1,425,779	£1,408,609	£1,315,940	£686,235	£303,647
60% LAR : 40% CIR	50%	£2,252,461	£1,287,318	£1,278,123	£1,260,972	£1,168,351	£538,931	£156,500

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,802,990	-£12,103,107	-£12,112,527	-£12,130,067	-£12,223,660	-£12,858,910	-£13,244,580
60% LAR : 40% CIR	5%	-£11,101,111	-£12,367,571	-£12,376,956	-£12,394,436	-£12,487,882	-£13,122,243	-£13,507,419
60% LAR : 40% CIR	10%	-£11,400,969	-£12,633,759	-£12,643,110	-£12,660,536	-£12,753,844	-£13,387,387	-£13,772,108
60% LAR : 40% CIR	15%	-£11,702,545	-£12,901,653	-£12,910,974	-£12,928,350	-£13,021,533	-£13,654,326	-£14,038,631
60% LAR : 40% CIR	20%	-£12,005,823	-£13,171,237	-£13,180,532	-£13,197,862	-£13,290,932	-£13,923,043	-£14,306,968
60% LAR : 40% CIR	25%	-£12,310,788	-£13,442,496	-£13,451,766	-£13,469,056	-£13,562,024	-£14,193,521	-£14,577,105
60% LAR : 40% CIR	**30%**	**-£12,617,421**	**-£13,715,411**	**-£13,724,661**	**-£13,741,915**	**-£13,834,791**	**-£14,465,741**	**-£14,849,021**
60% LAR : 40% CIR	35%	-£12,925,709	-£13,989,969	-£13,999,201	-£14,016,422	-£14,109,219	-£14,739,689	-£15,122,701
60% LAR : 40% CIR	40%	-£13,235,633	-£14,266,152	-£14,275,368	-£14,292,563	-£14,385,289	-£15,015,344	-£15,398,127
60% LAR : 40% CIR	45%	-£13,547,177	-£14,543,943	-£14,553,148	-£14,570,318	-£14,662,987	-£15,292,693	-£15,675,281
60% LAR : 40% CIR	50%	-£13,726,467	-£14,691,609	-£14,700,804	-£14,717,955	-£14,810,576	-£15,439,996	-£15,822,427

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,181,772	-£5,481,889	-£5,491,309	-£5,508,849	-£5,602,441	-£6,237,692	-£6,623,361
60% LAR : 40% CIR	5%	-£4,479,893	-£5,746,353	-£5,755,738	-£5,773,218	-£5,866,664	-£6,501,025	-£6,886,201
60% LAR : 40% CIR	10%	-£4,779,750	-£6,012,541	-£6,021,892	-£6,039,318	-£6,132,626	-£6,766,169	-£7,150,890
60% LAR : 40% CIR	15%	-£5,081,327	-£6,280,434	-£6,289,756	-£6,307,132	-£6,400,315	-£7,033,108	-£7,417,413
60% LAR : 40% CIR	20%	-£5,384,605	-£6,550,019	-£6,559,314	-£6,576,644	-£6,669,714	-£7,301,825	-£7,685,750
60% LAR : 40% CIR	25%	-£5,689,570	-£6,821,278	-£6,830,548	-£6,847,838	-£6,940,806	-£7,572,303	-£7,955,887
60% LAR : 40% CIR	**30%**	**-£5,996,203**	**-£7,094,193**	**-£7,103,443**	**-£7,120,697**	**-£7,213,573**	**-£7,844,523**	**-£8,227,803**
60% LAR : 40% CIR	35%	-£6,304,491	-£7,368,751	-£7,377,983	-£7,395,204	-£7,488,001	-£8,118,470	-£8,501,483
60% LAR : 40% CIR	40%	-£6,614,415	-£7,644,933	-£7,654,150	-£7,671,344	-£7,764,071	-£8,394,126	-£8,776,909
60% LAR : 40% CIR	45%	-£6,925,959	-£7,922,725	-£7,931,930	-£7,949,100	-£8,041,769	-£8,671,475	-£9,054,062
60% LAR : 40% CIR	50%	-£7,105,248	-£8,070,391	-£8,079,586	-£8,096,737	-£8,189,358	-£8,818,778	-£9,201,209

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,438,244	-£2,738,362	-£2,747,782	-£2,765,322	-£2,858,914	-£3,494,165	-£3,879,834
60% LAR : 40% CIR	5%	-£1,736,366	-£3,002,826	-£3,012,210	-£3,029,691	-£3,123,136	-£3,757,498	-£4,142,673
60% LAR : 40% CIR	10%	-£2,036,223	-£3,269,013	-£3,278,365	-£3,295,791	-£3,389,099	-£4,022,642	-£4,407,363
60% LAR : 40% CIR	15%	-£2,337,799	-£3,536,907	-£3,546,229	-£3,563,605	-£3,656,788	-£4,289,581	-£4,673,885
60% LAR : 40% CIR	20%	-£2,641,078	-£3,806,492	-£3,815,786	-£3,833,117	-£3,926,187	-£4,558,298	-£4,942,223
60% LAR : 40% CIR	25%	-£2,946,043	-£4,077,750	-£4,087,020	-£4,104,311	-£4,197,278	-£4,828,775	-£5,212,360
60% LAR : 40% CIR	**30%**	**-£3,252,676**	**-£4,350,666**	**-£4,359,915**	**-£4,377,170**	**-£4,470,045**	**-£5,100,996**	**-£5,484,276**
60% LAR : 40% CIR	35%	-£3,560,963	-£4,625,224	-£4,634,456	-£4,651,677	-£4,744,473	-£5,374,943	-£5,757,956
60% LAR : 40% CIR	40%	-£3,870,888	-£4,901,406	-£4,910,623	-£4,927,817	-£5,020,544	-£5,650,598	-£6,033,382
60% LAR : 40% CIR	45%	-£4,182,432	-£5,179,198	-£5,188,403	-£5,205,573	-£5,298,242	-£5,927,947	-£6,310,535
60% LAR : 40% CIR	50%	-£4,361,721	-£5,326,863	-£5,336,059	-£5,353,210	-£5,445,831	-£6,075,251	-£6,457,681

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,804,865	£504,747	£495,327	£477,787	£384,195	-£251,056	-£636,725
60% LAR : 40% CIR	5%	£1,506,743	£240,283	£230,899	£213,418	£119,973	-£514,389	-£899,564
60% LAR : 40% CIR	10%	£1,206,886	-£25,904	-£35,256	-£52,682	-£145,990	-£779,532	-£1,164,254
60% LAR : 40% CIR	15%	£905,310	-£293,798	-£303,120	-£320,496	-£413,679	-£1,046,472	-£1,430,776
60% LAR : 40% CIR	20%	£602,032	-£563,383	-£572,677	-£590,008	-£683,078	-£1,315,189	-£1,699,114
60% LAR : 40% CIR	25%	£297,067	-£834,641	-£843,911	-£861,202	-£954,169	-£1,585,666	-£1,969,250
60% LAR : 40% CIR	**30%**	**-£9,567**	**-£1,107,557**	**-£1,116,806**	**-£1,134,061**	**-£1,226,936**	**-£1,857,887**	**-£2,241,167**
60% LAR : 40% CIR	35%	-£317,854	-£1,382,114	-£1,391,347	-£1,408,568	-£1,501,364	-£2,131,834	-£2,514,847
60% LAR : 40% CIR	40%	-£627,779	-£1,658,297	-£1,667,514	-£1,684,708	-£1,777,435	-£2,407,489	-£2,790,273
60% LAR : 40% CIR	45%	-£939,323	-£1,936,089	-£1,945,294	-£1,962,464	-£2,055,133	-£2,684,838	-£3,067,426
60% LAR : 40% CIR	50%	-£1,118,612	-£2,083,754	-£2,092,950	-£2,110,101	-£2,202,721	-£2,832,142	-£3,214,572

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR for 15 Years

Value Area	**Zone B - Camden Town Office & Resi £1,200 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£6,023,829	£4,710,154	£4,700,733	£4,683,194	£4,589,600	£3,954,350	£3,568,681
60% LAR : 40% CIR	5%	£5,683,313	£4,403,972	£4,394,588	£4,377,107	£4,283,663	£3,649,301	£3,264,126
60% LAR : 40% CIR	10%	£5,341,061	£4,096,068	£4,086,718	£4,069,291	£3,975,983	£3,342,440	£2,957,720
60% LAR : 40% CIR	15%	£4,997,090	£3,786,458	£3,777,136	£3,759,760	£3,666,577	£3,033,784	£2,649,480
60% LAR : 40% CIR	20%	£4,651,417	£3,475,157	£3,465,862	£3,448,531	£3,355,462	£2,723,351	£2,339,425
60% LAR : 40% CIR	25%	£4,304,058	£3,162,182	£3,152,911	£3,135,622	£3,042,654	£2,411,157	£2,027,573
60% LAR : 40% CIR	**30%**	**£3,955,030**	**£2,847,549**	**£2,838,300**	**£2,821,046**	**£2,728,170**	**£2,097,219**	**£1,713,939**
60% LAR : 40% CIR	35%	£3,604,348	£2,531,275	£2,522,043	£2,504,822	£2,412,025	£1,781,556	£1,398,542
60% LAR : 40% CIR	40%	£3,252,029	£2,213,375	£2,204,159	£2,186,965	£2,094,239	£1,464,183	£1,081,401
60% LAR : 40% CIR	45%	£2,898,090	£1,893,867	£1,884,662	£1,867,492	£1,774,823	£1,145,119	£762,530
60% LAR : 40% CIR	50%	£2,705,287	£1,732,903	£1,723,708	£1,706,556	£1,613,935	£984,515	£602,085

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,955,098	-£11,268,774	-£11,278,194	-£11,295,734	-£11,389,327	-£12,024,577	-£12,410,246
60% LAR : 40% CIR	5%	-£10,295,614	-£11,574,955	-£11,584,339	-£11,601,820	-£11,695,265	-£12,329,626	-£12,714,802
60% LAR : 40% CIR	10%	-£10,637,866	-£11,882,859	-£11,892,210	-£11,909,636	-£12,002,944	-£12,636,487	-£13,021,208
60% LAR : 40% CIR	15%	-£10,981,837	-£12,192,469	-£12,201,791	-£12,219,167	-£12,312,350	-£12,945,143	-£13,329,447
60% LAR : 40% CIR	20%	-£11,327,510	-£12,503,770	-£12,513,065	-£12,530,396	-£12,623,465	-£13,255,576	-£13,639,502
60% LAR : 40% CIR	25%	-£11,674,869	-£12,816,745	-£12,826,016	-£12,843,306	-£12,936,273	-£13,567,770	-£13,951,354
60% LAR : 40% CIR	**30%**	**-£12,023,897**	**-£13,131,378**	**-£13,140,628**	**-£13,157,881**	**-£13,250,757**	**-£13,881,708**	**-£14,264,988**
60% LAR : 40% CIR	35%	-£12,374,579	-£13,447,652	-£13,456,884	-£13,474,105	-£13,566,902	-£14,197,372	-£14,580,385
60% LAR : 40% CIR	40%	-£12,726,898	-£13,765,552	-£13,774,768	-£13,791,962	-£13,884,689	-£14,514,744	-£14,897,527
60% LAR : 40% CIR	45%	-£13,080,837	-£14,085,060	-£14,094,265	-£14,111,435	-£14,204,104	-£14,833,809	-£15,216,397
60% LAR : 40% CIR	50%	-£13,273,641	-£14,246,025	-£14,255,219	-£14,272,371	-£14,364,992	-£14,994,412	-£15,376,842

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,333,880	-£4,647,555	-£4,656,976	-£4,674,515	-£4,768,109	-£5,403,359	-£5,789,028
60% LAR : 40% CIR	5%	-£3,674,396	-£4,953,737	-£4,963,121	-£4,980,602	-£5,074,046	-£5,708,408	-£6,093,583
60% LAR : 40% CIR	10%	-£4,016,648	-£5,261,641	-£5,270,991	-£5,288,418	-£5,381,726	-£6,015,269	-£6,399,989
60% LAR : 40% CIR	15%	-£4,360,619	-£5,571,251	-£5,580,573	-£5,597,949	-£5,691,132	-£6,323,925	-£6,708,229
60% LAR : 40% CIR	20%	-£4,706,292	-£5,882,552	-£5,891,847	-£5,909,178	-£6,002,247	-£6,634,358	-£7,018,284
60% LAR : 40% CIR	25%	-£5,053,651	-£6,195,527	-£6,204,798	-£6,222,087	-£6,315,055	-£6,946,552	-£7,330,136
60% LAR : 40% CIR	**30%**	**-£5,402,679**	**-£6,510,160**	**-£6,519,409**	**-£6,536,663**	**-£6,629,539**	**-£7,260,490**	**-£7,643,770**
60% LAR : 40% CIR	35%	-£5,753,361	-£6,826,434	-£6,835,666	-£6,852,887	-£6,945,684	-£7,576,153	-£7,959,167
60% LAR : 40% CIR	40%	-£6,105,680	-£7,144,334	-£7,153,550	-£7,170,744	-£7,263,470	-£7,893,526	-£8,276,309
60% LAR : 40% CIR	45%	-£6,459,619	-£7,463,842	-£7,473,047	-£7,490,217	-£7,582,886	-£8,212,590	-£8,595,179
60% LAR : 40% CIR	50%	-£6,652,422	-£7,624,807	-£7,634,001	-£7,651,153	-£7,743,774	-£8,373,194	-£8,755,624

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£590,353	-£1,904,028	-£1,913,448	-£1,930,988	-£2,024,582	-£2,659,831	-£3,045,501
60% LAR : 40% CIR	5%	-£930,869	-£2,210,210	-£2,219,593	-£2,237,075	-£2,330,519	-£2,964,881	-£3,350,056
60% LAR : 40% CIR	10%	-£1,273,121	-£2,518,114	-£2,527,464	-£2,544,891	-£2,638,199	-£3,271,742	-£3,656,462
60% LAR : 40% CIR	15%	-£1,617,092	-£2,827,724	-£2,837,045	-£2,854,421	-£2,947,604	-£3,580,398	-£3,964,702
60% LAR : 40% CIR	20%	-£1,962,765	-£3,139,025	-£3,148,319	-£3,165,651	-£3,258,720	-£3,890,831	-£4,274,757
60% LAR : 40% CIR	25%	-£2,310,124	-£3,452,000	-£3,461,271	-£3,478,560	-£3,571,528	-£4,203,025	-£4,586,609
60% LAR : 40% CIR	**30%**	**-£2,659,152**	**-£3,766,633**	**-£3,775,882**	**-£3,793,135**	**-£3,886,012**	**-£4,516,962**	**-£4,900,242**
60% LAR : 40% CIR	35%	-£3,009,834	-£4,082,907	-£4,092,139	-£4,109,360	-£4,202,156	-£4,832,626	-£5,215,640
60% LAR : 40% CIR	40%	-£3,362,153	-£4,400,807	-£4,410,022	-£4,427,217	-£4,519,943	-£5,149,999	-£5,532,781
60% LAR : 40% CIR	45%	-£3,716,092	-£4,720,315	-£4,729,520	-£4,746,690	-£4,839,359	-£5,469,063	-£5,851,652
60% LAR : 40% CIR	50%	-£3,908,895	-£4,881,279	-£4,890,474	-£4,907,626	-£5,000,246	-£5,629,667	-£6,012,096

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,652,756	£1,339,081	£1,329,661	£1,312,121	£1,218,527	£583,278	£197,609
60% LAR : 40% CIR	5%	£2,312,240	£1,032,899	£1,023,516	£1,006,035	£912,590	£278,228	-£106,947
60% LAR : 40% CIR	10%	£1,969,988	£724,995	£715,645	£698,218	£604,910	-£28,633	-£413,353
60% LAR : 40% CIR	15%	£1,626,017	£415,385	£406,064	£388,688	£295,505	-£337,289	-£721,593
60% LAR : 40% CIR	20%	£1,280,344	£104,084	£94,790	£77,458	-£15,611	-£647,722	-£1,031,648
60% LAR : 40% CIR	25%	£932,986	-£208,891	-£218,162	-£235,451	-£328,418	-£959,916	-£1,343,500
60% LAR : 40% CIR	**30%**	**£583,957**	**-£523,523**	**-£532,773**	**-£550,026**	**-£642,903**	**-£1,273,853**	**-£1,657,133**
60% LAR : 40% CIR	35%	£233,275	-£839,798	-£849,030	-£866,251	-£959,047	-£1,589,517	-£1,972,531
60% LAR : 40% CIR	40%	-£119,044	-£1,157,697	-£1,166,913	-£1,184,108	-£1,276,834	-£1,906,890	-£2,289,672
60% LAR : 40% CIR	45%	-£472,983	-£1,477,206	-£1,486,410	-£1,503,581	-£1,596,250	-£2,225,954	-£2,608,543
60% LAR : 40% CIR	50%	-£665,786	-£1,638,170	-£1,647,365	-£1,664,516	-£1,757,137	-£2,386,558	-£2,768,987

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR for 15 Years	
Value Area	Zone B - Camden Town Office & Resi £1,300 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£6,871,721	£5,544,487	£5,535,067	£5,517,527	£5,423,934	£4,788,684	£4,403,015
60% LAR : 40% CIR	5%	£6,488,810	£5,196,589	£5,187,205	£5,169,724	£5,076,280	£4,441,918	£4,056,743
60% LAR : 40% CIR	10%	£6,104,163	£4,846,969	£4,837,617	£4,820,191	£4,726,883	£4,093,340	£3,708,619
60% LAR : 40% CIR	15%	£5,717,798	£4,495,641	£4,486,320	£4,468,944	£4,375,761	£3,742,968	£3,358,663
60% LAR : 40% CIR	20%	£5,329,731	£4,142,623	£4,133,329	£4,115,998	£4,022,929	£3,390,817	£3,006,892
60% LAR : 40% CIR	25%	£4,939,977	£3,787,932	£3,778,662	£3,761,371	£3,668,404	£3,036,907	£2,653,323
60% LAR : 40% CIR	**30%**	**£4,548,553**	**£3,431,583**	**£3,422,333**	**£3,405,080**	**£3,312,203**	**£2,681,253**	**£2,297,973**
60% LAR : 40% CIR	35%	£4,155,478	£3,073,592	£3,064,360	£3,047,139	£2,954,342	£2,323,872	£1,940,859
60% LAR : 40% CIR	40%	£3,760,764	£2,713,976	£2,704,759	£2,687,566	£2,594,838	£1,964,783	£1,582,000
60% LAR : 40% CIR	45%	£3,364,431	£2,352,750	£2,343,546	£2,326,375	£2,233,707	£1,604,002	£1,221,413
60% LAR : 40% CIR	50%	£3,154,543	£2,174,976	£2,165,782	£2,148,630	£2,056,009	£1,426,589	£1,044,159

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,107,206	-£10,434,440	-£10,443,860	-£10,461,400	-£10,554,994	-£11,190,243	-£11,575,913
60% LAR : 40% CIR	5%	-£9,490,117	-£10,782,338	-£10,791,723	-£10,809,203	-£10,902,647	-£11,537,009	-£11,922,184
60% LAR : 40% CIR	10%	-£9,874,764	-£11,131,958	-£11,141,310	-£11,158,736	-£11,252,045	-£11,885,587	-£12,270,308
60% LAR : 40% CIR	15%	-£10,261,129	-£11,483,286	-£11,492,607	-£11,509,983	-£11,603,166	-£12,235,960	-£12,620,264
60% LAR : 40% CIR	20%	-£10,649,197	-£11,836,304	-£11,845,598	-£11,862,929	-£11,955,998	-£12,588,110	-£12,972,035
60% LAR : 40% CIR	25%	-£11,038,950	-£12,190,996	-£12,200,266	-£12,217,556	-£12,310,523	-£12,942,021	-£13,325,605
60% LAR : 40% CIR	**30%**	**-£11,430,374**	**-£12,547,345**	**-£12,556,594**	**-£12,573,848**	**-£12,666,724**	**-£13,297,675**	**-£13,680,955**
60% LAR : 40% CIR	35%	-£11,823,450	-£12,905,335	-£12,914,567	-£12,931,788	-£13,024,585	-£13,655,055	-£14,038,068
60% LAR : 40% CIR	40%	-£12,218,164	-£13,264,951	-£13,274,168	-£13,291,362	-£13,384,089	-£14,014,144	-£14,396,927
60% LAR : 40% CIR	45%	-£12,614,496	-£13,626,177	-£13,635,381	-£13,652,552	-£13,745,220	-£14,374,925	-£14,757,514
60% LAR : 40% CIR	50%	-£12,824,384	-£13,803,951	-£13,813,145	-£13,830,297	-£13,922,918	-£14,552,338	-£14,934,768

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,485,988	-£3,813,222	-£3,822,642	-£3,840,182	-£3,933,775	-£4,569,025	-£4,954,694
60% LAR : 40% CIR	5%	-£2,868,899	-£4,161,120	-£4,170,504	-£4,187,985	-£4,281,429	-£4,915,791	-£5,300,966
60% LAR : 40% CIR	10%	-£3,253,546	-£4,510,740	-£4,520,092	-£4,537,518	-£4,630,826	-£5,264,369	-£5,649,090
60% LAR : 40% CIR	15%	-£3,639,911	-£4,862,068	-£4,871,389	-£4,888,765	-£4,981,948	-£5,614,741	-£5,999,046
60% LAR : 40% CIR	20%	-£4,027,978	-£5,215,086	-£5,224,380	-£5,241,711	-£5,334,780	-£5,966,892	-£6,350,817
60% LAR : 40% CIR	25%	-£4,417,732	-£5,569,777	-£5,579,047	-£5,596,338	-£5,689,305	-£6,320,802	-£6,704,386
60% LAR : 40% CIR	**30%**	**-£4,809,156**	**-£5,926,127**	**-£5,935,376**	**-£5,952,629**	**-£6,045,506**	**-£6,676,456**	**-£7,059,736**
60% LAR : 40% CIR	35%	-£5,202,231	-£6,284,117	-£6,293,349	-£6,310,570	-£6,403,367	-£7,033,837	-£7,416,850
60% LAR : 40% CIR	40%	-£5,596,945	-£6,643,733	-£6,652,950	-£6,670,143	-£6,762,871	-£7,392,926	-£7,775,709
60% LAR : 40% CIR	45%	-£5,993,278	-£7,004,959	-£7,014,163	-£7,031,334	-£7,124,002	-£7,753,707	-£8,136,296
60% LAR : 40% CIR	50%	-£6,203,166	-£7,182,733	-£7,191,927	-£7,209,079	-£7,301,700	-£7,931,120	-£8,313,550

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£257,539	-£1,069,695	-£1,079,115	-£1,096,655	-£1,190,248	-£1,825,498	-£2,211,167
60% LAR : 40% CIR	5%	-£125,372	-£1,417,592	-£1,426,977	-£1,444,457	-£1,537,902	-£2,172,263	-£2,557,439
60% LAR : 40% CIR	10%	-£510,019	-£1,767,213	-£1,776,564	-£1,793,991	-£1,887,299	-£2,520,842	-£2,905,562
60% LAR : 40% CIR	15%	-£896,384	-£2,118,540	-£2,127,862	-£2,145,238	-£2,238,421	-£2,871,214	-£3,255,519
60% LAR : 40% CIR	20%	-£1,284,451	-£2,471,559	-£2,480,852	-£2,498,184	-£2,591,253	-£3,223,365	-£3,607,290
60% LAR : 40% CIR	25%	-£1,674,205	-£2,826,250	-£2,835,520	-£2,852,811	-£2,945,778	-£3,577,275	-£3,960,859
60% LAR : 40% CIR	**30%**	**-£2,065,628**	**-£3,182,599**	**-£3,191,849**	**-£3,209,102**	**-£3,301,979**	**-£3,932,929**	**-£4,316,209**
60% LAR : 40% CIR	35%	-£2,458,704	-£3,540,590	-£3,549,822	-£3,567,043	-£3,659,839	-£4,290,309	-£4,673,323
60% LAR : 40% CIR	40%	-£2,853,418	-£3,900,206	-£3,909,423	-£3,926,616	-£4,019,344	-£4,649,398	-£5,032,182
60% LAR : 40% CIR	45%	-£3,249,751	-£4,261,432	-£4,270,635	-£4,287,807	-£4,380,475	-£5,010,180	-£5,392,769
60% LAR : 40% CIR	50%	-£3,459,638	-£4,439,206	-£4,448,400	-£4,465,552	-£4,558,173	-£5,187,593	-£5,570,023

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,500,648	£2,173,414	£2,163,994	£2,146,454	£2,052,861	£1,417,611	£1,031,942
60% LAR : 40% CIR	5%	£3,117,737	£1,825,517	£1,816,132	£1,798,652	£1,705,207	£1,070,846	£685,670
60% LAR : 40% CIR	10%	£2,733,090	£1,475,896	£1,466,545	£1,449,118	£1,355,810	£722,267	£337,547
60% LAR : 40% CIR	15%	£2,346,726	£1,124,569	£1,115,247	£1,097,871	£1,004,688	£371,895	-£12,409
60% LAR : 40% CIR	20%	£1,958,658	£771,550	£762,257	£744,925	£651,856	£19,744	-£364,181
60% LAR : 40% CIR	25%	£1,568,905	£416,859	£407,589	£390,299	£297,331	-£334,166	-£717,750
60% LAR : 40% CIR	**30%**	**£1,177,481**	**£60,510**	**£51,260**	**£34,007**	**-£58,870**	**-£689,820**	**-£1,073,100**
60% LAR : 40% CIR	35%	£784,405	-£297,481	-£306,713	-£323,934	-£416,730	-£1,047,200	-£1,430,214
60% LAR : 40% CIR	40%	£389,691	-£657,097	-£666,314	-£683,507	-£776,235	-£1,406,289	-£1,789,073
60% LAR : 40% CIR	45%	-£6,642	-£1,018,323	-£1,027,526	-£1,044,697	-£1,137,365	-£1,767,071	-£2,149,660
60% LAR : 40% CIR	50%	-£216,529	-£1,196,096	-£1,205,291	-£1,222,443	-£1,315,064	-£1,944,484	-£2,326,914

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR in Perp	
Value Area	**Zone B - Camden Town Office & Resi £900 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,593,442	£2,272,088	£2,262,668	£2,244,905	£2,145,730	£1,469,546	£1,057,828
60% LAR : 40% CIR	5%	£3,380,108	£2,091,057	£2,081,672	£2,063,969	£1,964,942	£1,289,647	£878,422
60% LAR : 40% CIR	10%	£3,165,040	£1,908,303	£1,898,952	£1,881,303	£1,782,412	£1,107,935	£697,166
60% LAR : 40% CIR	15%	£2,948,253	£1,723,842	£1,714,521	£1,696,921	£1,598,156	£924,429	£514,077
60% LAR : 40% CIR	20%	£2,729,764	£1,537,692	£1,528,397	£1,510,843	£1,412,192	£739,146	£329,172
60% LAR : 40% CIR	25%	£2,509,589	£1,349,867	£1,340,595	£1,323,083	£1,224,533	£552,102	£142,469
60% LAR : 40% CIR	**30%**	**£2,287,744**	**£1,160,384**	**£1,151,134**	**£1,133,658**	**£1,035,199**	**£363,315**	**-£46,717**
60% LAR : 40% CIR	35%	£2,064,246	£969,259	£960,028	£942,583	£844,205	£172,801	-£239,866
60% LAR : 40% CIR	40%	£1,839,111	£776,510	£767,293	£749,876	£651,568	-£19,717	-£434,787
60% LAR : 40% CIR	45%	£1,612,355	£582,151	£572,947	£555,554	£457,303	-£216,591	-£631,464
60% LAR : 40% CIR	50%	£1,419,102	£420,745	£411,550	£394,175	£295,972	-£380,094	-£794,805

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,385,486	-£13,706,840	-£13,716,259	-£13,734,022	-£13,833,197	-£14,509,381	-£14,921,100
60% LAR : 40% CIR	5%	-£12,598,819	-£13,887,870	-£13,897,255	-£13,914,959	-£14,013,985	-£14,689,280	-£15,100,505
60% LAR : 40% CIR	10%	-£12,813,888	-£14,070,624	-£14,079,976	-£14,097,625	-£14,196,515	-£14,870,992	-£15,281,761
60% LAR : 40% CIR	15%	-£13,030,675	-£14,255,085	-£14,264,407	-£14,282,006	-£14,380,771	-£15,054,498	-£15,464,850
60% LAR : 40% CIR	20%	-£13,249,163	-£14,441,236	-£14,450,530	-£14,468,084	-£14,566,736	-£15,239,781	-£15,649,755
60% LAR : 40% CIR	25%	-£13,469,339	-£14,629,061	-£14,638,332	-£14,655,845	-£14,754,394	-£15,426,825	-£15,836,458
60% LAR : 40% CIR	**30%**	**-£13,691,184**	**-£14,818,543**	**-£14,827,793**	**-£14,845,270**	**-£14,943,729**	**-£15,615,612**	**-£16,025,644**
60% LAR : 40% CIR	35%	-£13,914,681	-£15,009,668	-£15,018,900	-£15,036,344	-£15,134,722	-£15,806,126	-£16,218,793
60% LAR : 40% CIR	40%	-£14,139,817	-£15,202,417	-£15,211,634	-£15,229,051	-£15,327,359	-£15,998,644	-£16,413,714
60% LAR : 40% CIR	45%	-£14,366,572	-£15,396,776	-£15,405,980	-£15,423,374	-£15,521,624	-£16,195,518	-£16,610,391
60% LAR : 40% CIR	50%	-£14,559,826	-£15,558,182	-£15,567,377	-£15,584,752	-£15,682,955	-£16,359,021	-£16,773,732

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,764,268	-£7,085,622	-£7,095,041	-£7,112,804	-£7,211,979	-£7,888,163	-£8,299,881
60% LAR : 40% CIR	5%	-£5,977,601	-£7,266,652	-£7,276,037	-£7,293,740	-£7,392,767	-£8,068,062	-£8,479,287
60% LAR : 40% CIR	10%	-£6,192,669	-£7,449,406	-£7,458,757	-£7,476,407	-£7,575,297	-£8,249,774	-£8,660,543
60% LAR : 40% CIR	15%	-£6,409,456	-£7,633,867	-£7,643,188	-£7,660,788	-£7,759,553	-£8,433,280	-£8,843,632
60% LAR : 40% CIR	20%	-£6,627,945	-£7,820,018	-£7,829,312	-£7,846,866	-£7,945,517	-£8,618,563	-£9,028,537
60% LAR : 40% CIR	25%	-£6,848,120	-£8,007,843	-£8,017,114	-£8,034,627	-£8,133,176	-£8,805,607	-£9,215,240
60% LAR : 40% CIR	**30%**	**-£7,069,965**	**-£8,197,325**	**-£8,206,575**	**-£8,224,052**	**-£8,322,510**	**-£8,994,394**	**-£9,404,426**
60% LAR : 40% CIR	35%	-£7,293,463	-£8,388,450	-£8,397,681	-£8,415,126	-£8,513,504	-£9,184,908	-£9,597,575
60% LAR : 40% CIR	40%	-£7,518,598	-£8,581,199	-£8,590,416	-£8,607,833	-£8,706,141	-£9,377,426	-£9,792,496
60% LAR : 40% CIR	45%	-£7,745,354	-£8,775,558	-£8,784,762	-£8,802,156	-£8,900,406	-£9,574,300	-£9,989,173
60% LAR : 40% CIR	50%	-£7,938,608	-£8,936,964	-£8,946,159	-£8,963,534	-£9,061,737	-£9,737,803	-£10,152,514

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,020,740	-£4,342,094	-£4,351,514	-£4,369,277	-£4,468,452	-£5,144,636	-£5,556,354
60% LAR : 40% CIR	5%	-£3,234,073	-£4,523,125	-£4,532,509	-£4,550,213	-£4,649,240	-£5,324,535	-£5,735,759
60% LAR : 40% CIR	10%	-£3,449,142	-£4,705,879	-£4,715,230	-£4,732,879	-£4,831,770	-£5,506,247	-£5,917,015
60% LAR : 40% CIR	15%	-£3,665,929	-£4,890,340	-£4,899,661	-£4,917,261	-£5,016,026	-£5,689,752	-£6,100,105
60% LAR : 40% CIR	20%	-£3,884,418	-£5,076,490	-£5,085,785	-£5,103,339	-£5,201,990	-£5,875,035	-£6,285,010
60% LAR : 40% CIR	25%	-£4,104,593	-£5,264,315	-£5,273,586	-£5,291,099	-£5,389,649	-£6,062,079	-£6,471,713
60% LAR : 40% CIR	**30%**	**-£4,326,438**	**-£5,453,798**	**-£5,463,048**	**-£5,480,524**	**-£5,578,983**	**-£6,250,867**	**-£6,660,899**
60% LAR : 40% CIR	35%	-£4,549,936	-£5,644,923	-£5,654,154	-£5,671,599	-£5,769,976	-£6,441,381	-£6,854,047
60% LAR : 40% CIR	40%	-£4,775,071	-£5,837,672	-£5,846,889	-£5,864,305	-£5,962,614	-£6,633,899	-£7,048,969
60% LAR : 40% CIR	45%	-£5,001,827	-£6,032,031	-£6,041,235	-£6,058,628	-£6,156,878	-£6,830,773	-£7,245,646
60% LAR : 40% CIR	50%	-£5,195,080	-£6,193,437	-£6,202,631	-£6,220,007	-£6,318,210	-£6,994,275	-£7,408,987

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£222,369	-£1,098,985	-£1,108,404	-£1,126,168	-£1,225,342	-£1,901,527	-£2,313,245
60% LAR : 40% CIR	5%	£9,036	-£1,280,016	-£1,289,400	-£1,307,104	-£1,406,131	-£2,081,426	-£2,492,650
60% LAR : 40% CIR	10%	-£206,033	-£1,462,769	-£1,472,121	-£1,489,770	-£1,588,661	-£2,263,138	-£2,673,906
60% LAR : 40% CIR	15%	-£422,820	-£1,647,231	-£1,656,552	-£1,674,152	-£1,772,917	-£2,446,643	-£2,856,996
60% LAR : 40% CIR	20%	-£641,309	-£1,833,381	-£1,842,676	-£1,860,230	-£1,958,881	-£2,631,926	-£3,041,901
60% LAR : 40% CIR	25%	-£861,484	-£2,021,206	-£2,030,477	-£2,047,990	-£2,146,540	-£2,818,970	-£3,228,604
60% LAR : 40% CIR	**30%**	**-£1,083,329**	**-£2,210,689**	**-£2,219,938**	**-£2,237,415**	**-£2,335,874**	**-£3,007,758**	**-£3,417,789**
60% LAR : 40% CIR	35%	-£1,306,827	-£2,401,814	-£2,411,045	-£2,428,489	-£2,526,867	-£3,198,271	-£3,610,938
60% LAR : 40% CIR	40%	-£1,531,962	-£2,594,563	-£2,603,780	-£2,621,196	-£2,719,505	-£3,390,790	-£3,805,860
60% LAR : 40% CIR	45%	-£1,758,718	-£2,788,922	-£2,798,125	-£2,815,519	-£2,913,769	-£3,587,664	-£4,002,537
60% LAR : 40% CIR	50%	-£1,951,971	-£2,950,328	-£2,959,522	-£2,976,898	-£3,075,101	-£3,751,166	-£4,165,878

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR in Perp	
Value Area	**Zone B - Camden Town Office & Resi £1,000 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£4,441,332	£3,106,421	£3,097,002	£3,079,238	£2,980,063	£2,303,880	£1,892,161
60% LAR : 40% CIR	5%	£4,185,605	£2,883,673	£2,874,290	£2,856,586	£2,757,559	£2,082,263	£1,671,040
60% LAR : 40% CIR	10%	£3,928,142	£2,659,203	£2,649,852	£2,632,202	£2,533,312	£1,858,836	£1,448,066
60% LAR : 40% CIR	15%	£3,668,961	£2,433,026	£2,423,704	£2,406,105	£2,307,339	£1,633,613	£1,223,260
60% LAR : 40% CIR	20%	£3,408,077	£2,205,159	£2,195,864	£2,178,310	£2,079,658	£1,406,613	£996,639
60% LAR : 40% CIR	25%	£3,145,507	£1,975,616	£1,966,346	£1,948,832	£1,850,284	£1,177,852	£768,220
60% LAR : 40% CIR	**30%**	**£2,881,268**	**£1,744,417**	**£1,735,168**	**£1,717,691**	**£1,619,233**	**£947,348**	**£538,019**
60% LAR : 40% CIR	35%	£2,615,375	£1,511,576	£1,502,345	£1,484,900	£1,386,521	£715,118	£306,056
60% LAR : 40% CIR	40%	£2,347,846	£1,277,110	£1,267,894	£1,250,477	£1,152,167	£481,179	£72,347
60% LAR : 40% CIR	45%	£2,078,696	£1,041,035	£1,031,830	£1,014,437	£916,187	£245,548	-£165,578
60% LAR : 40% CIR	50%	£1,892,424	£886,499	£877,304	£859,929	£761,726	£91,373	-£321,944

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,537,595	-£12,872,506	-£12,881,925	-£12,899,689	-£12,998,864	-£13,675,048	-£14,086,766
60% LAR : 40% CIR	5%	-£11,793,322	-£13,095,254	-£13,104,638	-£13,122,341	-£13,221,368	-£13,896,664	-£14,307,888
60% LAR : 40% CIR	10%	-£12,050,785	-£13,319,724	-£13,329,076	-£13,346,725	-£13,445,615	-£14,120,091	-£14,530,861
60% LAR : 40% CIR	15%	-£12,309,966	-£13,545,902	-£13,555,223	-£13,572,823	-£13,671,588	-£14,345,314	-£14,755,667
60% LAR : 40% CIR	20%	-£12,570,850	-£13,773,769	-£13,783,063	-£13,800,617	-£13,899,270	-£14,572,314	-£14,982,288
60% LAR : 40% CIR	25%	-£12,833,421	-£14,003,311	-£14,012,581	-£14,030,095	-£14,128,644	-£14,801,075	-£15,210,708
60% LAR : 40% CIR	**30%**	**-£13,097,659**	**-£14,234,510**	**-£14,243,760**	**-£14,261,236**	**-£14,359,694**	**-£15,031,579**	**-£15,440,908**
60% LAR : 40% CIR	35%	-£13,363,552	-£14,467,351	-£14,476,583	-£14,494,027	-£14,592,406	-£15,263,809	-£15,672,871
60% LAR : 40% CIR	40%	-£13,631,082	-£14,701,818	-£14,711,034	-£14,728,450	-£14,826,760	-£15,497,748	-£15,906,581
60% LAR : 40% CIR	45%	-£13,900,231	-£14,937,892	-£14,947,097	-£14,964,491	-£15,062,741	-£15,733,379	-£16,144,506
60% LAR : 40% CIR	50%	-£14,086,503	-£15,092,428	-£15,101,623	-£15,118,998	-£15,217,201	-£15,887,555	-£16,300,871

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,916,377	-£6,251,288	-£6,260,707	-£6,278,471	-£6,377,646	-£7,053,829	-£7,465,548
60% LAR : 40% CIR	5%	-£5,172,104	-£6,474,036	-£6,483,419	-£6,501,123	-£6,600,150	-£7,275,446	-£7,686,670
60% LAR : 40% CIR	10%	-£5,429,567	-£6,698,506	-£6,707,858	-£6,725,507	-£6,824,397	-£7,498,873	-£7,909,643
60% LAR : 40% CIR	15%	-£5,688,748	-£6,924,683	-£6,934,005	-£6,951,605	-£7,050,370	-£7,724,096	-£8,134,449
60% LAR : 40% CIR	20%	-£5,949,632	-£7,152,551	-£7,161,845	-£7,179,399	-£7,278,051	-£7,951,096	-£8,361,070
60% LAR : 40% CIR	25%	-£6,212,203	-£7,382,093	-£7,391,363	-£7,408,877	-£7,507,425	-£8,179,857	-£8,589,489
60% LAR : 40% CIR	**30%**	**-£6,476,441**	**-£7,613,292**	**-£7,622,542**	**-£7,640,018**	**-£7,738,476**	**-£8,410,361**	**-£8,819,690**
60% LAR : 40% CIR	35%	-£6,742,334	-£7,846,133	-£7,855,364	-£7,872,809	-£7,971,188	-£8,642,591	-£9,051,653
60% LAR : 40% CIR	40%	-£7,009,864	-£8,080,599	-£8,089,815	-£8,107,232	-£8,205,542	-£8,876,530	-£9,285,362
60% LAR : 40% CIR	45%	-£7,279,013	-£8,316,674	-£8,325,879	-£8,343,272	-£8,441,522	-£9,112,161	-£9,523,287
60% LAR : 40% CIR	50%	-£7,465,285	-£8,471,210	-£8,480,405	-£8,497,780	-£8,595,983	-£9,266,337	-£9,679,653

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,172,850	-£3,507,761	-£3,517,180	-£3,534,943	-£3,634,119	-£4,310,302	-£4,722,021
60% LAR : 40% CIR	5%	-£2,428,576	-£3,730,508	-£3,739,892	-£3,757,596	-£3,856,623	-£4,531,919	-£4,943,142
60% LAR : 40% CIR	10%	-£2,686,040	-£3,954,979	-£3,964,330	-£3,981,979	-£4,080,870	-£4,755,346	-£5,166,116
60% LAR : 40% CIR	15%	-£2,945,221	-£4,181,156	-£4,190,478	-£4,208,077	-£4,306,843	-£4,980,569	-£5,390,922
60% LAR : 40% CIR	20%	-£3,206,105	-£4,409,023	-£4,418,318	-£4,435,872	-£4,534,524	-£5,207,568	-£5,617,543
60% LAR : 40% CIR	25%	-£3,468,675	-£4,638,566	-£4,647,836	-£4,665,350	-£4,763,898	-£5,436,330	-£5,845,962
60% LAR : 40% CIR	**30%**	**-£3,732,914**	**-£4,869,765**	**-£4,879,014**	**-£4,896,491**	**-£4,994,949**	**-£5,666,834**	**-£6,076,163**
60% LAR : 40% CIR	35%	-£3,998,806	-£5,102,606	-£5,111,837	-£5,129,282	-£5,227,660	-£5,899,064	-£6,308,126
60% LAR : 40% CIR	40%	-£4,266,336	-£5,337,072	-£5,346,288	-£5,363,705	-£5,462,014	-£6,133,003	-£6,541,835
60% LAR : 40% CIR	45%	-£4,535,486	-£5,573,147	-£5,582,351	-£5,599,745	-£5,697,995	-£6,368,634	-£6,779,760
60% LAR : 40% CIR	50%	-£4,721,758	-£5,727,683	-£5,736,877	-£5,754,253	-£5,852,456	-£6,522,809	-£6,936,126

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,070,259	-£264,652	-£274,071	-£291,834	-£391,010	-£1,067,193	-£1,478,911
60% LAR : 40% CIR	5%	£814,533	-£487,399	-£496,783	-£514,487	-£613,514	-£1,288,809	-£1,700,033
60% LAR : 40% CIR	10%	£557,069	-£711,870	-£721,221	-£738,870	-£837,761	-£1,512,237	-£1,923,006
60% LAR : 40% CIR	15%	£297,888	-£938,047	-£947,369	-£964,968	-£1,063,733	-£1,737,460	-£2,147,813
60% LAR : 40% CIR	20%	£37,004	-£1,165,914	-£1,175,209	-£1,192,763	-£1,291,415	-£1,964,459	-£2,374,434
60% LAR : 40% CIR	25%	-£225,566	-£1,395,456	-£1,404,727	-£1,422,241	-£1,520,789	-£2,193,221	-£2,602,853
60% LAR : 40% CIR	**30%**	**-£489,805**	**-£1,626,656**	**-£1,635,905**	**-£1,653,382**	**-£1,751,840**	**-£2,423,724**	**-£2,833,054**
60% LAR : 40% CIR	35%	-£755,697	-£1,859,497	-£1,868,728	-£1,886,173	-£1,984,551	-£2,655,955	-£3,065,016
60% LAR : 40% CIR	40%	-£1,023,227	-£2,093,963	-£2,103,179	-£2,120,596	-£2,218,905	-£2,889,893	-£3,298,726
60% LAR : 40% CIR	45%	-£1,292,377	-£2,330,038	-£2,339,242	-£2,356,636	-£2,454,886	-£3,125,525	-£3,536,651
60% LAR : 40% CIR	50%	-£1,478,648	-£2,484,574	-£2,493,768	-£2,511,144	-£2,609,347	-£3,279,700	-£3,693,017

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR in Perp	

Value Area	Zone B - Camden Town Office & Resi £1,100 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£5,289,224	£3,940,755	£3,931,334	£3,913,571	£3,814,396	£3,138,213	£2,726,495
60% LAR : 40% CIR	5%	£4,991,101	£3,676,290	£3,666,906	£3,649,202	£3,550,175	£2,874,880	£2,463,656
60% LAR : 40% CIR	10%	£4,691,244	£3,410,103	£3,400,751	£3,383,102	£3,284,212	£2,609,736	£2,198,966
60% LAR : 40% CIR	15%	£4,389,669	£3,142,209	£3,132,888	£3,115,288	£3,016,523	£2,342,796	£1,932,444
60% LAR : 40% CIR	20%	£4,086,390	£2,872,625	£2,863,330	£2,845,776	£2,747,125	£2,074,079	£1,664,106
60% LAR : 40% CIR	25%	£3,781,426	£2,601,367	£2,592,096	£2,574,583	£2,476,033	£1,803,603	£1,393,969
60% LAR : 40% CIR	**30%**	**£3,474,791**	**£2,328,450**	**£2,319,201**	**£2,301,724**	**£2,203,266**	**£1,531,382**	**£1,122,052**
60% LAR : 40% CIR	35%	£3,166,504	£2,053,893	£2,044,662	£2,027,216	£1,928,838	£1,257,435	£848,373
60% LAR : 40% CIR	40%	£2,856,580	£1,777,710	£1,768,493	£1,751,076	£1,652,768	£981,779	£572,947
60% LAR : 40% CIR	45%	£2,545,036	£1,499,918	£1,490,714	£1,473,321	£1,375,070	£704,431	£295,794
60% LAR : 40% CIR	50%	£2,365,747	£1,352,253	£1,343,058	£1,325,683	£1,227,480	£557,126	£148,647

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,689,703	-£12,038,173	-£12,047,593	-£12,065,356	-£12,164,531	-£12,840,714	-£13,252,432
60% LAR : 40% CIR	5%	-£10,987,826	-£12,302,637	-£12,312,021	-£12,329,725	-£12,428,752	-£13,104,047	-£13,515,272
60% LAR : 40% CIR	10%	-£11,287,683	-£12,568,824	-£12,578,176	-£12,595,825	-£12,694,715	-£13,369,192	-£13,779,961
60% LAR : 40% CIR	15%	-£11,589,259	-£12,836,718	-£12,846,040	-£12,863,639	-£12,962,405	-£13,636,131	-£14,046,484
60% LAR : 40% CIR	20%	-£11,892,538	-£13,106,303	-£13,115,597	-£13,133,151	-£13,231,803	-£13,904,848	-£14,314,821
60% LAR : 40% CIR	25%	-£12,197,502	-£13,377,560	-£13,386,831	-£13,404,344	-£13,502,894	-£14,175,324	-£14,584,958
60% LAR : 40% CIR	**30%**	**-£12,504,136**	**-£13,650,477**	**-£13,659,726**	**-£13,677,203**	**-£13,775,661**	**-£14,447,546**	**-£14,856,875**
60% LAR : 40% CIR	35%	-£12,812,423	-£13,925,035	-£13,934,266	-£13,951,711	-£14,050,089	-£14,721,492	-£15,130,554
60% LAR : 40% CIR	40%	-£13,122,347	-£14,201,217	-£14,210,434	-£14,227,851	-£14,326,159	-£14,997,148	-£15,405,980
60% LAR : 40% CIR	45%	-£13,433,891	-£14,479,009	-£14,488,214	-£14,505,606	-£14,603,858	-£15,274,496	-£15,683,133
60% LAR : 40% CIR	50%	-£13,613,180	-£14,626,674	-£14,635,869	-£14,653,244	-£14,751,447	-£15,421,801	-£15,830,280

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,068,485	-£5,416,955	-£5,426,375	-£5,444,138	-£5,543,313	-£6,219,496	-£6,631,214
60% LAR : 40% CIR	5%	-£4,366,608	-£5,681,419	-£5,690,803	-£5,708,507	-£5,807,534	-£6,482,829	-£6,894,053
60% LAR : 40% CIR	10%	-£4,666,465	-£5,947,606	-£5,956,958	-£5,974,607	-£6,073,497	-£6,747,973	-£7,158,743
60% LAR : 40% CIR	15%	-£4,968,040	-£6,215,500	-£6,224,822	-£6,242,421	-£6,341,186	-£7,014,913	-£7,425,266
60% LAR : 40% CIR	20%	-£5,271,319	-£6,485,085	-£6,494,379	-£6,511,933	-£6,610,584	-£7,283,630	-£7,693,603
60% LAR : 40% CIR	25%	-£5,576,284	-£6,756,342	-£6,765,613	-£6,783,126	-£6,881,676	-£7,554,106	-£7,963,740
60% LAR : 40% CIR	**30%**	**-£5,882,918**	**-£7,029,259**	**-£7,038,508**	**-£7,055,985**	**-£7,154,443**	**-£7,826,328**	**-£8,235,657**
60% LAR : 40% CIR	35%	-£6,191,205	-£7,303,816	-£7,313,048	-£7,330,493	-£7,428,871	-£8,100,274	-£8,509,336
60% LAR : 40% CIR	40%	-£6,501,129	-£7,579,999	-£7,589,216	-£7,606,633	-£7,704,941	-£8,375,930	-£8,784,762
60% LAR : 40% CIR	45%	-£6,812,673	-£7,857,791	-£7,866,996	-£7,884,388	-£7,982,639	-£8,653,278	-£9,061,915
60% LAR : 40% CIR	50%	-£6,991,962	-£8,005,456	-£8,014,651	-£8,032,026	-£8,130,229	-£8,800,583	-£9,209,062

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,324,958	-£2,673,427	-£2,682,847	-£2,700,611	-£2,799,785	-£3,475,969	-£3,887,687
60% LAR : 40% CIR	5%	-£1,623,080	-£2,937,891	-£2,947,276	-£2,964,980	-£3,064,007	-£3,739,301	-£4,150,526
60% LAR : 40% CIR	10%	-£1,922,938	-£3,204,079	-£3,213,430	-£3,231,080	-£3,329,970	-£4,004,446	-£4,415,216
60% LAR : 40% CIR	15%	-£2,224,513	-£3,471,973	-£3,481,294	-£3,498,894	-£3,597,659	-£4,271,386	-£4,681,738
60% LAR : 40% CIR	20%	-£2,527,792	-£3,741,557	-£3,750,852	-£3,768,406	-£3,867,057	-£4,540,102	-£4,950,076
60% LAR : 40% CIR	25%	-£2,832,756	-£4,012,815	-£4,022,086	-£4,039,599	-£4,138,148	-£4,810,579	-£5,220,212
60% LAR : 40% CIR	**30%**	**-£3,139,391**	**-£4,285,731**	**-£4,294,981**	**-£4,312,458**	**-£4,410,916**	**-£5,082,800**	**-£5,492,130**
60% LAR : 40% CIR	35%	-£3,447,678	-£4,560,289	-£4,569,520	-£4,586,966	-£4,685,344	-£5,356,747	-£5,765,809
60% LAR : 40% CIR	40%	-£3,757,601	-£4,836,472	-£4,845,689	-£4,863,105	-£4,961,414	-£5,632,403	-£6,041,235
60% LAR : 40% CIR	45%	-£4,069,146	-£5,114,264	-£5,123,468	-£5,140,861	-£5,239,112	-£5,909,751	-£6,318,388
60% LAR : 40% CIR	50%	-£4,248,435	-£5,261,929	-£5,271,123	-£5,288,499	-£5,386,702	-£6,057,055	-£6,465,534

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,918,151	£569,682	£560,262	£542,498	£443,324	-£232,860	-£644,578
60% LAR : 40% CIR	5%	£1,620,029	£305,218	£295,833	£278,129	£179,102	-£496,192	-£907,417
60% LAR : 40% CIR	10%	£1,320,171	£39,030	£29,679	£12,029	-£86,861	-£761,337	-£1,172,107
60% LAR : 40% CIR	15%	£1,018,596	-£228,864	-£238,185	-£255,785	-£354,550	-£1,028,277	-£1,438,629
60% LAR : 40% CIR	20%	£715,317	-£498,448	-£507,743	-£525,297	-£623,948	-£1,296,993	-£1,706,967
60% LAR : 40% CIR	25%	£410,353	-£769,706	-£778,977	-£796,490	-£895,039	-£1,567,470	-£1,977,103
60% LAR : 40% CIR	**30%**	**£103,718**	**-£1,042,622**	**-£1,051,872**	**-£1,069,349**	**-£1,167,806**	**-£1,839,691**	**-£2,249,021**
60% LAR : 40% CIR	35%	-£204,569	-£1,317,180	-£1,326,411	-£1,343,857	-£1,442,234	-£2,113,638	-£2,522,700
60% LAR : 40% CIR	40%	-£514,492	-£1,593,363	-£1,602,579	-£1,619,996	-£1,718,305	-£2,389,294	-£2,798,126
60% LAR : 40% CIR	45%	-£826,037	-£1,871,154	-£1,880,359	-£1,897,752	-£1,996,003	-£2,666,642	-£3,075,279
60% LAR : 40% CIR	50%	-£1,005,326	-£2,018,820	-£2,028,014	-£2,045,390	-£2,143,593	-£2,813,946	-£3,222,425

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR in Perp		Value Area	Zone B - Camden Town Office & Resi £1,200 per sq ft

No Units	18	Sales value inflation		Base
Site Area	0.16 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£6,137,115	£4,775,088	£4,765,668	£4,747,905	£4,648,730	£3,972,547	£3,560,828
60% LAR : 40% CIR	5%	£5,796,598	£4,468,907	£4,459,523	£4,441,819	£4,342,792	£3,667,497	£3,256,273
60% LAR : 40% CIR	10%	£5,454,346	£4,161,003	£4,151,652	£4,134,003	£4,035,113	£3,360,635	£2,949,867
60% LAR : 40% CIR	15%	£5,110,376	£3,851,392	£3,842,071	£3,824,471	£3,725,706	£3,051,980	£2,641,627
60% LAR : 40% CIR	20%	£4,764,703	£3,540,092	£3,530,797	£3,513,243	£3,414,592	£2,741,546	£2,331,572
60% LAR : 40% CIR	25%	£4,417,345	£3,227,117	£3,217,846	£3,200,333	£3,101,784	£2,429,352	£2,019,719
60% LAR : 40% CIR	**30%**	**£4,068,315**	**£2,912,484**	**£2,903,234**	**£2,885,757**	**£2,787,300**	**£2,115,415**	**£1,706,086**
60% LAR : 40% CIR	35%	£3,717,633	£2,596,210	£2,586,978	£2,569,533	£2,471,155	£1,799,752	£1,390,689
60% LAR : 40% CIR	40%	£3,365,315	£2,278,310	£2,269,094	£2,251,677	£2,153,367	£1,482,379	£1,073,548
60% LAR : 40% CIR	45%	£3,011,376	£1,958,801	£1,949,598	£1,932,204	£1,833,953	£1,163,314	£754,677
60% LAR : 40% CIR	50%	£2,818,572	£1,797,837	£1,788,642	£1,771,268	£1,673,065	£1,002,712	£594,233

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,841,812	-£11,203,839	-£11,213,259	-£11,231,023	-£11,330,197	-£12,006,381	-£12,418,099
60% LAR : 40% CIR	5%	-£10,182,329	-£11,510,021	-£11,519,404	-£11,537,108	-£11,636,135	-£12,311,431	-£12,722,654
60% LAR : 40% CIR	10%	-£10,524,581	-£11,817,925	-£11,827,275	-£11,844,924	-£11,943,815	-£12,618,292	-£13,029,060
60% LAR : 40% CIR	15%	-£10,868,551	-£12,127,535	-£12,136,856	-£12,154,456	-£12,253,221	-£12,926,948	-£13,337,300
60% LAR : 40% CIR	20%	-£11,214,224	-£12,438,836	-£12,448,130	-£12,465,684	-£12,564,336	-£13,237,381	-£13,647,355
60% LAR : 40% CIR	25%	-£11,561,583	-£12,751,811	-£12,761,081	-£12,778,595	-£12,877,143	-£13,549,575	-£13,959,208
60% LAR : 40% CIR	**30%**	**-£11,910,612**	**-£13,066,444**	**-£13,075,693**	**-£13,093,170**	**-£13,191,628**	**-£13,863,512**	**-£14,272,841**
60% LAR : 40% CIR	35%	-£12,261,294	-£13,382,718	-£13,391,949	-£13,409,394	-£13,507,772	-£14,179,175	-£14,588,238
60% LAR : 40% CIR	40%	-£12,613,612	-£13,700,618	-£13,709,834	-£13,727,250	-£13,825,560	-£14,496,548	-£14,905,380
60% LAR : 40% CIR	45%	-£12,967,551	-£14,020,126	-£14,029,330	-£14,046,723	-£14,144,974	-£14,815,613	-£15,224,250
60% LAR : 40% CIR	50%	-£13,160,355	-£14,181,090	-£14,190,285	-£14,207,659	-£14,305,862	-£14,976,216	-£15,384,695

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,220,594	-£4,582,621	-£4,592,041	-£4,609,805	-£4,708,979	-£5,385,162	-£5,796,881
60% LAR : 40% CIR	5%	-£3,561,111	-£4,888,802	-£4,898,186	-£4,915,890	-£5,014,917	-£5,690,213	-£6,101,436
60% LAR : 40% CIR	10%	-£3,903,363	-£5,196,706	-£5,206,057	-£5,223,706	-£5,322,597	-£5,997,074	-£6,407,842
60% LAR : 40% CIR	15%	-£4,247,333	-£5,506,317	-£5,515,638	-£5,533,238	-£5,632,003	-£6,305,729	-£6,716,082
60% LAR : 40% CIR	20%	-£4,593,006	-£5,817,617	-£5,826,912	-£5,844,466	-£5,943,117	-£6,616,163	-£7,026,137
60% LAR : 40% CIR	25%	-£4,940,365	-£6,130,593	-£6,139,863	-£6,157,377	-£6,255,925	-£6,928,357	-£7,337,990
60% LAR : 40% CIR	**30%**	**-£5,289,394**	**-£6,445,225**	**-£6,454,475**	**-£6,471,952**	**-£6,570,410**	**-£7,242,294**	**-£7,651,623**
60% LAR : 40% CIR	35%	-£5,640,076	-£6,761,499	-£6,770,731	-£6,788,176	-£6,886,554	-£7,557,957	-£7,967,020
60% LAR : 40% CIR	40%	-£5,992,394	-£7,079,399	-£7,088,615	-£7,106,032	-£7,204,342	-£7,875,330	-£8,284,161
60% LAR : 40% CIR	45%	-£6,346,333	-£7,398,908	-£7,408,111	-£7,425,505	-£7,523,756	-£8,194,395	-£8,603,032
60% LAR : 40% CIR	50%	-£6,539,137	-£7,559,872	-£7,569,067	-£7,586,441	-£7,684,644	-£8,354,998	-£8,763,477

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£477,066	-£1,839,094	-£1,848,514	-£1,866,277	-£1,965,452	-£2,641,635	-£3,053,353
60% LAR : 40% CIR	5%	-£817,584	-£2,145,275	-£2,154,659	-£2,172,363	-£2,271,389	-£2,946,685	-£3,357,909
60% LAR : 40% CIR	10%	-£1,159,836	-£2,453,179	-£2,462,530	-£2,480,179	-£2,579,069	-£3,253,546	-£3,664,315
60% LAR : 40% CIR	15%	-£1,503,806	-£2,762,789	-£2,772,111	-£2,789,710	-£2,888,476	-£3,562,202	-£3,972,555
60% LAR : 40% CIR	20%	-£1,849,478	-£3,074,090	-£3,083,385	-£3,100,939	-£3,199,590	-£3,872,635	-£4,282,610
60% LAR : 40% CIR	25%	-£2,196,837	-£3,387,065	-£3,396,335	-£3,413,849	-£3,512,398	-£4,184,829	-£4,594,463
60% LAR : 40% CIR	**30%**	**-£2,545,866**	**-£3,701,698**	**-£3,710,948**	**-£3,728,424**	**-£3,826,882**	**-£4,498,767**	**-£4,908,095**
60% LAR : 40% CIR	35%	-£2,896,548	-£4,017,972	-£4,027,203	-£4,044,649	-£4,143,027	-£4,814,430	-£5,223,493
60% LAR : 40% CIR	40%	-£3,248,867	-£4,335,872	-£4,345,088	-£4,362,505	-£4,460,814	-£5,131,803	-£5,540,634
60% LAR : 40% CIR	45%	-£3,602,806	-£4,655,380	-£4,664,584	-£4,681,978	-£4,780,229	-£5,450,868	-£5,859,505
60% LAR : 40% CIR	50%	-£3,795,610	-£4,816,345	-£4,825,539	-£4,842,914	-£4,941,117	-£5,611,470	-£6,019,949

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,766,043	£1,404,015	£1,394,595	£1,376,832	£1,277,657	£601,474	£189,756
60% LAR : 40% CIR	5%	£2,425,526	£1,097,834	£1,088,450	£1,070,746	£971,720	£296,424	-£114,800
60% LAR : 40% CIR	10%	£2,083,274	£789,930	£780,579	£762,930	£664,040	-£10,437	-£421,206
60% LAR : 40% CIR	15%	£1,739,303	£480,320	£470,998	£453,399	£354,633	-£319,093	-£729,446
60% LAR : 40% CIR	20%	£1,393,631	£169,019	£159,724	£142,170	£43,519	-£629,526	-£1,039,501
60% LAR : 40% CIR	25%	£1,046,272	-£143,956	-£153,226	-£170,740	-£269,289	-£941,720	-£1,351,354
60% LAR : 40% CIR	**30%**	**£697,243**	**-£458,589**	**-£467,839**	**-£485,315**	**-£583,773**	**-£1,255,658**	**-£1,664,986**
60% LAR : 40% CIR	35%	£346,561	-£774,863	-£784,094	-£801,540	-£899,918	-£1,571,321	-£1,980,384
60% LAR : 40% CIR	40%	-£5,758	-£1,092,763	-£1,101,979	-£1,119,396	-£1,217,705	-£1,888,693	-£2,297,525
60% LAR : 40% CIR	45%	-£359,697	-£1,412,271	-£1,421,475	-£1,438,869	-£1,537,120	-£2,207,759	-£2,616,396
60% LAR : 40% CIR	50%	-£552,501	-£1,573,236	-£1,582,430	-£1,599,805	-£1,698,008	-£2,368,361	-£2,776,840

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR in Perp

Value Area	Zone B - Camden Town Office & Resi £1,300 per sq ft

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£6,985,006	£5,609,422	£5,600,001	£5,582,238	£5,483,063	£4,806,879	£4,395,162
60% LAR : 40% CIR	5%	£6,602,095	£5,261,524	£5,252,140	£5,234,435	£5,135,410	£4,460,114	£4,048,889
60% LAR : 40% CIR	10%	£6,217,448	£4,911,903	£4,902,552	£4,884,903	£4,786,012	£4,111,536	£3,700,767
60% LAR : 40% CIR	15%	£5,831,084	£4,560,576	£4,551,254	£4,533,655	£4,434,890	£3,761,163	£3,350,810
60% LAR : 40% CIR	20%	£5,443,016	£4,207,559	£4,198,264	£4,180,710	£4,082,058	£3,409,014	£2,999,039
60% LAR : 40% CIR	25%	£5,053,263	£3,852,867	£3,843,596	£3,826,083	£3,727,534	£3,055,103	£2,645,470
60% LAR : 40% CIR	**30%**	**£4,661,840**	**£3,496,517**	**£3,487,267**	**£3,469,791**	**£3,371,333**	**£2,699,449**	**£2,290,120**
60% LAR : 40% CIR	35%	£4,268,763	£3,138,527	£3,129,294	£3,111,850	£3,013,472	£2,342,068	£1,933,006
60% LAR : 40% CIR	40%	£3,874,050	£2,778,910	£2,769,693	£2,752,277	£2,653,968	£1,982,979	£1,574,147
60% LAR : 40% CIR	45%	£3,477,716	£2,417,685	£2,408,481	£2,391,087	£2,292,836	£1,622,197	£1,213,560
60% LAR : 40% CIR	50%	£3,267,830	£2,239,911	£2,230,716	£2,213,342	£2,115,139	£1,444,785	£1,036,306

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,993,921	-£10,369,506	-£10,378,926	-£10,396,689	-£10,495,864	-£11,172,048	-£11,583,765
60% LAR : 40% CIR	5%	-£9,376,832	-£10,717,403	-£10,726,787	-£10,744,492	-£10,843,518	-£11,518,814	-£11,930,038
60% LAR : 40% CIR	10%	-£9,761,479	-£11,067,024	-£11,076,375	-£11,094,025	-£11,192,915	-£11,867,391	-£12,278,161
60% LAR : 40% CIR	15%	-£10,147,844	-£11,418,351	-£11,427,673	-£11,445,273	-£11,544,038	-£12,217,764	-£12,628,117
60% LAR : 40% CIR	20%	-£10,535,911	-£11,771,369	-£11,780,663	-£11,798,217	-£11,896,870	-£12,569,914	-£12,979,888
60% LAR : 40% CIR	25%	-£10,925,665	-£12,126,060	-£12,135,331	-£12,152,844	-£12,251,394	-£12,923,824	-£13,333,458
60% LAR : 40% CIR	**30%**	**-£11,317,088**	**-£12,482,410**	**-£12,491,660**	**-£12,509,137**	**-£12,607,594**	**-£13,279,478**	**-£13,688,808**
60% LAR : 40% CIR	35%	-£11,710,164	-£12,840,401	-£12,849,633	-£12,867,077	-£12,965,455	-£13,636,859	-£14,045,921
60% LAR : 40% CIR	40%	-£12,104,877	-£13,200,017	-£13,209,234	-£13,226,651	-£13,324,959	-£13,995,948	-£14,404,780
60% LAR : 40% CIR	45%	-£12,501,211	-£13,561,243	-£13,570,446	-£13,587,840	-£13,686,091	-£14,356,730	-£14,765,367
60% LAR : 40% CIR	50%	-£12,711,098	-£13,739,017	-£13,748,211	-£13,765,585	-£13,863,788	-£14,534,142	-£14,942,621

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,372,703	-£3,748,287	-£3,757,708	-£3,775,471	-£3,874,646	-£4,550,830	-£4,962,547
60% LAR : 40% CIR	5%	-£2,755,614	-£4,096,185	-£4,105,569	-£4,123,274	-£4,222,300	-£4,897,595	-£5,308,820
60% LAR : 40% CIR	10%	-£3,140,261	-£4,445,806	-£4,455,157	-£4,472,806	-£4,571,697	-£5,246,173	-£5,656,943
60% LAR : 40% CIR	15%	-£3,526,626	-£4,797,133	-£4,806,455	-£4,824,054	-£4,922,820	-£5,596,546	-£6,006,899
60% LAR : 40% CIR	20%	-£3,914,693	-£5,150,150	-£5,159,445	-£5,176,999	-£5,275,651	-£5,948,696	-£6,358,670
60% LAR : 40% CIR	25%	-£4,304,447	-£5,504,842	-£5,514,113	-£5,531,626	-£5,630,175	-£6,302,606	-£6,712,239
60% LAR : 40% CIR	**30%**	**-£4,695,869**	**-£5,861,192**	**-£5,870,442**	**-£5,887,918**	**-£5,986,376**	**-£6,658,260**	**-£7,067,589**
60% LAR : 40% CIR	35%	-£5,088,946	-£6,219,183	-£6,228,415	-£6,245,859	-£6,344,237	-£7,015,641	-£7,424,703
60% LAR : 40% CIR	40%	-£5,483,659	-£6,578,799	-£6,588,016	-£6,605,433	-£6,703,741	-£7,374,730	-£7,783,562
60% LAR : 40% CIR	45%	-£5,879,993	-£6,940,025	-£6,949,228	-£6,966,622	-£7,064,873	-£7,735,512	-£8,144,149
60% LAR : 40% CIR	50%	-£6,089,879	-£7,117,798	-£7,126,993	-£7,144,367	-£7,242,570	-£7,912,924	-£8,321,403

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£370,824	-£1,004,760	-£1,014,180	-£1,031,944	-£1,131,118	-£1,807,303	-£2,219,020
60% LAR : 40% CIR	5%	-£12,087	-£1,352,658	-£1,362,042	-£1,379,747	-£1,478,772	-£2,154,068	-£2,565,293
60% LAR : 40% CIR	10%	-£396,733	-£1,702,278	-£1,711,630	-£1,729,279	-£1,828,169	-£2,502,646	-£2,913,415
60% LAR : 40% CIR	15%	-£783,098	-£2,053,606	-£2,062,927	-£2,080,527	-£2,179,292	-£2,853,019	-£3,263,371
60% LAR : 40% CIR	20%	-£1,171,166	-£2,406,623	-£2,415,918	-£2,433,472	-£2,532,124	-£3,205,168	-£3,615,143
60% LAR : 40% CIR	25%	-£1,560,919	-£2,761,315	-£2,770,586	-£2,788,099	-£2,886,648	-£3,559,079	-£3,968,712
60% LAR : 40% CIR	**30%**	**-£1,952,342**	**-£3,117,665**	**-£3,126,914**	**-£3,144,391**	**-£3,242,849**	**-£3,914,733**	**-£4,324,062**
60% LAR : 40% CIR	35%	-£2,345,419	-£3,475,655	-£3,484,888	-£3,502,332	-£3,600,710	-£4,272,114	-£4,681,176
60% LAR : 40% CIR	40%	-£2,740,132	-£3,835,272	-£3,844,489	-£3,861,905	-£3,960,214	-£4,631,203	-£5,040,035
60% LAR : 40% CIR	45%	-£3,136,466	-£4,196,497	-£4,205,701	-£4,223,095	-£4,321,346	-£4,991,985	-£5,400,622
60% LAR : 40% CIR	50%	-£3,346,352	-£4,374,271	-£4,383,466	-£4,400,840	-£4,499,043	-£5,169,396	-£5,577,876

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,613,933	£2,238,349	£2,228,929	£2,211,165	£2,111,991	£1,435,807	£1,024,089
60% LAR : 40% CIR	5%	£3,231,022	£1,890,451	£1,881,067	£1,863,363	£1,764,337	£1,089,041	£677,816
60% LAR : 40% CIR	10%	£2,846,376	£1,540,831	£1,531,479	£1,513,830	£1,414,940	£740,463	£329,694
60% LAR : 40% CIR	15%	£2,460,011	£1,189,503	£1,180,182	£1,162,582	£1,063,817	£390,090	-£20,262
60% LAR : 40% CIR	20%	£2,071,943	£836,486	£827,191	£809,637	£710,985	£37,941	-£372,034
60% LAR : 40% CIR	25%	£1,682,190	£481,794	£472,523	£455,010	£356,461	-£315,970	-£725,603
60% LAR : 40% CIR	**30%**	**£1,290,767**	**£125,444**	**£116,195**	**£98,718**	**£260**	**-£671,624**	**-£1,080,953**
60% LAR : 40% CIR	35%	£897,690	-£232,546	-£241,778	-£259,223	-£357,601	-£1,029,005	-£1,438,067
60% LAR : 40% CIR	40%	£502,977	-£592,163	-£601,379	-£618,796	-£717,105	-£1,388,094	-£1,796,926
60% LAR : 40% CIR	45%	£106,644	-£953,388	-£962,592	-£979,986	-£1,078,237	-£1,748,875	-£2,157,513
60% LAR : 40% CIR	50%	-£103,243	-£1,131,162	-£1,140,356	-£1,157,731	-£1,255,934	-£1,926,287	-£2,334,766

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR in Perp		Value Area	Zone B - Camden Town Office & Resi £900 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,050,599	£1,737,926	£1,728,506	£1,710,742	£1,611,568	£935,384	£523,666
60% LAR : 40% CIR	5%	£2,837,265	£1,556,895	£1,547,511	£1,529,806	£1,430,779	£755,485	£344,260
60% LAR : 40% CIR	10%	£2,622,198	£1,374,141	£1,364,789	£1,347,140	£1,248,250	£573,774	£163,004
60% LAR : 40% CIR	15%	£2,405,411	£1,189,680	£1,180,358	£1,162,760	£1,063,994	£390,268	-£20,392
60% LAR : 40% CIR	20%	£2,186,921	£1,003,529	£994,234	£976,680	£878,029	£204,984	-£208,117
60% LAR : 40% CIR	25%	£1,966,747	£815,704	£806,434	£788,920	£690,371	£17,940	-£397,669
60% LAR : 40% CIR	**30%**	**£1,744,902**	**£626,221**	**£616,972**	**£599,495**	**£501,037**	**-£173,455**	**-£589,029**
60% LAR : 40% CIR	35%	£1,521,403	£435,097	£425,865	£408,421	£310,043	-£366,874	-£782,178
60% LAR : 40% CIR	40%	£1,296,268	£242,348	£233,131	£215,714	£117,405	-£562,031	-£977,100
60% LAR : 40% CIR	45%	£1,069,513	£47,989	£38,785	£21,391	-£78,032	-£758,903	-£1,173,777
60% LAR : 40% CIR	50%	£876,260	-£115,148	-£124,483	-£142,123	-£241,824	-£922,406	-£1,337,118

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,928,329	-£14,241,001	-£14,250,421	-£14,268,185	-£14,367,360	-£15,043,544	-£15,455,261
60% LAR : 40% CIR	5%	-£13,141,662	-£14,422,033	-£14,431,416	-£14,449,121	-£14,548,148	-£15,223,443	-£15,634,667
60% LAR : 40% CIR	10%	-£13,356,730	-£14,604,787	-£14,614,138	-£14,631,787	-£14,730,678	-£15,405,154	-£15,815,923
60% LAR : 40% CIR	15%	-£13,573,517	-£14,789,248	-£14,798,569	-£14,816,168	-£14,914,933	-£15,588,659	-£15,999,319
60% LAR : 40% CIR	20%	-£13,792,006	-£14,975,398	-£14,984,693	-£15,002,247	-£15,100,898	-£15,773,943	-£16,187,045
60% LAR : 40% CIR	25%	-£14,012,181	-£15,163,223	-£15,172,493	-£15,190,007	-£15,288,556	-£15,960,987	-£16,376,596
60% LAR : 40% CIR	**30%**	**-£14,234,026**	**-£15,352,706**	**-£15,361,956**	**-£15,379,432**	**-£15,477,890**	**-£16,152,382**	**-£16,567,957**
60% LAR : 40% CIR	35%	-£14,457,524	-£15,543,830	-£15,553,062	-£15,570,507	-£15,668,884	-£16,345,802	-£16,761,105
60% LAR : 40% CIR	40%	-£14,682,660	-£15,736,580	-£15,745,797	-£15,763,213	-£15,861,522	-£16,540,958	-£16,956,027
60% LAR : 40% CIR	45%	-£14,909,414	-£15,930,938	-£15,940,143	-£15,957,536	-£16,056,960	-£16,737,831	-£17,152,704
60% LAR : 40% CIR	50%	-£15,102,668	-£16,094,076	-£16,103,411	-£16,121,050	-£16,220,751	-£16,901,333	-£17,316,045

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,307,111	-£7,619,783	-£7,629,203	-£7,646,967	-£7,746,141	-£8,422,325	-£8,834,043
60% LAR : 40% CIR	5%	-£6,520,444	-£7,800,814	-£7,810,198	-£7,827,903	-£7,926,930	-£8,602,225	-£9,013,449
60% LAR : 40% CIR	10%	-£6,735,511	-£7,983,568	-£7,992,920	-£8,010,569	-£8,109,459	-£8,783,936	-£9,194,705
60% LAR : 40% CIR	15%	-£6,952,298	-£8,168,029	-£8,177,351	-£8,194,950	-£8,293,715	-£8,967,441	-£9,378,101
60% LAR : 40% CIR	20%	-£7,170,788	-£8,354,180	-£8,363,475	-£8,381,029	-£8,479,680	-£9,152,725	-£9,565,827
60% LAR : 40% CIR	25%	-£7,390,962	-£8,542,005	-£8,551,275	-£8,568,789	-£8,667,338	-£9,339,769	-£9,755,378
60% LAR : 40% CIR	**30%**	**-£7,612,807**	**-£8,731,488**	**-£8,740,737**	**-£8,758,214**	**-£8,856,672**	**-£9,531,164**	**-£9,946,738**
60% LAR : 40% CIR	35%	-£7,836,306	-£8,922,612	-£8,931,844	-£8,949,288	-£9,047,666	-£9,724,583	-£10,139,887
60% LAR : 40% CIR	40%	-£8,061,441	-£9,115,361	-£9,124,578	-£9,141,995	-£9,240,304	-£9,919,740	-£10,334,809
60% LAR : 40% CIR	45%	-£8,288,196	-£9,309,720	-£9,318,924	-£9,336,318	-£9,435,741	-£10,116,613	-£10,531,486
60% LAR : 40% CIR	50%	-£8,481,450	-£9,472,858	-£9,482,193	-£9,499,832	-£9,599,533	-£10,280,115	-£10,694,827

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,563,583	-£4,876,256	-£4,885,676	-£4,903,439	-£5,002,614	-£5,678,798	-£6,090,516
60% LAR : 40% CIR	5%	-£3,776,916	-£5,057,287	-£5,066,671	-£5,084,376	-£5,183,402	-£5,858,697	-£6,269,922
60% LAR : 40% CIR	10%	-£3,991,984	-£5,240,041	-£5,249,393	-£5,267,042	-£5,365,932	-£6,040,408	-£6,451,178
60% LAR : 40% CIR	15%	-£4,208,771	-£5,424,502	-£5,433,824	-£5,451,422	-£5,550,187	-£6,223,914	-£6,634,573
60% LAR : 40% CIR	20%	-£4,427,261	-£5,610,653	-£5,619,948	-£5,637,501	-£5,736,153	-£6,409,198	-£6,822,299
60% LAR : 40% CIR	25%	-£4,647,435	-£5,798,478	-£5,807,748	-£5,825,262	-£5,923,810	-£6,596,242	-£7,011,851
60% LAR : 40% CIR	**30%**	**-£4,869,280**	**-£5,987,960**	**-£5,997,210**	**-£6,014,687**	**-£6,113,145**	**-£6,787,636**	**-£7,203,211**
60% LAR : 40% CIR	35%	-£5,092,779	-£6,179,084	-£6,188,317	-£6,205,761	-£6,304,139	-£6,981,056	-£7,396,360
60% LAR : 40% CIR	40%	-£5,317,914	-£6,371,834	-£6,381,051	-£6,398,468	-£6,496,777	-£7,176,213	-£7,591,281
60% LAR : 40% CIR	45%	-£5,544,669	-£6,566,192	-£6,575,397	-£6,592,791	-£6,692,214	-£7,373,085	-£7,787,958
60% LAR : 40% CIR	50%	-£5,737,922	-£6,729,330	-£6,738,665	-£6,756,305	-£6,856,006	-£7,536,588	-£7,951,299

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£320,474	-£1,633,147	-£1,642,567	-£1,660,330	-£1,759,505	-£2,435,689	-£2,847,407
60% LAR : 40% CIR	5%	-£533,807	-£1,814,178	-£1,823,562	-£1,841,267	-£1,940,293	-£2,615,588	-£3,026,813
60% LAR : 40% CIR	10%	-£748,875	-£1,996,932	-£2,006,284	-£2,023,933	-£2,122,823	-£2,797,299	-£3,208,069
60% LAR : 40% CIR	15%	-£965,662	-£2,181,393	-£2,190,715	-£2,208,313	-£2,307,078	-£2,980,805	-£3,391,464
60% LAR : 40% CIR	20%	-£1,184,152	-£2,367,544	-£2,376,838	-£2,394,392	-£2,493,044	-£3,166,089	-£3,579,190
60% LAR : 40% CIR	25%	-£1,404,326	-£2,555,369	-£2,564,639	-£2,582,153	-£2,680,701	-£3,353,133	-£3,768,742
60% LAR : 40% CIR	**30%**	**-£1,626,171**	**-£2,744,851**	**-£2,754,101**	**-£2,771,578**	**-£2,870,036**	**-£3,544,527**	**-£3,960,102**
60% LAR : 40% CIR	35%	-£1,849,670	-£2,935,975	-£2,945,208	-£2,962,652	-£3,061,030	-£3,737,947	-£4,153,251
60% LAR : 40% CIR	40%	-£2,074,805	-£3,128,725	-£3,137,942	-£3,155,359	-£3,253,667	-£3,933,103	-£4,348,172
60% LAR : 40% CIR	45%	-£2,301,560	-£3,323,083	-£3,332,288	-£3,349,682	-£3,449,105	-£4,129,976	-£4,544,849
60% LAR : 40% CIR	50%	-£2,494,813	-£3,486,221	-£3,495,556	-£3,513,196	-£3,612,897	-£4,293,479	-£4,708,190

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR in Perp	
Value Area	Zone B - Camden Town Office & Resi £1,000 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,898,490	£2,572,259	£2,562,839	£2,545,076	£2,445,901	£1,769,717	£1,358,000
60% LAR : 40% CIR	5%	£3,642,762	£2,349,511	£2,340,127	£2,322,423	£2,223,397	£1,548,101	£1,136,877
60% LAR : 40% CIR	10%	£3,385,300	£2,125,041	£2,115,689	£2,098,040	£1,999,149	£1,324,673	£913,904
60% LAR : 40% CIR	15%	£3,126,118	£1,898,863	£1,889,542	£1,871,943	£1,773,178	£1,099,451	£689,098
60% LAR : 40% CIR	20%	£2,865,235	£1,670,996	£1,661,701	£1,644,147	£1,545,496	£872,451	£462,477
60% LAR : 40% CIR	25%	£2,602,665	£1,441,455	£1,432,184	£1,414,671	£1,316,121	£643,690	£234,057
60% LAR : 40% CIR	**30%**	**£2,338,425**	**£1,210,255**	**£1,201,005**	**£1,183,528**	**£1,085,070**	**£413,186**	**£3,857**
60% LAR : 40% CIR	35%	£2,072,532	£977,414	£968,182	£950,738	£852,360	£180,956	-£231,587
60% LAR : 40% CIR	40%	£1,805,003	£742,948	£733,731	£716,314	£618,005	-£53,792	-£468,862
60% LAR : 40% CIR	45%	£1,535,853	£506,873	£497,668	£480,275	£382,024	-£293,019	-£707,891
60% LAR : 40% CIR	50%	£1,349,582	£352,336	£343,142	£325,768	£227,564	-£449,546	-£864,258

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,080,437	-£13,406,669	-£13,416,088	-£13,433,851	-£13,533,026	-£14,209,210	-£14,620,928
60% LAR : 40% CIR	5%	-£12,336,165	-£13,629,416	-£13,638,800	-£13,656,504	-£13,755,531	-£14,430,827	-£14,842,050
60% LAR : 40% CIR	10%	-£12,593,627	-£13,853,887	-£13,863,238	-£13,880,887	-£13,979,778	-£14,654,254	-£15,065,024
60% LAR : 40% CIR	15%	-£12,852,809	-£14,080,064	-£14,089,386	-£14,106,984	-£14,205,749	-£14,879,476	-£15,289,830
60% LAR : 40% CIR	20%	-£13,113,692	-£14,307,931	-£14,317,226	-£14,334,780	-£14,433,431	-£15,106,476	-£15,516,451
60% LAR : 40% CIR	25%	-£13,376,263	-£14,537,473	-£14,546,744	-£14,564,257	-£14,662,806	-£15,335,238	-£15,744,870
60% LAR : 40% CIR	**30%**	**-£13,640,502**	**-£14,768,673**	**-£14,777,922**	**-£14,795,399**	**-£14,893,857**	**-£15,565,742**	**-£15,975,070**
60% LAR : 40% CIR	35%	-£13,906,395	-£15,001,513	-£15,010,745	-£15,028,190	-£15,126,567	-£15,797,972	-£16,210,514
60% LAR : 40% CIR	40%	-£14,173,925	-£15,235,979	-£15,245,196	-£15,262,613	-£15,360,922	-£16,032,719	-£16,447,789
60% LAR : 40% CIR	45%	-£14,443,074	-£15,472,055	-£15,481,259	-£15,498,652	-£15,596,903	-£16,271,946	-£16,686,818
60% LAR : 40% CIR	50%	-£14,629,345	-£15,626,591	-£15,635,785	-£15,653,160	-£15,751,363	-£16,428,473	-£16,843,185

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,459,219	-£6,785,451	-£6,794,870	-£6,812,633	-£6,911,808	-£7,587,992	-£7,999,709
60% LAR : 40% CIR	5%	-£5,714,947	-£7,008,198	-£7,017,582	-£7,035,286	-£7,134,313	-£7,809,608	-£8,220,832
60% LAR : 40% CIR	10%	-£5,972,409	-£7,232,669	-£7,242,020	-£7,259,669	-£7,358,560	-£8,033,036	-£8,443,805
60% LAR : 40% CIR	15%	-£6,231,591	-£7,458,846	-£7,468,168	-£7,485,766	-£7,584,531	-£8,258,258	-£8,668,611
60% LAR : 40% CIR	20%	-£6,492,474	-£7,686,713	-£7,696,008	-£7,713,562	-£7,812,213	-£8,485,258	-£8,895,233
60% LAR : 40% CIR	25%	-£6,755,044	-£7,916,254	-£7,925,525	-£7,943,038	-£8,041,588	-£8,714,019	-£9,123,652
60% LAR : 40% CIR	**30%**	**-£7,019,284**	**-£8,147,454**	**-£8,156,704**	**-£8,174,181**	**-£8,272,639**	**-£8,944,523**	**-£9,353,852**
60% LAR : 40% CIR	35%	-£7,285,177	-£8,380,295	-£8,389,527	-£8,406,971	-£8,505,349	-£9,176,753	-£9,589,296
60% LAR : 40% CIR	40%	-£7,552,707	-£8,614,761	-£8,623,978	-£8,641,395	-£8,739,704	-£9,411,501	-£9,826,571
60% LAR : 40% CIR	45%	-£7,821,856	-£8,850,837	-£8,860,041	-£8,877,434	-£8,975,685	-£9,650,728	-£10,065,600
60% LAR : 40% CIR	50%	-£8,008,127	-£9,005,373	-£9,014,567	-£9,031,942	-£9,130,145	-£9,807,255	-£10,221,967

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,715,692	-£4,041,923	-£4,051,343	-£4,069,106	-£4,168,281	-£4,844,465	-£5,256,182
60% LAR : 40% CIR	5%	-£2,971,419	-£4,264,671	-£4,274,055	-£4,291,759	-£4,390,785	-£5,066,081	-£5,477,305
60% LAR : 40% CIR	10%	-£3,228,882	-£4,489,141	-£4,498,493	-£4,516,142	-£4,615,032	-£5,289,509	-£5,700,278
60% LAR : 40% CIR	15%	-£3,488,064	-£4,715,319	-£4,724,640	-£4,742,239	-£4,841,004	-£5,514,731	-£5,925,084
60% LAR : 40% CIR	20%	-£3,748,947	-£4,943,186	-£4,952,481	-£4,970,034	-£5,068,686	-£5,741,731	-£6,151,705
60% LAR : 40% CIR	25%	-£4,011,517	-£5,172,727	-£5,181,998	-£5,199,511	-£5,298,061	-£5,970,492	-£6,380,125
60% LAR : 40% CIR	**30%**	**-£4,275,757**	**-£5,403,927**	**-£5,413,177**	**-£5,430,654**	**-£5,529,111**	**-£6,200,996**	**-£6,610,324**
60% LAR : 40% CIR	35%	-£4,541,649	-£5,636,768	-£5,646,000	-£5,663,444	-£5,761,822	-£6,433,226	-£6,845,769
60% LAR : 40% CIR	40%	-£4,809,179	-£5,871,234	-£5,880,451	-£5,897,867	-£5,996,177	-£6,667,973	-£7,083,043
60% LAR : 40% CIR	45%	-£5,078,329	-£6,107,309	-£6,116,514	-£6,133,907	-£6,232,158	-£6,907,201	-£7,322,073
60% LAR : 40% CIR	50%	-£5,264,600	-£6,261,845	-£6,271,040	-£6,288,414	-£6,386,617	-£7,063,728	-£7,478,439

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£527,417	-£798,814	-£808,233	-£825,997	-£925,171	-£1,601,356	-£2,013,073
60% LAR : 40% CIR	5%	£271,690	-£1,021,562	-£1,030,946	-£1,048,649	-£1,147,676	-£1,822,972	-£2,234,196
60% LAR : 40% CIR	10%	£14,227	-£1,246,032	-£1,255,384	-£1,273,033	-£1,371,923	-£2,046,399	-£2,457,169
60% LAR : 40% CIR	15%	-£244,955	-£1,472,210	-£1,481,531	-£1,499,130	-£1,597,895	-£2,271,621	-£2,681,975
60% LAR : 40% CIR	20%	-£505,838	-£1,700,077	-£1,709,371	-£1,726,925	-£1,825,577	-£2,498,622	-£2,908,596
60% LAR : 40% CIR	25%	-£768,408	-£1,929,618	-£1,938,889	-£1,956,402	-£2,054,952	-£2,727,383	-£3,137,016
60% LAR : 40% CIR	**30%**	**-£1,032,648**	**-£2,160,818**	**-£2,170,068**	**-£2,187,544**	**-£2,286,002**	**-£2,957,887**	**-£3,367,215**
60% LAR : 40% CIR	35%	-£1,298,540	-£2,393,658	-£2,402,891	-£2,420,335	-£2,518,713	-£3,190,117	-£3,602,659
60% LAR : 40% CIR	40%	-£1,566,070	-£2,628,125	-£2,637,342	-£2,654,758	-£2,753,068	-£3,424,864	-£3,839,934
60% LAR : 40% CIR	45%	-£1,835,220	-£2,864,200	-£2,873,405	-£2,890,798	-£2,989,049	-£3,664,091	-£4,078,964
60% LAR : 40% CIR	50%	-£2,021,490	-£3,018,736	-£3,027,931	-£3,045,305	-£3,143,508	-£3,820,619	-£4,235,330

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR in Perp	Value Area	Zone B - Camden Town Office & Resi £1,100 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£4,746,381	£3,406,592	£3,397,173	£3,379,409	£3,280,235	£2,604,051	£2,192,332
60% LAR : 40% CIR	5%	£4,448,259	£3,142,128	£3,132,744	£3,115,039	£3,016,014	£2,340,718	£1,929,493
60% LAR : 40% CIR	10%	£4,148,402	£2,875,940	£2,866,590	£2,848,940	£2,750,050	£2,075,573	£1,664,804
60% LAR : 40% CIR	15%	£3,846,826	£2,608,046	£2,598,725	£2,581,126	£2,482,361	£1,808,635	£1,398,281
60% LAR : 40% CIR	20%	£3,543,548	£2,338,463	£2,329,168	£2,311,613	£2,212,962	£1,539,918	£1,129,944
60% LAR : 40% CIR	25%	£3,238,584	£2,067,204	£2,057,933	£2,040,420	£1,941,871	£1,269,440	£859,807
60% LAR : 40% CIR	**30%**	**£2,931,949**	**£1,794,288**	**£1,785,038**	**£1,767,562**	**£1,669,104**	**£997,219**	**£587,891**
60% LAR : 40% CIR	35%	£2,623,662	£1,519,730	£1,510,499	£1,493,055	£1,394,677	£723,273	£314,211
60% LAR : 40% CIR	40%	£2,313,738	£1,243,548	£1,234,331	£1,216,914	£1,118,605	£447,616	£38,785
60% LAR : 40% CIR	45%	£2,002,193	£965,756	£956,552	£939,158	£840,907	£170,268	-£242,006
60% LAR : 40% CIR	50%	£1,822,904	£818,090	£808,896	£791,522	£693,318	£22,964	-£391,397

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,232,546	-£12,572,335	-£12,581,754	-£12,599,518	-£12,698,692	-£13,374,877	-£13,786,595
60% LAR : 40% CIR	5%	-£11,530,668	-£12,836,799	-£12,846,183	-£12,863,888	-£12,962,914	-£13,638,209	-£14,049,434
60% LAR : 40% CIR	10%	-£11,830,525	-£13,102,987	-£13,112,337	-£13,129,988	-£13,228,877	-£13,903,354	-£14,314,123
60% LAR : 40% CIR	15%	-£12,132,102	-£13,370,881	-£13,380,202	-£13,397,801	-£13,496,566	-£14,170,293	-£14,580,646
60% LAR : 40% CIR	20%	-£12,435,380	-£13,640,464	-£13,649,759	-£13,667,314	-£13,765,965	-£14,439,009	-£14,848,984
60% LAR : 40% CIR	25%	-£12,740,344	-£13,911,723	-£13,920,994	-£13,938,507	-£14,037,056	-£14,709,487	-£15,119,120
60% LAR : 40% CIR	**30%**	**-£13,046,978**	**-£14,184,639**	**-£14,193,889**	**-£14,211,366**	**-£14,309,824**	**-£14,981,708**	**-£15,391,037**
60% LAR : 40% CIR	35%	-£13,355,265	-£14,459,197	-£14,468,428	-£14,485,873	-£14,584,251	-£15,255,655	-£15,664,717
60% LAR : 40% CIR	40%	-£13,665,189	-£14,735,380	-£14,744,597	-£14,762,013	-£14,860,322	-£15,531,311	-£15,940,143
60% LAR : 40% CIR	45%	-£13,976,734	-£15,013,172	-£15,022,375	-£15,039,769	-£15,138,020	-£15,808,659	-£16,220,933
60% LAR : 40% CIR	50%	-£14,156,023	-£15,160,837	-£15,170,031	-£15,187,406	-£15,285,609	-£15,955,963	-£16,370,324

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,611,328	-£5,951,117	-£5,960,536	-£5,978,300	-£6,077,474	-£6,753,658	-£7,165,377
60% LAR : 40% CIR	5%	-£4,909,450	-£6,215,581	-£6,224,965	-£6,242,670	-£6,341,695	-£7,016,991	-£7,428,216
60% LAR : 40% CIR	10%	-£5,209,307	-£6,481,769	-£6,491,119	-£6,508,770	-£6,607,659	-£7,282,136	-£7,692,905
60% LAR : 40% CIR	15%	-£5,510,883	-£6,749,663	-£6,758,984	-£6,776,583	-£6,875,348	-£7,549,074	-£7,959,428
60% LAR : 40% CIR	20%	-£5,814,161	-£7,019,246	-£7,028,541	-£7,046,096	-£7,144,747	-£7,817,791	-£8,227,765
60% LAR : 40% CIR	25%	-£6,119,126	-£7,290,505	-£7,299,776	-£7,317,289	-£7,415,838	-£8,088,269	-£8,497,902
60% LAR : 40% CIR	**30%**	**-£6,425,760**	**-£7,563,421**	**-£7,572,671**	**-£7,590,148**	**-£7,688,605**	**-£8,360,490**	**-£8,769,818**
60% LAR : 40% CIR	35%	-£6,734,047	-£7,837,979	-£7,847,210	-£7,864,655	-£7,963,032	-£8,634,437	-£9,043,498
60% LAR : 40% CIR	40%	-£7,043,971	-£8,114,161	-£8,123,378	-£8,140,795	-£8,239,104	-£8,910,093	-£9,318,925
60% LAR : 40% CIR	45%	-£7,355,516	-£8,391,953	-£8,401,157	-£8,418,551	-£8,516,802	-£9,187,441	-£9,599,715
60% LAR : 40% CIR	50%	-£7,534,805	-£8,539,619	-£8,548,813	-£8,566,188	-£8,664,391	-£9,334,745	-£9,749,106

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,867,801	-£3,207,590	-£3,217,009	-£3,234,772	-£3,333,947	-£4,010,131	-£4,421,850
60% LAR : 40% CIR	5%	-£2,165,922	-£3,472,054	-£3,481,438	-£3,499,142	-£3,598,168	-£4,273,464	-£4,684,689
60% LAR : 40% CIR	10%	-£2,465,780	-£3,738,242	-£3,747,592	-£3,765,242	-£3,864,132	-£4,538,609	-£4,949,377
60% LAR : 40% CIR	15%	-£2,767,356	-£4,006,135	-£4,015,457	-£4,033,055	-£4,131,821	-£4,805,547	-£5,215,901
60% LAR : 40% CIR	20%	-£3,070,634	-£4,275,719	-£4,285,014	-£4,302,568	-£4,401,220	-£5,074,264	-£5,484,238
60% LAR : 40% CIR	25%	-£3,375,598	-£4,546,977	-£4,556,249	-£4,573,761	-£4,672,311	-£5,344,742	-£5,754,375
60% LAR : 40% CIR	**30%**	**-£3,682,233**	**-£4,819,894**	**-£4,829,144**	**-£4,846,620**	**-£4,945,078**	**-£5,616,963**	**-£6,026,291**
60% LAR : 40% CIR	35%	-£3,990,520	-£5,094,452	-£5,103,683	-£5,121,127	-£5,219,505	-£5,890,909	-£6,299,971
60% LAR : 40% CIR	40%	-£4,300,443	-£5,370,634	-£5,379,851	-£5,397,268	-£5,495,576	-£6,166,566	-£6,575,397
60% LAR : 40% CIR	45%	-£4,611,989	-£5,648,426	-£5,657,630	-£5,675,024	-£5,773,275	-£6,443,913	-£6,856,188
60% LAR : 40% CIR	50%	-£4,791,278	-£5,796,092	-£5,805,286	-£5,822,660	-£5,920,863	-£6,591,218	-£7,005,578

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,375,308	£35,519	£26,100	£8,337	-£90,838	-£767,022	-£1,178,740
60% LAR : 40% CIR	5%	£1,077,187	-£228,945	-£238,328	-£256,033	-£355,059	-£1,030,355	-£1,441,580
60% LAR : 40% CIR	10%	£777,329	-£495,132	-£504,483	-£522,133	-£621,022	-£1,295,500	-£1,706,268
60% LAR : 40% CIR	15%	£475,753	-£763,026	-£772,348	-£789,946	-£888,712	-£1,562,438	-£1,972,792
60% LAR : 40% CIR	20%	£172,475	-£1,032,610	-£1,041,904	-£1,059,459	-£1,158,111	-£1,831,155	-£2,241,129
60% LAR : 40% CIR	25%	-£132,489	-£1,303,868	-£1,313,139	-£1,330,652	-£1,429,202	-£2,101,632	-£2,511,266
60% LAR : 40% CIR	**30%**	**-£439,124**	**-£1,576,785**	**-£1,586,034**	**-£1,603,511**	**-£1,701,969**	**-£2,373,854**	**-£2,783,182**
60% LAR : 40% CIR	35%	-£747,411	-£1,851,343	-£1,860,574	-£1,878,018	-£1,976,396	-£2,647,800	-£3,056,862
60% LAR : 40% CIR	40%	-£1,057,334	-£2,127,525	-£2,136,742	-£2,154,159	-£2,252,467	-£2,923,456	-£3,332,288
60% LAR : 40% CIR	45%	-£1,368,880	-£2,405,317	-£2,414,521	-£2,431,914	-£2,530,166	-£3,200,804	-£3,613,079
60% LAR : 40% CIR	50%	-£1,548,169	-£2,552,982	-£2,562,177	-£2,579,551	-£2,677,754	-£3,348,109	-£3,762,469

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR in Perp	
No Units	18
Site Area	0.16 Ha

Value Area	Zone B - Camden Town Office & Resi £1,200 per sq ft
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£5,594,273	£4,240,926	£4,231,506	£4,213,743	£4,114,567	£3,438,384	£3,026,666
60% LAR : 40% CIR	5%	£5,253,756	£3,934,745	£3,925,360	£3,907,657	£3,808,630	£3,133,335	£2,722,110
60% LAR : 40% CIR	10%	£4,911,504	£3,626,841	£3,617,490	£3,599,840	£3,500,950	£2,826,474	£2,415,704
60% LAR : 40% CIR	15%	£4,567,533	£3,317,230	£3,307,908	£3,290,310	£3,191,545	£2,517,818	£2,107,464
60% LAR : 40% CIR	20%	£4,221,860	£3,005,929	£2,996,634	£2,979,081	£2,880,429	£2,207,384	£1,797,410
60% LAR : 40% CIR	25%	£3,874,502	£2,692,954	£2,683,684	£2,666,171	£2,567,621	£1,895,190	£1,485,558
60% LAR : 40% CIR	**30%**	**£3,525,473**	**£2,378,321**	**£2,369,072**	**£2,351,595**	**£2,253,137**	**£1,581,253**	**£1,171,924**
60% LAR : 40% CIR	35%	£3,174,791	£2,062,047	£2,052,816	£2,035,371	£1,936,993	£1,265,589	£856,528
60% LAR : 40% CIR	40%	£2,822,473	£1,744,148	£1,734,931	£1,717,514	£1,619,206	£948,217	£539,385
60% LAR : 40% CIR	45%	£2,468,533	£1,424,639	£1,415,435	£1,398,041	£1,299,790	£629,152	£220,514
60% LAR : 40% CIR	50%	£2,275,730	£1,263,675	£1,254,480	£1,237,106	£1,138,903	£468,549	£60,070

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,384,655	-£11,738,002	-£11,747,421	-£11,765,184	-£11,864,360	-£12,540,543	-£12,952,261
60% LAR : 40% CIR	5%	-£10,725,171	-£12,044,182	-£12,053,567	-£12,071,271	-£12,170,297	-£12,845,592	-£13,256,817
60% LAR : 40% CIR	10%	-£11,067,423	-£12,352,086	-£12,361,438	-£12,379,087	-£12,477,977	-£13,152,453	-£13,563,223
60% LAR : 40% CIR	15%	-£11,411,394	-£12,661,697	-£12,671,019	-£12,688,617	-£12,787,383	-£13,461,109	-£13,871,463
60% LAR : 40% CIR	20%	-£11,757,067	-£12,972,998	-£12,982,293	-£12,999,847	-£13,098,498	-£13,771,543	-£14,181,518
60% LAR : 40% CIR	25%	-£12,104,426	-£13,285,973	-£13,295,243	-£13,312,756	-£13,411,306	-£14,083,737	-£14,493,370
60% LAR : 40% CIR	**30%**	**-£12,453,454**	**-£13,600,606**	**-£13,609,856**	**-£13,627,332**	**-£13,725,790**	**-£14,397,674**	**-£14,807,003**
60% LAR : 40% CIR	35%	-£12,804,136	-£13,916,880	-£13,926,111	-£13,943,556	-£14,041,935	-£14,713,338	-£15,122,400
60% LAR : 40% CIR	40%	-£13,156,454	-£14,234,779	-£14,243,996	-£14,261,413	-£14,359,721	-£15,030,710	-£15,439,542
60% LAR : 40% CIR	45%	-£13,510,394	-£14,554,288	-£14,563,492	-£14,580,886	-£14,679,137	-£15,349,776	-£15,758,413
60% LAR : 40% CIR	50%	-£13,703,197	-£14,715,252	-£14,724,447	-£14,741,822	-£14,840,025	-£15,510,378	-£15,918,857

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,763,437	-£5,116,784	-£5,126,203	-£5,143,966	-£5,243,142	-£5,919,325	-£6,331,043
60% LAR : 40% CIR	5%	-£4,103,953	-£5,422,964	-£5,432,349	-£5,450,052	-£5,549,079	-£6,224,374	-£6,635,599
60% LAR : 40% CIR	10%	-£4,446,205	-£5,730,868	-£5,740,220	-£5,757,869	-£5,856,759	-£6,531,235	-£6,942,005
60% LAR : 40% CIR	15%	-£4,790,176	-£6,040,479	-£6,049,801	-£6,067,399	-£6,166,165	-£6,839,891	-£7,250,245
60% LAR : 40% CIR	20%	-£5,135,849	-£6,351,780	-£6,361,075	-£6,378,629	-£6,477,280	-£7,150,325	-£7,560,299
60% LAR : 40% CIR	25%	-£5,483,208	-£6,664,755	-£6,674,025	-£6,691,538	-£6,790,088	-£7,462,519	-£7,872,152
60% LAR : 40% CIR	**30%**	**-£5,832,236**	**-£6,979,388**	**-£6,988,638**	**-£7,006,114**	**-£7,104,572**	**-£7,776,456**	**-£8,185,785**
60% LAR : 40% CIR	35%	-£6,182,918	-£7,295,662	-£7,304,893	-£7,322,338	-£7,420,716	-£8,092,120	-£8,501,182
60% LAR : 40% CIR	40%	-£6,535,236	-£7,613,561	-£7,622,778	-£7,640,195	-£7,738,503	-£8,409,492	-£8,818,324
60% LAR : 40% CIR	45%	-£6,889,176	-£7,933,070	-£7,942,274	-£7,959,668	-£8,057,919	-£8,728,558	-£9,137,195
60% LAR : 40% CIR	50%	-£7,081,979	-£8,094,034	-£8,103,229	-£8,120,603	-£8,218,807	-£8,889,160	-£9,297,639

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,019,909	-£2,373,256	-£2,382,675	-£2,400,439	-£2,499,614	-£3,175,798	-£3,587,516
60% LAR : 40% CIR	5%	-£1,360,426	-£2,679,437	-£2,688,821	-£2,706,525	-£2,805,552	-£3,480,847	-£3,892,072
60% LAR : 40% CIR	10%	-£1,702,678	-£2,987,341	-£2,996,692	-£3,014,341	-£3,113,232	-£3,787,708	-£4,198,478
60% LAR : 40% CIR	15%	-£2,046,649	-£3,296,952	-£3,306,273	-£3,323,872	-£3,422,637	-£4,096,364	-£4,506,717
60% LAR : 40% CIR	20%	-£2,392,321	-£3,608,253	-£3,617,547	-£3,635,101	-£3,733,753	-£4,406,798	-£4,816,772
60% LAR : 40% CIR	25%	-£2,739,680	-£3,921,228	-£3,930,498	-£3,948,011	-£4,046,560	-£4,718,992	-£5,128,624
60% LAR : 40% CIR	**30%**	**-£3,088,708**	**-£4,235,861**	**-£4,245,110**	**-£4,262,587**	**-£4,361,045**	**-£5,032,929**	**-£5,442,258**
60% LAR : 40% CIR	35%	-£3,439,390	-£4,552,135	-£4,561,366	-£4,578,810	-£4,677,189	-£5,348,592	-£5,757,654
60% LAR : 40% CIR	40%	-£3,791,709	-£4,870,034	-£4,879,251	-£4,896,667	-£4,994,976	-£5,665,965	-£6,074,797
60% LAR : 40% CIR	45%	-£4,145,649	-£5,189,543	-£5,198,747	-£5,216,140	-£5,314,391	-£5,985,030	-£6,393,667
60% LAR : 40% CIR	50%	-£4,338,452	-£5,350,506	-£5,359,702	-£5,377,076	-£5,475,279	-£6,145,633	-£6,554,112

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,223,200	£869,853	£860,434	£842,670	£743,495	£67,311	-£344,407
60% LAR : 40% CIR	5%	£1,882,684	£563,672	£554,288	£536,584	£437,557	-£237,738	-£648,962
60% LAR : 40% CIR	10%	£1,540,432	£255,768	£246,417	£228,768	£129,877	-£544,599	-£955,368
60% LAR : 40% CIR	15%	£1,196,460	-£53,843	-£63,164	-£80,763	-£179,528	-£853,255	-£1,263,608
60% LAR : 40% CIR	20%	£850,788	-£365,144	-£374,438	-£391,992	-£490,644	-£1,163,689	-£1,573,663
60% LAR : 40% CIR	25%	£503,429	-£678,119	-£687,389	-£704,902	-£803,451	-£1,475,883	-£1,885,515
60% LAR : 40% CIR	**30%**	**£154,401**	**-£992,752**	**-£1,002,001**	**-£1,019,478**	**-£1,117,936**	**-£1,789,819**	**-£2,199,149**
60% LAR : 40% CIR	35%	-£196,281	-£1,309,026	-£1,318,257	-£1,335,701	-£1,434,080	-£2,105,483	-£2,514,545
60% LAR : 40% CIR	40%	-£548,600	-£1,626,925	-£1,636,141	-£1,653,558	-£1,751,867	-£2,422,856	-£2,831,688
60% LAR : 40% CIR	45%	-£902,540	-£1,946,434	-£1,955,638	-£1,973,031	-£2,071,282	-£2,741,921	-£3,150,558
60% LAR : 40% CIR	50%	-£1,095,343	-£2,107,397	-£2,116,593	-£2,133,967	-£2,232,170	-£2,902,524	-£3,311,003

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR in Perp

Value Area	**Zone B - Camden Town Office & Resi £1,300 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£6,442,164	£5,075,259	£5,065,839	£5,048,076	£4,948,901	£4,272,718	£3,860,999
60% LAR : 40% CIR	5%	£6,059,253	£4,727,361	£4,717,978	£4,700,274	£4,601,247	£3,925,951	£3,514,727
60% LAR : 40% CIR	10%	£5,674,606	£4,377,741	£4,368,389	£4,350,740	£4,251,850	£3,577,374	£3,166,604
60% LAR : 40% CIR	15%	£5,288,242	£4,026,413	£4,017,092	£3,999,493	£3,900,728	£3,227,001	£2,816,648
60% LAR : 40% CIR	20%	£4,900,174	£3,673,396	£3,664,101	£3,646,548	£3,547,896	£2,874,851	£2,464,877
60% LAR : 40% CIR	25%	£4,510,421	£3,318,705	£3,309,434	£3,291,921	£3,193,371	£2,520,941	£2,111,307
60% LAR : 40% CIR	**30%**	**£4,118,997**	**£2,962,355**	**£2,953,105**	**£2,935,629**	**£2,837,170**	**£2,165,287**	**£1,755,957**
60% LAR : 40% CIR	35%	£3,725,921	£2,604,364	£2,595,133	£2,577,687	£2,479,310	£1,807,906	£1,398,843
60% LAR : 40% CIR	40%	£3,331,208	£2,244,748	£2,235,532	£2,218,114	£2,119,805	£1,448,816	£1,039,985
60% LAR : 40% CIR	45%	£2,934,874	£1,883,523	£1,874,318	£1,856,925	£1,758,674	£1,088,035	£679,398
60% LAR : 40% CIR	50%	£2,724,987	£1,705,748	£1,696,554	£1,679,179	£1,580,976	£910,623	£502,144

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,536,763	-£10,903,668	-£10,913,088	-£10,930,852	-£11,030,026	-£11,706,210	-£12,117,928
60% LAR : 40% CIR	5%	-£9,919,674	-£11,251,566	-£11,260,950	-£11,278,654	-£11,377,680	-£12,052,976	-£12,464,200
60% LAR : 40% CIR	10%	-£10,304,321	-£11,601,186	-£11,610,538	-£11,628,187	-£11,727,077	-£12,401,554	-£12,812,323
60% LAR : 40% CIR	15%	-£10,690,686	-£11,952,514	-£11,961,835	-£11,979,434	-£12,078,199	-£12,751,926	-£13,162,279
60% LAR : 40% CIR	20%	-£11,078,753	-£12,305,531	-£12,314,826	-£12,332,380	-£12,431,031	-£13,104,076	-£13,514,051
60% LAR : 40% CIR	25%	-£11,468,507	-£12,660,223	-£12,669,494	-£12,687,007	-£12,785,556	-£13,457,987	-£13,867,620
60% LAR : 40% CIR	**30%**	**-£11,859,931**	**-£13,016,572**	**-£13,025,822**	**-£13,043,298**	**-£13,141,757**	**-£13,813,641**	**-£14,222,970**
60% LAR : 40% CIR	35%	-£12,253,006	-£13,374,563	-£13,383,795	-£13,401,240	-£13,499,618	-£14,171,021	-£14,580,084
60% LAR : 40% CIR	40%	-£12,647,719	-£13,734,180	-£13,743,396	-£13,760,813	-£13,859,122	-£14,530,111	-£14,938,943
60% LAR : 40% CIR	45%	-£13,044,053	-£14,095,404	-£14,104,609	-£14,122,003	-£14,220,253	-£14,890,893	-£15,299,530
60% LAR : 40% CIR	50%	-£13,253,941	-£14,273,179	-£14,282,374	-£14,299,748	-£14,397,951	-£15,068,304	-£15,476,784

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,915,545	-£4,282,450	-£4,291,870	-£4,309,634	-£4,408,808	-£5,084,991	-£5,496,710
60% LAR : 40% CIR	5%	-£3,298,456	-£4,630,348	-£4,639,732	-£4,657,435	-£4,756,462	-£5,431,758	-£5,842,982
60% LAR : 40% CIR	10%	-£3,683,103	-£4,979,968	-£4,989,320	-£5,006,969	-£5,105,859	-£5,780,335	-£6,191,105
60% LAR : 40% CIR	15%	-£4,069,468	-£5,331,296	-£5,340,617	-£5,358,216	-£5,456,981	-£6,130,708	-£6,541,061
60% LAR : 40% CIR	20%	-£4,457,535	-£5,684,313	-£5,693,608	-£5,711,162	-£5,809,813	-£6,482,858	-£6,892,832
60% LAR : 40% CIR	25%	-£4,847,289	-£6,039,004	-£6,048,276	-£6,065,788	-£6,164,338	-£6,836,769	-£7,246,402
60% LAR : 40% CIR	**30%**	**-£5,238,712**	**-£6,395,354**	**-£6,404,604**	**-£6,422,080**	**-£6,520,539**	**-£7,192,423**	**-£7,601,752**
60% LAR : 40% CIR	35%	-£5,631,788	-£6,753,345	-£6,762,576	-£6,780,022	-£6,878,400	-£7,549,803	-£7,958,866
60% LAR : 40% CIR	40%	-£6,026,501	-£7,112,961	-£7,122,177	-£7,139,595	-£7,237,904	-£7,908,893	-£8,317,724
60% LAR : 40% CIR	45%	-£6,422,835	-£7,474,186	-£7,483,391	-£7,500,785	-£7,599,035	-£8,269,674	-£8,678,312
60% LAR : 40% CIR	50%	-£6,632,722	-£7,651,961	-£7,661,155	-£7,678,530	-£7,776,733	-£8,447,086	-£8,855,565

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£172,018	-£1,538,923	-£1,548,343	-£1,566,106	-£1,665,281	-£2,341,464	-£2,753,182
60% LAR : 40% CIR	5%	-£554,929	-£1,886,821	-£1,896,204	-£1,913,908	-£2,012,935	-£2,688,231	-£3,099,454
60% LAR : 40% CIR	10%	-£939,575	-£2,236,441	-£2,245,792	-£2,263,442	-£2,362,332	-£3,036,808	-£3,447,578
60% LAR : 40% CIR	15%	-£1,325,940	-£2,587,769	-£2,597,090	-£2,614,689	-£2,713,454	-£3,387,180	-£3,797,534
60% LAR : 40% CIR	20%	-£1,714,008	-£2,940,786	-£2,950,080	-£2,967,634	-£3,066,286	-£3,739,331	-£4,149,305
60% LAR : 40% CIR	25%	-£2,103,761	-£3,295,477	-£3,304,748	-£3,322,261	-£3,420,811	-£4,093,241	-£4,502,875
60% LAR : 40% CIR	**30%**	**-£2,495,185**	**-£3,651,826**	**-£3,661,077**	**-£3,678,553**	**-£3,777,012**	**-£4,448,895**	**-£4,858,225**
60% LAR : 40% CIR	35%	-£2,888,261	-£4,009,818	-£4,019,049	-£4,036,494	-£4,134,872	-£4,806,275	-£5,215,338
60% LAR : 40% CIR	40%	-£3,282,974	-£4,369,434	-£4,378,650	-£4,396,068	-£4,494,376	-£5,165,366	-£5,574,197
60% LAR : 40% CIR	45%	-£3,679,308	-£4,730,659	-£4,739,864	-£4,757,257	-£4,855,507	-£5,526,147	-£5,934,784
60% LAR : 40% CIR	50%	-£3,889,195	-£4,908,434	-£4,917,628	-£4,935,002	-£5,033,205	-£5,703,559	-£6,112,038

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,071,091	£1,704,186	£1,694,766	£1,677,003	£1,577,828	£901,645	£489,927
60% LAR : 40% CIR	5%	£2,688,180	£1,356,289	£1,346,905	£1,329,201	£1,230,174	£554,878	£143,655
60% LAR : 40% CIR	10%	£2,303,534	£1,006,668	£997,317	£979,667	£880,777	£206,301	-£204,469
60% LAR : 40% CIR	15%	£1,917,169	£655,341	£646,019	£628,420	£529,655	-£144,071	-£554,425
60% LAR : 40% CIR	20%	£1,529,101	£302,323	£293,029	£275,475	£176,823	-£496,222	-£906,196
60% LAR : 40% CIR	25%	£1,139,348	-£52,368	-£61,639	-£79,152	-£177,702	-£850,132	-£1,259,766
60% LAR : 40% CIR	**30%**	**£747,924**	**-£408,717**	**-£417,968**	**-£435,444**	**-£533,902**	**-£1,205,786**	**-£1,615,116**
60% LAR : 40% CIR	35%	£354,848	-£766,709	-£775,940	-£793,385	-£891,763	-£1,563,166	-£1,972,229
60% LAR : 40% CIR	40%	-£39,865	-£1,126,325	-£1,135,541	-£1,152,959	-£1,251,267	-£1,922,256	-£2,331,088
60% LAR : 40% CIR	45%	-£436,198	-£1,487,550	-£1,496,754	-£1,514,148	-£1,612,398	-£2,283,038	-£2,691,675
60% LAR : 40% CIR	50%	-£646,086	-£1,665,325	-£1,674,519	-£1,691,893	-£1,790,096	-£2,460,450	-£2,868,929

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR for 15 Years

Value Area	**Zone B - Camden Town Office & Resi £900 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£4,106,798	£2,777,237	£2,767,817	£2,750,053	£2,650,879	£1,974,695	£1,562,977
60% LAR : 40% CIR	5%	£3,893,465	£2,596,206	£2,586,822	£2,569,118	£2,470,091	£1,794,795	£1,383,572
60% LAR : 40% CIR	10%	£3,678,398	£2,413,452	£2,404,101	£2,386,451	£2,287,561	£1,613,084	£1,202,315
60% LAR : 40% CIR	15%	£3,461,611	£2,228,992	£2,219,670	£2,202,070	£2,103,305	£1,429,579	£1,019,226
60% LAR : 40% CIR	20%	£3,243,121	£2,042,841	£2,033,546	£2,015,991	£1,917,340	£1,244,296	£834,321
60% LAR : 40% CIR	25%	£3,022,947	£1,855,016	£1,845,745	£1,828,232	£1,729,682	£1,057,251	£647,618
60% LAR : 40% CIR	**30%**	**£2,801,102**	**£1,665,532**	**£1,656,283**	**£1,638,806**	**£1,540,348**	**£868,464**	**£459,135**
60% LAR : 40% CIR	35%	£2,577,604	£1,474,408	£1,465,177	£1,447,732	£1,349,354	£677,951	£268,889
60% LAR : 40% CIR	40%	£2,352,469	£1,281,659	£1,272,443	£1,255,026	£1,156,716	£485,728	£76,896
60% LAR : 40% CIR	45%	£2,125,713	£1,087,300	£1,078,097	£1,060,703	£962,452	£291,813	-£118,607
60% LAR : 40% CIR	50%	£1,932,459	£925,894	£916,699	£899,324	£801,121	£130,768	-£281,949

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,872,129	-£13,201,690	-£13,211,111	-£13,228,874	-£13,328,049	-£14,004,232	-£14,415,950
60% LAR : 40% CIR	5%	-£12,085,462	-£13,382,722	-£13,392,105	-£13,409,809	-£13,508,836	-£14,184,132	-£14,595,356
60% LAR : 40% CIR	10%	-£12,300,530	-£13,565,476	-£13,574,826	-£13,592,476	-£13,691,367	-£14,365,843	-£14,776,612
60% LAR : 40% CIR	15%	-£12,517,317	-£13,749,936	-£13,759,257	-£13,776,857	-£13,875,622	-£14,549,349	-£14,959,701
60% LAR : 40% CIR	20%	-£12,735,806	-£13,936,086	-£13,945,381	-£13,962,936	-£14,061,587	-£14,734,632	-£15,144,606
60% LAR : 40% CIR	25%	-£12,955,981	-£14,123,911	-£14,133,182	-£14,150,695	-£14,249,245	-£14,921,676	-£15,331,309
60% LAR : 40% CIR	**30%**	**-£13,177,826**	**-£14,313,395**	**-£14,322,645**	**-£14,340,121**	**-£14,438,579**	**-£15,110,463**	**-£15,519,792**
60% LAR : 40% CIR	35%	-£13,401,324	-£14,504,519	-£14,513,750	-£14,531,196	-£14,629,573	-£15,300,977	-£15,710,039
60% LAR : 40% CIR	40%	-£13,626,459	-£14,697,269	-£14,706,485	-£14,723,901	-£14,822,211	-£15,493,199	-£15,902,031
60% LAR : 40% CIR	45%	-£13,853,214	-£14,891,627	-£14,900,831	-£14,918,224	-£15,016,475	-£15,687,114	-£16,097,534
60% LAR : 40% CIR	50%	-£14,046,468	-£15,053,033	-£15,062,228	-£15,079,603	-£15,177,806	-£15,848,159	-£16,260,876

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,250,911	-£6,580,472	-£6,589,892	-£6,607,656	-£6,706,830	-£7,383,014	-£7,794,732
60% LAR : 40% CIR	5%	-£5,464,244	-£6,761,504	-£6,770,887	-£6,788,591	-£6,887,618	-£7,562,914	-£7,974,137
60% LAR : 40% CIR	10%	-£5,679,311	-£6,944,257	-£6,953,608	-£6,971,258	-£7,070,149	-£7,744,625	-£8,155,394
60% LAR : 40% CIR	15%	-£5,896,098	-£7,128,718	-£7,138,039	-£7,155,639	-£7,254,404	-£7,928,130	-£8,338,483
60% LAR : 40% CIR	20%	-£6,114,588	-£7,314,868	-£7,324,163	-£7,341,718	-£7,440,369	-£8,113,413	-£8,523,388
60% LAR : 40% CIR	25%	-£6,334,763	-£7,502,693	-£7,511,964	-£7,529,477	-£7,628,027	-£8,300,458	-£8,710,091
60% LAR : 40% CIR	**30%**	**-£6,556,608**	**-£7,692,177**	**-£7,701,426**	**-£7,718,903**	**-£7,817,361**	**-£8,489,245**	**-£8,898,574**
60% LAR : 40% CIR	35%	-£6,780,105	-£7,883,301	-£7,892,532	-£7,909,977	-£8,008,355	-£8,679,758	-£9,088,820
60% LAR : 40% CIR	40%	-£7,005,240	-£8,076,051	-£8,085,267	-£8,102,683	-£8,200,993	-£8,871,981	-£9,280,813
60% LAR : 40% CIR	45%	-£7,231,996	-£8,270,409	-£8,279,612	-£8,297,006	-£8,395,257	-£9,065,896	-£9,476,316
60% LAR : 40% CIR	50%	-£7,425,250	-£8,431,815	-£8,441,010	-£8,458,385	-£8,556,588	-£9,226,941	-£9,639,658

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,507,383	-£3,836,945	-£3,846,365	-£3,864,129	-£3,963,303	-£4,639,486	-£5,051,205
60% LAR : 40% CIR	5%	-£2,720,716	-£4,017,976	-£4,027,360	-£4,045,064	-£4,144,091	-£4,819,386	-£5,230,610
60% LAR : 40% CIR	10%	-£2,935,784	-£4,200,730	-£4,210,081	-£4,227,731	-£4,326,621	-£5,001,097	-£5,411,867
60% LAR : 40% CIR	15%	-£3,152,571	-£4,385,190	-£4,394,512	-£4,412,111	-£4,510,877	-£5,184,603	-£5,594,956
60% LAR : 40% CIR	20%	-£3,371,061	-£4,571,341	-£4,580,636	-£4,598,190	-£4,696,842	-£5,369,886	-£5,779,860
60% LAR : 40% CIR	25%	-£3,591,235	-£4,759,166	-£4,768,437	-£4,785,950	-£4,884,499	-£5,556,931	-£5,966,563
60% LAR : 40% CIR	**30%**	**-£3,813,080**	**-£4,948,650**	**-£4,957,899**	**-£4,975,376**	**-£5,073,834**	**-£5,745,717**	**-£6,155,047**
60% LAR : 40% CIR	35%	-£4,036,578	-£5,139,774	-£5,149,005	-£5,166,450	-£5,264,828	-£5,936,231	-£6,345,293
60% LAR : 40% CIR	40%	-£4,261,713	-£5,332,523	-£5,341,739	-£5,359,156	-£5,457,466	-£6,128,454	-£6,537,285
60% LAR : 40% CIR	45%	-£4,488,469	-£5,526,881	-£5,536,085	-£5,553,479	-£5,651,730	-£6,322,369	-£6,732,789
60% LAR : 40% CIR	50%	-£4,681,722	-£5,688,288	-£5,697,483	-£5,714,857	-£5,813,060	-£6,483,414	-£6,896,131

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£735,726	-£593,836	-£603,256	-£621,019	-£720,194	-£1,396,377	-£1,808,096
60% LAR : 40% CIR	5%	£522,393	-£774,867	-£784,251	-£801,955	-£900,981	-£1,576,277	-£1,987,501
60% LAR : 40% CIR	10%	£307,325	-£957,621	-£966,972	-£984,622	-£1,083,512	-£1,757,988	-£2,168,758
60% LAR : 40% CIR	15%	£90,538	-£1,142,081	-£1,151,403	-£1,169,002	-£1,267,767	-£1,941,494	-£2,351,847
60% LAR : 40% CIR	20%	-£127,952	-£1,328,232	-£1,337,527	-£1,355,081	-£1,453,733	-£2,126,777	-£2,536,751
60% LAR : 40% CIR	25%	-£348,126	-£1,516,057	-£1,525,328	-£1,542,841	-£1,641,390	-£2,313,822	-£2,723,454
60% LAR : 40% CIR	**30%**	**-£569,971**	**-£1,705,540**	**-£1,714,790**	**-£1,732,267**	**-£1,830,725**	**-£2,502,608**	**-£2,911,938**
60% LAR : 40% CIR	35%	-£793,469	-£1,896,664	-£1,905,896	-£1,923,341	-£2,021,719	-£2,693,122	-£3,102,184
60% LAR : 40% CIR	40%	-£1,018,604	-£2,089,414	-£2,098,630	-£2,116,047	-£2,214,357	-£2,885,345	-£3,294,176
60% LAR : 40% CIR	45%	-£1,245,360	-£2,283,772	-£2,292,976	-£2,310,370	-£2,408,621	-£3,079,260	-£3,489,679
60% LAR : 40% CIR	50%	-£1,438,613	-£2,445,178	-£2,454,374	-£2,471,748	-£2,569,951	-£3,240,305	-£3,653,021

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR for 15 Years	

Value Area	**Zone B - Camden Town Office & Resi £1,000 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£4,954,690	£3,611,570	£3,602,150	£3,584,387	£3,485,212	£2,809,028	£2,397,311
60% LAR : 40% CIR	5%	£4,698,962	£3,388,823	£3,379,439	£3,361,734	£3,262,707	£2,587,413	£2,176,188
60% LAR : 40% CIR	10%	£4,441,500	£3,164,352	£3,155,001	£3,137,352	£3,038,461	£2,363,984	£1,953,216
60% LAR : 40% CIR	15%	£4,182,318	£2,938,175	£2,928,853	£2,911,254	£2,812,489	£2,138,762	£1,728,410
60% LAR : 40% CIR	20%	£3,921,435	£2,710,307	£2,701,012	£2,683,458	£2,584,807	£1,911,762	£1,501,787
60% LAR : 40% CIR	25%	£3,658,865	£2,480,766	£2,471,495	£2,453,982	£2,355,432	£1,683,002	£1,273,368
60% LAR : 40% CIR	**30%**	**£3,394,625**	**£2,249,567**	**£2,240,316**	**£2,222,840**	**£2,124,381**	**£1,452,498**	**£1,043,168**
60% LAR : 40% CIR	35%	£3,128,732	£2,016,725	£2,007,494	£1,990,049	£1,891,671	£1,220,268	£811,205
60% LAR : 40% CIR	40%	£2,861,204	£1,782,259	£1,773,042	£1,755,625	£1,657,317	£986,328	£577,496
60% LAR : 40% CIR	45%	£2,592,053	£1,546,183	£1,536,980	£1,519,586	£1,421,335	£750,696	£342,059
60% LAR : 40% CIR	50%	£2,405,782	£1,391,647	£1,382,453	£1,365,078	£1,266,875	£596,522	£188,043

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,024,237	-£12,367,357	-£12,376,777	-£12,394,540	-£12,493,715	-£13,169,899	-£13,581,617
60% LAR : 40% CIR	5%	-£11,279,965	-£12,590,105	-£12,599,488	-£12,617,193	-£12,716,220	-£13,391,515	-£13,802,739
60% LAR : 40% CIR	10%	-£11,537,427	-£12,814,575	-£12,823,926	-£12,841,576	-£12,940,466	-£13,614,943	-£14,025,712
60% LAR : 40% CIR	15%	-£11,796,609	-£13,040,752	-£13,050,074	-£13,067,673	-£13,166,439	-£13,840,165	-£14,250,518
60% LAR : 40% CIR	20%	-£12,057,492	-£13,268,620	-£13,277,915	-£13,295,469	-£13,394,120	-£14,067,165	-£14,477,140
60% LAR : 40% CIR	25%	-£12,320,063	-£13,498,162	-£13,507,433	-£13,524,946	-£13,623,495	-£14,295,926	-£14,705,559
60% LAR : 40% CIR	**30%**	**-£12,584,302**	**-£13,729,361**	**-£13,738,611**	**-£13,756,087**	**-£13,854,546**	**-£14,526,430**	**-£14,935,759**
60% LAR : 40% CIR	35%	-£12,850,195	-£13,962,202	-£13,971,433	-£13,988,879	-£14,087,257	-£14,758,660	-£15,167,723
60% LAR : 40% CIR	40%	-£13,117,724	-£14,196,668	-£14,205,885	-£14,223,302	-£14,321,611	-£14,992,600	-£15,401,431
60% LAR : 40% CIR	45%	-£13,386,874	-£14,432,744	-£14,441,947	-£14,459,341	-£14,557,592	-£15,228,231	-£15,636,868
60% LAR : 40% CIR	50%	-£13,573,145	-£14,587,280	-£14,596,475	-£14,613,849	-£14,712,052	-£15,382,405	-£15,790,884

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,403,019	-£5,746,139	-£5,755,559	-£5,773,322	-£5,872,497	-£6,548,681	-£6,960,398
60% LAR : 40% CIR	5%	-£4,658,747	-£5,968,886	-£5,978,270	-£5,995,975	-£6,095,002	-£6,770,296	-£7,181,521
60% LAR : 40% CIR	10%	-£4,916,209	-£6,193,357	-£6,202,708	-£6,220,357	-£6,319,248	-£6,993,725	-£7,404,493
60% LAR : 40% CIR	15%	-£5,175,391	-£6,419,534	-£6,428,856	-£6,446,455	-£6,545,220	-£7,218,947	-£7,629,300
60% LAR : 40% CIR	20%	-£5,436,274	-£6,647,402	-£6,656,697	-£6,674,251	-£6,772,902	-£7,445,947	-£7,855,922
60% LAR : 40% CIR	25%	-£5,698,845	-£6,876,943	-£6,886,215	-£6,903,728	-£7,002,277	-£7,674,708	-£8,084,341
60% LAR : 40% CIR	**30%**	**-£5,963,084**	**-£7,108,143**	**-£7,117,393**	**-£7,134,869**	**-£7,233,328**	**-£7,905,211**	**-£8,314,541**
60% LAR : 40% CIR	35%	-£6,228,977	-£7,340,984	-£7,350,215	-£7,367,661	-£7,466,038	-£8,137,442	-£8,546,504
60% LAR : 40% CIR	40%	-£6,496,506	-£7,575,450	-£7,584,667	-£7,602,084	-£7,700,392	-£8,371,381	-£8,780,213
60% LAR : 40% CIR	45%	-£6,765,656	-£7,811,526	-£7,820,729	-£7,838,123	-£7,936,374	-£8,607,013	-£9,015,650
60% LAR : 40% CIR	50%	-£6,951,927	-£7,966,062	-£7,975,256	-£7,992,631	-£8,090,834	-£8,761,187	-£9,169,666

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,659,492	-£3,002,611	-£3,012,032	-£3,029,795	-£3,128,970	-£3,805,154	-£4,216,871
60% LAR : 40% CIR	5%	-£1,915,219	-£3,225,359	-£3,234,743	-£3,252,448	-£3,351,474	-£4,026,769	-£4,437,994
60% LAR : 40% CIR	10%	-£2,172,682	-£3,449,829	-£3,459,181	-£3,476,830	-£3,575,720	-£4,250,198	-£4,660,966
60% LAR : 40% CIR	15%	-£2,431,864	-£3,676,007	-£3,685,328	-£3,702,928	-£3,801,693	-£4,475,420	-£4,885,772
60% LAR : 40% CIR	20%	-£2,692,747	-£3,903,875	-£3,913,170	-£3,930,723	-£4,029,375	-£4,702,420	-£5,112,394
60% LAR : 40% CIR	25%	-£2,955,317	-£4,133,416	-£4,142,687	-£4,160,200	-£4,258,750	-£4,931,180	-£5,340,814
60% LAR : 40% CIR	**30%**	**-£3,219,557**	**-£4,364,615**	**-£4,373,866**	**-£4,391,342**	**-£4,489,800**	**-£5,161,684**	**-£5,571,014**
60% LAR : 40% CIR	35%	-£3,485,450	-£4,597,457	-£4,606,688	-£4,624,133	-£4,722,511	-£5,393,914	-£5,802,977
60% LAR : 40% CIR	40%	-£3,752,978	-£4,831,923	-£4,841,140	-£4,858,556	-£4,956,865	-£5,627,854	-£6,036,686
60% LAR : 40% CIR	45%	-£4,022,129	-£5,067,998	-£5,077,202	-£5,094,596	-£5,192,847	-£5,863,486	-£6,272,123
60% LAR : 40% CIR	50%	-£4,208,400	-£5,222,535	-£5,231,729	-£5,249,103	-£5,347,306	-£6,017,660	-£6,426,139

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,583,617	£240,498	£231,077	£213,314	£114,139	-£562,045	-£973,762
60% LAR : 40% CIR	5%	£1,327,890	£17,750	£8,366	-£9,339	-£108,365	-£783,660	-£1,194,885
60% LAR : 40% CIR	10%	£1,070,427	-£206,720	-£216,072	-£233,721	-£332,611	-£1,007,089	-£1,417,857
60% LAR : 40% CIR	15%	£811,245	-£432,898	-£442,219	-£459,819	-£558,584	-£1,232,311	-£1,642,663
60% LAR : 40% CIR	20%	£550,362	-£660,766	-£670,061	-£687,614	-£786,266	-£1,459,311	-£1,869,285
60% LAR : 40% CIR	25%	£287,792	-£890,307	-£899,578	-£917,091	-£1,015,641	-£1,688,071	-£2,097,705
60% LAR : 40% CIR	**30%**	**£23,552**	**-£1,121,506**	**-£1,130,757**	**-£1,148,233**	**-£1,246,691**	**-£1,918,575**	**-£2,327,904**
60% LAR : 40% CIR	35%	-£242,340	-£1,354,348	-£1,363,579	-£1,381,024	-£1,479,402	-£2,150,805	-£2,559,868
60% LAR : 40% CIR	40%	-£509,869	-£1,588,814	-£1,598,031	-£1,615,447	-£1,713,756	-£2,384,745	-£2,793,577
60% LAR : 40% CIR	45%	-£779,020	-£1,824,889	-£1,834,093	-£1,851,487	-£1,949,738	-£2,620,377	-£3,029,014
60% LAR : 40% CIR	50%	-£965,291	-£1,979,425	-£1,988,620	-£2,005,994	-£2,104,197	-£2,774,551	-£3,183,030

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR for 15 Years

Value Area	**Zone B - Camden Town Office & Resi £1,100 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£5,802,582	£4,445,904	£4,436,484	£4,418,720	£4,319,546	£3,643,362	£3,231,644
60% LAR : 40% CIR	5%	£5,504,459	£4,181,439	£4,172,055	£4,154,351	£4,055,325	£3,380,029	£2,968,805
60% LAR : 40% CIR	10%	£5,204,602	£3,915,252	£3,905,901	£3,888,251	£3,789,361	£3,114,885	£2,704,115
60% LAR : 40% CIR	15%	£4,903,026	£3,647,358	£3,638,037	£3,620,437	£3,521,672	£2,847,946	£2,437,593
60% LAR : 40% CIR	20%	£4,599,748	£3,377,774	£3,368,479	£3,350,925	£3,252,274	£2,579,229	£2,169,254
60% LAR : 40% CIR	25%	£4,294,784	£3,106,515	£3,097,245	£3,079,732	£2,981,183	£2,308,751	£1,899,119
60% LAR : 40% CIR	**30%**	**£3,988,149**	**£2,833,600**	**£2,824,350**	**£2,806,873**	**£2,708,415**	**£2,036,531**	**£1,627,202**
60% LAR : 40% CIR	35%	£3,679,862	£2,559,042	£2,549,810	£2,532,365	£2,433,988	£1,762,583	£1,353,522
60% LAR : 40% CIR	40%	£3,369,938	£2,282,859	£2,273,643	£2,256,226	£2,157,916	£1,486,928	£1,078,096
60% LAR : 40% CIR	45%	£3,058,393	£2,005,068	£1,995,863	£1,978,469	£1,880,219	£1,209,579	£800,942
60% LAR : 40% CIR	50%	£2,879,105	£1,857,401	£1,848,207	£1,830,832	£1,732,629	£1,062,276	£653,797

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,176,345	-£11,533,023	-£11,542,444	-£11,560,207	-£11,659,382	-£12,335,566	-£12,747,283
60% LAR : 40% CIR	5%	-£10,474,468	-£11,797,488	-£11,806,872	-£11,824,576	-£11,923,603	-£12,598,898	-£13,010,122
60% LAR : 40% CIR	10%	-£10,774,325	-£12,063,675	-£12,073,027	-£12,090,676	-£12,189,566	-£12,864,042	-£13,274,812
60% LAR : 40% CIR	15%	-£11,075,902	-£12,331,569	-£12,340,890	-£12,358,490	-£12,457,255	-£13,130,982	-£13,541,334
60% LAR : 40% CIR	20%	-£11,379,180	-£12,601,153	-£12,610,448	-£12,628,002	-£12,726,653	-£13,399,698	-£13,809,673
60% LAR : 40% CIR	25%	-£11,684,144	-£12,872,412	-£12,881,682	-£12,899,195	-£12,997,745	-£13,670,176	-£14,079,809
60% LAR : 40% CIR	**30%**	**-£11,990,778**	**-£13,145,327**	**-£13,154,577**	**-£13,172,054**	**-£13,270,513**	**-£13,942,396**	**-£14,351,726**
60% LAR : 40% CIR	35%	-£12,299,065	-£13,419,885	-£13,429,117	-£13,446,562	-£13,544,940	-£14,216,344	-£14,625,406
60% LAR : 40% CIR	40%	-£12,608,989	-£13,696,069	-£13,705,285	-£13,722,701	-£13,821,011	-£14,491,999	-£14,900,831
60% LAR : 40% CIR	45%	-£12,920,534	-£13,973,860	-£13,983,064	-£14,000,458	-£14,098,708	-£14,769,348	-£15,177,985
60% LAR : 40% CIR	50%	-£13,099,822	-£14,121,526	-£14,130,721	-£14,148,095	-£14,246,298	-£14,916,651	-£15,325,130

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,555,127	-£4,911,805	-£4,921,225	-£4,938,989	-£5,038,163	-£5,714,348	-£6,126,065
60% LAR : 40% CIR	5%	-£3,853,250	-£5,176,270	-£5,185,654	-£5,203,358	-£5,302,385	-£5,977,680	-£6,388,904
60% LAR : 40% CIR	10%	-£4,153,107	-£5,442,457	-£5,451,808	-£5,469,458	-£5,568,348	-£6,242,824	-£6,653,594
60% LAR : 40% CIR	15%	-£4,454,684	-£5,710,351	-£5,719,672	-£5,737,272	-£5,836,037	-£6,509,764	-£6,920,116
60% LAR : 40% CIR	20%	-£4,757,962	-£5,979,935	-£5,989,230	-£6,006,784	-£6,105,435	-£6,778,480	-£7,188,455
60% LAR : 40% CIR	25%	-£5,062,926	-£6,251,194	-£6,260,464	-£6,277,977	-£6,376,526	-£7,048,958	-£7,458,590
60% LAR : 40% CIR	**30%**	**-£5,369,560**	**-£6,524,109**	**-£6,533,359**	**-£6,550,836**	**-£6,649,294**	**-£7,321,178**	**-£7,730,508**
60% LAR : 40% CIR	35%	-£5,677,847	-£6,798,667	-£6,807,899	-£6,825,344	-£6,923,721	-£7,595,126	-£8,004,188
60% LAR : 40% CIR	40%	-£5,987,771	-£7,074,851	-£7,084,066	-£7,101,483	-£7,199,793	-£7,870,781	-£8,279,613
60% LAR : 40% CIR	45%	-£6,299,316	-£7,352,641	-£7,361,846	-£7,379,240	-£7,477,490	-£8,148,130	-£8,556,767
60% LAR : 40% CIR	50%	-£6,478,604	-£7,500,308	-£7,509,502	-£7,526,877	-£7,625,080	-£8,295,433	-£8,703,912

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£811,600	-£2,168,278	-£2,177,698	-£2,195,461	-£2,294,636	-£2,970,820	-£3,382,538
60% LAR : 40% CIR	5%	-£1,109,723	-£2,432,743	-£2,442,127	-£2,459,830	-£2,558,857	-£3,234,153	-£3,645,377
60% LAR : 40% CIR	10%	-£1,409,580	-£2,698,930	-£2,708,281	-£2,725,930	-£2,824,821	-£3,499,297	-£3,910,066
60% LAR : 40% CIR	15%	-£1,711,156	-£2,966,823	-£2,976,145	-£2,993,745	-£3,092,510	-£3,766,236	-£4,176,589
60% LAR : 40% CIR	20%	-£2,014,434	-£3,236,408	-£3,245,703	-£3,263,256	-£3,361,908	-£4,034,953	-£4,444,927
60% LAR : 40% CIR	25%	-£2,319,398	-£3,507,667	-£3,516,937	-£3,534,450	-£3,632,999	-£4,305,431	-£4,715,063
60% LAR : 40% CIR	**30%**	**-£2,626,033**	**-£3,780,582**	**-£3,789,832**	**-£3,807,308**	**-£3,905,767**	**-£4,577,651**	**-£4,986,980**
60% LAR : 40% CIR	35%	-£2,934,320	-£4,055,140	-£4,064,372	-£4,081,816	-£4,180,194	-£4,851,598	-£5,260,660
60% LAR : 40% CIR	40%	-£3,244,244	-£4,331,323	-£4,340,539	-£4,357,956	-£4,456,266	-£5,127,254	-£5,536,085
60% LAR : 40% CIR	45%	-£3,555,789	-£4,609,114	-£4,618,319	-£4,635,713	-£4,733,963	-£5,404,602	-£5,813,240
60% LAR : 40% CIR	50%	-£3,735,077	-£4,756,781	-£4,765,975	-£4,783,349	-£4,881,552	-£5,551,906	-£5,960,385

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,431,509	£1,074,831	£1,065,411	£1,047,648	£948,473	£272,289	-£139,429
60% LAR : 40% CIR	5%	£2,133,387	£810,366	£800,982	£783,279	£684,252	£8,956	-£402,268
60% LAR : 40% CIR	10%	£1,833,529	£544,179	£534,828	£517,179	£418,288	-£256,188	-£666,957
60% LAR : 40% CIR	15%	£1,531,953	£276,286	£266,964	£249,365	£150,599	-£523,127	-£933,480
60% LAR : 40% CIR	20%	£1,228,675	£6,701	-£2,594	-£20,147	-£118,799	-£791,844	-£1,201,818
60% LAR : 40% CIR	25%	£923,711	-£264,557	-£273,828	-£291,340	-£389,890	-£1,062,322	-£1,471,954
60% LAR : 40% CIR	**30%**	**£617,076**	**-£537,473**	**-£546,723**	**-£564,199**	**-£662,658**	**-£1,334,542**	**-£1,743,871**
60% LAR : 40% CIR	35%	£308,789	-£812,031	-£821,263	-£838,707	-£937,085	-£1,608,489	-£2,017,551
60% LAR : 40% CIR	40%	-£1,134	-£1,088,214	-£1,097,430	-£1,114,847	-£1,213,157	-£1,884,145	-£2,292,976
60% LAR : 40% CIR	45%	-£312,680	-£1,366,005	-£1,375,210	-£1,392,604	-£1,490,854	-£2,161,493	-£2,570,131
60% LAR : 40% CIR	50%	-£491,968	-£1,513,672	-£1,522,866	-£1,540,240	-£1,638,443	-£2,308,797	-£2,717,276

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR for 15 Years

Value Area	**Zone B - Camden Town Office & Resi £1,200 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£6,650,472	£5,280,237	£5,270,817	£5,253,054	£5,153,879	£4,477,695	£4,065,978
60% LAR : 40% CIR	5%	£6,309,956	£4,974,056	£4,964,672	£4,946,967	£4,847,942	£4,172,646	£3,761,422
60% LAR : 40% CIR	10%	£5,967,704	£4,666,152	£4,656,800	£4,639,151	£4,540,261	£3,865,785	£3,455,015
60% LAR : 40% CIR	15%	£5,623,734	£4,356,542	£4,347,220	£4,329,621	£4,230,855	£3,557,129	£3,146,776
60% LAR : 40% CIR	20%	£5,278,060	£4,045,241	£4,035,946	£4,018,392	£3,919,740	£3,246,696	£2,836,722
60% LAR : 40% CIR	25%	£4,930,702	£3,732,266	£3,722,995	£3,705,482	£3,606,932	£2,934,502	£2,524,868
60% LAR : 40% CIR	**30%**	**£4,581,673**	**£3,417,633**	**£3,408,383**	**£3,390,907**	**£3,292,448**	**£2,620,564**	**£2,211,235**
60% LAR : 40% CIR	35%	£4,230,991	£3,101,359	£3,092,127	£3,074,682	£2,976,305	£2,304,900	£1,895,838
60% LAR : 40% CIR	40%	£3,878,673	£2,783,459	£2,774,242	£2,756,825	£2,658,517	£1,987,528	£1,578,696
60% LAR : 40% CIR	45%	£3,524,734	£2,463,951	£2,454,746	£2,437,352	£2,339,102	£1,668,463	£1,259,825
60% LAR : 40% CIR	50%	£3,331,930	£2,302,986	£2,293,792	£2,276,417	£2,178,214	£1,507,860	£1,099,382

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,328,455	-£10,698,690	-£10,708,110	-£10,725,873	-£10,825,048	-£11,501,232	-£11,912,950
60% LAR : 40% CIR	5%	-£9,668,971	-£11,004,871	-£11,014,255	-£11,031,960	-£11,130,986	-£11,806,281	-£12,217,505
60% LAR : 40% CIR	10%	-£10,011,223	-£11,312,775	-£11,322,127	-£11,339,776	-£11,438,666	-£12,113,142	-£12,523,912
60% LAR : 40% CIR	15%	-£10,355,193	-£11,622,385	-£11,631,707	-£11,649,307	-£11,748,072	-£12,421,798	-£12,832,151
60% LAR : 40% CIR	20%	-£10,700,867	-£11,933,686	-£11,942,981	-£11,960,535	-£12,059,187	-£12,732,231	-£13,142,206
60% LAR : 40% CIR	25%	-£11,048,226	-£12,246,661	-£12,255,932	-£12,273,445	-£12,371,995	-£13,044,425	-£13,454,059
60% LAR : 40% CIR	**30%**	**-£11,397,254**	**-£12,561,294**	**-£12,570,544**	**-£12,588,021**	**-£12,686,479**	**-£13,358,363**	**-£13,767,692**
60% LAR : 40% CIR	35%	-£11,747,936	-£12,877,568	-£12,886,801	-£12,904,245	-£13,002,623	-£13,674,027	-£14,083,089
60% LAR : 40% CIR	40%	-£12,100,254	-£13,195,468	-£13,204,685	-£13,222,102	-£13,320,411	-£13,991,400	-£14,400,231
60% LAR : 40% CIR	45%	-£12,454,193	-£13,514,977	-£13,524,181	-£13,541,575	-£13,639,825	-£14,310,464	-£14,719,102
60% LAR : 40% CIR	50%	-£12,646,997	-£13,675,941	-£13,685,135	-£13,702,511	-£13,800,713	-£14,471,067	-£14,879,545

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,707,237	-£4,077,472	-£4,086,892	-£4,104,655	-£4,203,830	-£4,880,014	-£5,291,731
60% LAR : 40% CIR	5%	-£3,047,753	-£4,383,653	-£4,393,037	-£4,410,742	-£4,509,767	-£5,185,063	-£5,596,287
60% LAR : 40% CIR	10%	-£3,390,005	-£4,691,557	-£4,700,909	-£4,718,558	-£4,817,448	-£5,491,924	-£5,902,694
60% LAR : 40% CIR	15%	-£3,733,975	-£5,001,167	-£5,010,489	-£5,028,088	-£5,126,854	-£5,800,580	-£6,210,933
60% LAR : 40% CIR	20%	-£4,079,649	-£5,312,468	-£5,321,763	-£5,339,317	-£5,437,969	-£6,111,013	-£6,520,988
60% LAR : 40% CIR	25%	-£4,427,008	-£5,625,443	-£5,634,714	-£5,652,227	-£5,750,777	-£6,423,207	-£6,832,841
60% LAR : 40% CIR	**30%**	**-£4,776,036**	**-£5,940,076**	**-£5,949,326**	**-£5,966,802**	**-£6,065,261**	**-£6,737,145**	**-£7,146,474**
60% LAR : 40% CIR	35%	-£5,126,718	-£6,256,350	-£6,265,582	-£6,283,027	-£6,381,405	-£7,052,809	-£7,461,871
60% LAR : 40% CIR	40%	-£5,479,036	-£6,574,250	-£6,583,467	-£6,600,884	-£6,699,192	-£7,370,181	-£7,779,013
60% LAR : 40% CIR	45%	-£5,832,975	-£6,893,758	-£6,902,963	-£6,920,357	-£7,018,607	-£7,689,246	-£8,097,884
60% LAR : 40% CIR	50%	-£6,025,779	-£7,054,723	-£7,063,917	-£7,081,293	-£7,179,495	-£7,849,849	-£8,258,327

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£36,291	-£1,333,944	-£1,343,365	-£1,361,128	-£1,460,303	-£2,136,487	-£2,548,204
60% LAR : 40% CIR	5%	-£304,226	-£1,640,126	-£1,649,510	-£1,667,214	-£1,766,240	-£2,441,536	-£2,852,760
60% LAR : 40% CIR	10%	-£646,478	-£1,948,030	-£1,957,381	-£1,975,031	-£2,073,921	-£2,748,397	-£3,159,167
60% LAR : 40% CIR	15%	-£990,448	-£2,257,640	-£2,266,962	-£2,284,561	-£2,383,326	-£3,057,053	-£3,467,405
60% LAR : 40% CIR	20%	-£1,336,122	-£2,568,941	-£2,578,236	-£2,595,789	-£2,694,442	-£3,367,486	-£3,777,460
60% LAR : 40% CIR	25%	-£1,683,480	-£2,881,916	-£2,891,187	-£2,908,700	-£3,007,249	-£3,679,680	-£4,089,313
60% LAR : 40% CIR	**30%**	**-£2,032,508**	**-£3,196,549**	**-£3,205,798**	**-£3,223,275**	**-£3,321,734**	**-£3,993,618**	**-£4,402,947**
60% LAR : 40% CIR	35%	-£2,383,190	-£3,512,823	-£3,522,055	-£3,539,499	-£3,637,877	-£4,309,281	-£4,718,343
60% LAR : 40% CIR	40%	-£2,735,509	-£3,830,723	-£3,839,940	-£3,857,356	-£3,955,665	-£4,626,654	-£5,035,486
60% LAR : 40% CIR	45%	-£3,089,448	-£4,150,231	-£4,159,436	-£4,176,829	-£4,275,080	-£4,945,718	-£5,354,357
60% LAR : 40% CIR	50%	-£3,282,252	-£4,311,196	-£4,320,390	-£4,337,765	-£4,435,967	-£5,106,322	-£5,514,800

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,279,400	£1,909,165	£1,899,745	£1,881,981	£1,782,807	£1,106,622	£694,905
60% LAR : 40% CIR	5%	£2,938,883	£1,602,983	£1,593,600	£1,575,895	£1,476,869	£801,573	£390,349
60% LAR : 40% CIR	10%	£2,596,631	£1,295,079	£1,285,728	£1,268,079	£1,169,188	£494,712	£83,942
60% LAR : 40% CIR	15%	£2,252,661	£985,469	£976,148	£958,548	£859,783	£186,056	-£224,296
60% LAR : 40% CIR	20%	£1,906,988	£674,168	£664,874	£647,320	£548,667	-£124,377	-£534,351
60% LAR : 40% CIR	25%	£1,559,629	£361,193	£351,922	£334,409	£235,860	-£436,571	-£846,204
60% LAR : 40% CIR	**30%**	**£1,210,601**	**£46,560**	**£37,311**	**£19,834**	**-£78,625**	**-£750,509**	**-£1,159,838**
60% LAR : 40% CIR	35%	£859,919	-£269,714	-£278,946	-£296,390	-£394,768	-£1,066,172	-£1,475,234
60% LAR : 40% CIR	40%	£507,600	-£587,614	-£596,831	-£614,247	-£712,556	-£1,383,545	-£1,792,377
60% LAR : 40% CIR	45%	£153,661	-£907,122	-£916,327	-£933,720	-£1,031,970	-£1,702,609	-£2,111,247
60% LAR : 40% CIR	50%	-£39,143	-£1,068,086	-£1,077,281	-£1,094,656	-£1,192,858	-£1,863,213	-£2,271,691

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR for 15 Years		Value Area	Zone B - Camden Town Office & Resi £1,300 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,498,364	£6,114,571	£6,105,151	£6,087,387	£5,988,213	£5,312,029	£4,900,311
60% LAR : 40% CIR	5%	£7,115,453	£5,766,673	£5,757,288	£5,739,585	£5,640,558	£4,965,263	£4,554,038
60% LAR : 40% CIR	10%	£6,730,806	£5,417,052	£5,407,701	£5,390,051	£5,291,162	£4,616,685	£4,205,916
60% LAR : 40% CIR	15%	£6,344,441	£5,065,725	£5,056,404	£5,038,804	£4,940,039	£4,266,312	£3,855,960
60% LAR : 40% CIR	20%	£5,956,374	£4,712,707	£4,703,413	£4,685,858	£4,587,207	£3,914,162	£3,504,189
60% LAR : 40% CIR	25%	£5,566,621	£4,358,016	£4,348,745	£4,331,232	£4,232,683	£3,560,251	£3,150,619
60% LAR : 40% CIR	**30%**	**£5,175,198**	**£4,001,666**	**£3,992,417**	**£3,974,940**	**£3,876,482**	**£3,204,597**	**£2,795,268**
60% LAR : 40% CIR	35%	£4,782,121	£3,643,675	£3,634,444	£3,616,999	£3,518,621	£2,847,217	£2,438,155
60% LAR : 40% CIR	40%	£4,387,408	£3,284,060	£3,274,843	£3,257,426	£3,159,117	£2,488,128	£2,079,297
60% LAR : 40% CIR	45%	£3,991,074	£2,922,834	£2,913,630	£2,896,236	£2,797,985	£2,127,347	£1,718,709
60% LAR : 40% CIR	50%	£3,781,187	£2,745,060	£2,735,866	£2,718,490	£2,620,287	£1,949,934	£1,541,455

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,480,563	-£9,864,356	-£9,873,776	-£9,891,540	-£9,990,714	-£10,666,899	-£11,078,616
60% LAR : 40% CIR	5%	-£8,863,474	-£10,212,254	-£10,221,639	-£10,239,343	-£10,338,369	-£11,013,664	-£11,424,889
60% LAR : 40% CIR	10%	-£9,248,121	-£10,561,876	-£10,571,226	-£10,588,876	-£10,687,766	-£11,362,243	-£11,773,011
60% LAR : 40% CIR	15%	-£9,634,486	-£10,913,202	-£10,922,524	-£10,940,123	-£11,038,888	-£11,712,615	-£12,122,968
60% LAR : 40% CIR	20%	-£10,022,553	-£11,266,220	-£11,275,514	-£11,293,069	-£11,391,720	-£12,064,765	-£12,474,739
60% LAR : 40% CIR	25%	-£10,412,307	-£11,620,912	-£11,630,182	-£11,647,696	-£11,746,244	-£12,418,676	-£12,828,308
60% LAR : 40% CIR	**30%**	**-£10,803,730**	**-£11,977,261**	**-£11,986,511**	**-£12,003,987**	**-£12,102,445**	**-£12,774,330**	**-£13,183,659**
60% LAR : 40% CIR	35%	-£11,196,806	-£12,335,252	-£12,344,484	-£12,361,928	-£12,460,306	-£13,131,710	-£13,540,772
60% LAR : 40% CIR	40%	-£11,591,519	-£12,694,868	-£12,704,085	-£12,721,501	-£12,819,810	-£13,490,799	-£13,899,631
60% LAR : 40% CIR	45%	-£11,987,853	-£13,056,093	-£13,065,297	-£13,082,691	-£13,180,942	-£13,851,581	-£14,260,218
60% LAR : 40% CIR	50%	-£12,197,741	-£13,233,867	-£13,243,062	-£13,260,437	-£13,358,640	-£14,028,994	-£14,437,473

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,859,345	-£3,243,138	-£3,252,558	-£3,270,322	-£3,369,496	-£4,045,680	-£4,457,398
60% LAR : 40% CIR	5%	-£2,242,256	-£3,591,036	-£3,600,421	-£3,618,124	-£3,717,151	-£4,392,446	-£4,803,671
60% LAR : 40% CIR	10%	-£2,626,903	-£3,940,657	-£3,950,008	-£3,967,658	-£4,066,547	-£4,741,025	-£5,151,793
60% LAR : 40% CIR	15%	-£3,013,268	-£4,291,984	-£4,301,305	-£4,318,905	-£4,417,670	-£5,091,397	-£5,501,749
60% LAR : 40% CIR	20%	-£3,401,335	-£4,645,002	-£4,654,296	-£4,671,851	-£4,770,502	-£5,443,547	-£5,853,521
60% LAR : 40% CIR	25%	-£3,791,089	-£4,999,694	-£5,008,964	-£5,026,478	-£5,125,026	-£5,797,458	-£6,207,090
60% LAR : 40% CIR	**30%**	**-£4,182,511**	**-£5,356,043**	**-£5,365,292**	**-£5,382,769**	**-£5,481,227**	**-£6,153,112**	**-£6,562,441**
60% LAR : 40% CIR	35%	-£4,575,588	-£5,714,034	-£5,723,265	-£5,740,710	-£5,839,088	-£6,510,492	-£6,919,554
60% LAR : 40% CIR	40%	-£4,970,301	-£6,073,650	-£6,082,866	-£6,100,283	-£6,198,592	-£6,869,581	-£7,278,413
60% LAR : 40% CIR	45%	-£5,366,635	-£6,434,875	-£6,444,079	-£6,461,473	-£6,559,724	-£7,230,362	-£7,639,000
60% LAR : 40% CIR	50%	-£5,576,522	-£6,612,649	-£6,621,843	-£6,639,219	-£6,737,422	-£7,407,775	-£7,816,254

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£884,182	-£499,611	-£509,031	-£526,794	-£625,969	-£1,302,153	-£1,713,871
60% LAR : 40% CIR	5%	£501,271	-£847,509	-£856,893	-£874,597	-£973,624	-£1,648,919	-£2,060,143
60% LAR : 40% CIR	10%	£116,625	-£1,197,130	-£1,206,481	-£1,224,131	-£1,323,020	-£1,997,497	-£2,408,266
60% LAR : 40% CIR	15%	-£269,740	-£1,548,457	-£1,557,778	-£1,575,378	-£1,674,143	-£2,347,869	-£2,758,222
60% LAR : 40% CIR	20%	-£657,808	-£1,901,475	-£1,910,769	-£1,928,323	-£2,026,975	-£2,700,020	-£3,109,993
60% LAR : 40% CIR	25%	-£1,047,561	-£2,256,166	-£2,265,436	-£2,282,950	-£2,381,499	-£3,053,930	-£3,463,563
60% LAR : 40% CIR	**30%**	**-£1,438,984**	**-£2,612,515**	**-£2,621,765**	**-£2,639,242**	**-£2,737,700**	**-£3,409,584**	**-£3,818,914**
60% LAR : 40% CIR	35%	-£1,832,061	-£2,970,507	-£2,979,738	-£2,997,183	-£3,095,560	-£3,766,965	-£4,176,027
60% LAR : 40% CIR	40%	-£2,226,774	-£3,330,122	-£3,339,339	-£3,356,756	-£3,455,065	-£4,126,054	-£4,534,885
60% LAR : 40% CIR	45%	-£2,623,108	-£3,691,348	-£3,700,552	-£3,717,945	-£3,816,196	-£4,486,835	-£4,895,472
60% LAR : 40% CIR	50%	-£2,832,995	-£3,869,122	-£3,878,316	-£3,895,692	-£3,993,895	-£4,664,248	-£5,072,727

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,127,291	£2,743,498	£2,734,078	£2,716,315	£2,617,140	£1,940,956	£1,529,239
60% LAR : 40% CIR	5%	£3,744,380	£2,395,600	£2,386,216	£2,368,512	£2,269,485	£1,594,190	£1,182,966
60% LAR : 40% CIR	10%	£3,359,734	£2,045,979	£2,036,629	£2,018,978	£1,920,089	£1,245,612	£834,843
60% LAR : 40% CIR	15%	£2,973,369	£1,694,652	£1,685,331	£1,667,731	£1,568,966	£895,240	£484,887
60% LAR : 40% CIR	20%	£2,585,301	£1,341,634	£1,332,341	£1,314,786	£1,216,134	£543,089	£133,116
60% LAR : 40% CIR	25%	£2,195,548	£986,943	£977,673	£960,159	£861,610	£189,179	-£220,454
60% LAR : 40% CIR	**30%**	**£1,804,125**	**£630,594**	**£621,344**	**£603,867**	**£505,409**	**-£166,475**	**-£575,805**
60% LAR : 40% CIR	35%	£1,411,048	£272,602	£263,371	£245,927	£147,549	-£523,855	-£932,917
60% LAR : 40% CIR	40%	£1,016,335	-£87,013	-£96,230	-£113,647	-£211,955	-£882,945	-£1,291,776
60% LAR : 40% CIR	45%	£620,001	-£448,239	-£457,443	-£474,836	-£573,087	-£1,243,726	-£1,652,363
60% LAR : 40% CIR	50%	£410,114	-£626,013	-£635,207	-£652,582	-£750,785	-£1,421,139	-£1,829,618

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR for 15 Years		Value Area	Zone B - Camden Town Office & Resi £900 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,712,506	£2,389,249	£2,379,829	£2,362,065	£2,262,891	£1,586,708	£1,174,989
60% LAR : 40% CIR	5%	£3,499,174	£2,208,218	£2,198,834	£2,181,130	£2,082,103	£1,406,808	£995,584
60% LAR : 40% CIR	10%	£3,284,105	£2,025,464	£2,016,113	£1,998,463	£1,899,574	£1,225,097	£814,328
60% LAR : 40% CIR	15%	£3,067,318	£1,841,004	£1,831,682	£1,814,083	£1,715,317	£1,041,591	£631,238
60% LAR : 40% CIR	20%	£2,848,829	£1,654,853	£1,645,558	£1,628,004	£1,529,352	£856,308	£446,334
60% LAR : 40% CIR	25%	£2,628,654	£1,467,028	£1,457,757	£1,440,244	£1,341,694	£669,264	£259,631
60% LAR : 40% CIR	**30%**	**£2,406,809**	**£1,277,545**	**£1,268,295**	**£1,250,819**	**£1,152,360**	**£480,476**	**£71,147**
60% LAR : 40% CIR	35%	£2,183,311	£1,086,420	£1,077,189	£1,059,745	£961,366	£289,963	-£120,917
60% LAR : 40% CIR	40%	£1,958,176	£893,672	£884,455	£867,038	£768,728	£97,740	-£315,839
60% LAR : 40% CIR	45%	£1,731,420	£699,312	£690,109	£672,715	£574,464	-£97,642	-£512,515
60% LAR : 40% CIR	50%	£1,093,777	£100,621	£91,426	£74,052	-£24,520	-£705,102	-£1,119,813

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,266,422	-£13,589,678	-£13,599,099	-£13,616,862	-£13,716,037	-£14,392,220	-£14,803,938
60% LAR : 40% CIR	5%	-£12,479,754	-£13,770,710	-£13,780,093	-£13,797,797	-£13,896,824	-£14,572,120	-£14,983,343
60% LAR : 40% CIR	10%	-£12,694,822	-£13,953,464	-£13,962,814	-£13,980,464	-£14,079,354	-£14,753,831	-£15,164,599
60% LAR : 40% CIR	15%	-£12,911,609	-£14,137,924	-£14,147,245	-£14,164,845	-£14,263,610	-£14,937,336	-£15,347,689
60% LAR : 40% CIR	20%	-£13,130,098	-£14,324,074	-£14,333,369	-£14,350,923	-£14,449,575	-£15,122,619	-£15,532,594
60% LAR : 40% CIR	25%	-£13,350,273	-£14,511,899	-£14,521,170	-£14,538,683	-£14,637,233	-£15,309,663	-£15,719,297
60% LAR : 40% CIR	**30%**	**-£13,572,118**	**-£14,701,382**	**-£14,710,633**	**-£14,728,108**	**-£14,826,567**	**-£15,498,451**	**-£15,907,780**
60% LAR : 40% CIR	35%	-£13,795,616	-£14,892,507	-£14,901,738	-£14,919,183	-£15,017,561	-£15,688,965	-£16,099,844
60% LAR : 40% CIR	40%	-£14,020,751	-£15,085,256	-£15,094,473	-£15,111,889	-£15,210,199	-£15,881,187	-£16,294,766
60% LAR : 40% CIR	45%	-£14,247,507	-£15,279,615	-£15,288,819	-£15,306,212	-£15,404,463	-£16,076,570	-£16,491,442
60% LAR : 40% CIR	50%	-£14,885,151	-£15,878,306	-£15,887,501	-£15,904,876	-£16,003,447	-£16,684,029	-£17,098,741

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,645,203	-£6,968,460	-£6,977,880	-£6,995,644	-£7,094,818	-£7,771,002	-£8,182,720
60% LAR : 40% CIR	5%	-£5,858,535	-£7,149,491	-£7,158,875	-£7,176,579	-£7,275,606	-£7,950,902	-£8,362,125
60% LAR : 40% CIR	10%	-£6,073,604	-£7,332,245	-£7,341,596	-£7,359,246	-£7,458,135	-£8,132,613	-£8,543,381
60% LAR : 40% CIR	15%	-£6,290,391	-£7,516,705	-£7,526,027	-£7,543,627	-£7,642,392	-£8,316,118	-£8,726,471
60% LAR : 40% CIR	20%	-£6,508,880	-£7,702,856	-£7,712,151	-£7,729,705	-£7,828,357	-£8,501,401	-£8,911,376
60% LAR : 40% CIR	25%	-£6,729,055	-£7,890,681	-£7,899,952	-£7,917,465	-£8,016,015	-£8,688,445	-£9,098,079
60% LAR : 40% CIR	**30%**	**-£6,950,900**	**-£8,080,164**	**-£8,089,414**	**-£8,106,890**	**-£8,205,349**	**-£8,877,233**	**-£9,286,562**
60% LAR : 40% CIR	35%	-£7,174,398	-£8,271,289	-£8,280,520	-£8,297,964	-£8,396,343	-£9,067,746	-£9,478,626
60% LAR : 40% CIR	40%	-£7,399,533	-£8,464,037	-£8,473,254	-£8,490,671	-£8,588,981	-£9,259,969	-£9,673,548
60% LAR : 40% CIR	45%	-£7,626,289	-£8,658,397	-£8,667,600	-£8,684,994	-£8,783,245	-£9,455,351	-£9,870,224
60% LAR : 40% CIR	50%	-£8,263,933	-£9,257,088	-£9,266,283	-£9,283,657	-£9,382,229	-£10,062,811	-£10,477,523

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,901,676	-£4,224,933	-£4,234,353	-£4,252,116	-£4,351,291	-£5,027,474	-£5,439,193
60% LAR : 40% CIR	5%	-£3,115,008	-£4,405,964	-£4,415,348	-£4,433,052	-£4,532,078	-£5,207,374	-£5,618,598
60% LAR : 40% CIR	10%	-£3,330,077	-£4,588,718	-£4,598,069	-£4,615,719	-£4,714,608	-£5,389,085	-£5,799,854
60% LAR : 40% CIR	15%	-£3,546,864	-£4,773,178	-£4,782,500	-£4,800,099	-£4,898,864	-£5,572,591	-£5,982,944
60% LAR : 40% CIR	20%	-£3,765,352	-£4,959,329	-£4,968,624	-£4,986,177	-£5,084,830	-£5,757,874	-£6,167,848
60% LAR : 40% CIR	25%	-£3,985,528	-£5,147,154	-£5,156,425	-£5,173,938	-£5,272,487	-£5,944,918	-£6,354,551
60% LAR : 40% CIR	**30%**	**-£4,207,373**	**-£5,336,636**	**-£5,345,887**	**-£5,363,363**	**-£5,461,822**	**-£6,133,705**	**-£6,543,035**
60% LAR : 40% CIR	35%	-£4,430,871	-£5,527,761	-£5,536,993	-£5,554,437	-£5,652,816	-£6,324,219	-£6,735,099
60% LAR : 40% CIR	40%	-£4,656,006	-£5,720,510	-£5,729,727	-£5,747,144	-£5,845,454	-£6,516,442	-£6,930,020
60% LAR : 40% CIR	45%	-£4,882,762	-£5,914,869	-£5,924,073	-£5,941,467	-£6,039,718	-£6,711,824	-£7,126,696
60% LAR : 40% CIR	50%	-£5,520,405	-£6,513,560	-£6,522,756	-£6,540,130	-£6,638,702	-£7,319,284	-£7,733,995

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£341,433	-£981,824	-£991,244	-£1,009,007	-£1,108,182	-£1,784,365	-£2,196,084
60% LAR : 40% CIR	5%	£128,101	-£1,162,855	-£1,172,239	-£1,189,943	-£1,288,969	-£1,964,265	-£2,375,489
60% LAR : 40% CIR	10%	-£86,968	-£1,345,609	-£1,354,960	-£1,372,610	-£1,471,499	-£2,145,976	-£2,556,745
60% LAR : 40% CIR	15%	-£303,755	-£1,530,069	-£1,539,391	-£1,556,990	-£1,655,755	-£2,329,482	-£2,739,835
60% LAR : 40% CIR	20%	-£522,243	-£1,716,220	-£1,725,514	-£1,743,068	-£1,841,721	-£2,514,765	-£2,924,739
60% LAR : 40% CIR	25%	-£742,419	-£1,904,045	-£1,913,316	-£1,930,829	-£2,029,378	-£2,701,809	-£3,111,442
60% LAR : 40% CIR	**30%**	**-£964,264**	**-£2,093,527**	**-£2,102,778**	**-£2,120,254**	**-£2,218,713**	**-£2,890,596**	**-£3,299,926**
60% LAR : 40% CIR	35%	-£1,187,762	-£2,284,652	-£2,293,884	-£2,311,328	-£2,409,707	-£3,081,110	-£3,491,990
60% LAR : 40% CIR	40%	-£1,412,897	-£2,477,401	-£2,486,618	-£2,504,035	-£2,602,344	-£3,273,333	-£3,686,911
60% LAR : 40% CIR	45%	-£1,639,652	-£2,671,760	-£2,680,964	-£2,698,358	-£2,796,609	-£3,468,715	-£3,883,587
60% LAR : 40% CIR	50%	-£2,277,296	-£3,270,451	-£3,279,647	-£3,297,021	-£3,395,593	-£4,076,175	-£4,490,886

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR for 15 Years	
Value Area	Zone B - Camden Town Office & Resi £1,000 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£4,560,397	£3,223,582	£3,214,162	£3,196,399	£3,097,224	£2,421,041	£2,009,323
60% LAR : 40% CIR	5%	£4,304,670	£3,000,835	£2,991,451	£2,973,746	£2,874,720	£2,199,425	£1,788,200
60% LAR : 40% CIR	10%	£4,047,207	£2,776,364	£2,767,013	£2,749,364	£2,650,473	£1,975,997	£1,565,228
60% LAR : 40% CIR	15%	£3,788,025	£2,550,187	£2,540,866	£2,523,266	£2,424,501	£1,750,774	£1,340,422
60% LAR : 40% CIR	20%	£3,527,142	£2,322,319	£2,313,025	£2,295,470	£2,196,819	£1,523,774	£1,113,801
60% LAR : 40% CIR	25%	£3,264,572	£2,092,778	£2,083,507	£2,065,994	£1,967,445	£1,295,014	£885,380
60% LAR : 40% CIR	**30%**	**£3,000,333**	**£1,861,579**	**£1,852,329**	**£1,834,852**	**£1,736,393**	**£1,064,510**	**£655,180**
60% LAR : 40% CIR	35%	£2,734,440	£1,628,737	£1,619,506	£1,602,061	£1,503,683	£832,280	£423,217
60% LAR : 40% CIR	40%	£2,466,911	£1,394,271	£1,385,055	£1,367,637	£1,269,329	£598,340	£189,508
60% LAR : 40% CIR	45%	£2,197,760	£1,158,196	£1,148,992	£1,131,598	£1,033,348	£362,708	-£46,630
60% LAR : 40% CIR	50%	£1,517,722	£517,787	£508,593	£491,218	£393,015	-£281,570	-£696,281

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,418,530	-£12,755,345	-£12,764,765	-£12,782,528	-£12,881,703	-£13,557,886	-£13,969,605
60% LAR : 40% CIR	5%	-£11,674,258	-£12,978,092	-£12,987,476	-£13,005,181	-£13,104,208	-£13,779,503	-£14,190,727
60% LAR : 40% CIR	10%	-£11,931,720	-£13,202,563	-£13,211,914	-£13,229,564	-£13,328,454	-£14,002,930	-£14,413,700
60% LAR : 40% CIR	15%	-£12,190,902	-£13,428,740	-£13,438,062	-£13,455,661	-£13,554,427	-£14,228,153	-£14,638,506
60% LAR : 40% CIR	20%	-£12,451,785	-£13,656,608	-£13,665,902	-£13,683,457	-£13,782,108	-£14,455,153	-£14,865,127
60% LAR : 40% CIR	25%	-£12,714,355	-£13,886,150	-£13,895,421	-£13,912,934	-£14,011,482	-£14,683,914	-£15,093,547
60% LAR : 40% CIR	**30%**	**-£12,978,594**	**-£14,117,349**	**-£14,126,598**	**-£14,144,075**	**-£14,242,534**	**-£14,914,418**	**-£15,323,747**
60% LAR : 40% CIR	35%	-£13,244,488	-£14,350,190	-£14,359,421	-£14,376,867	-£14,475,244	-£15,146,648	-£15,555,711
60% LAR : 40% CIR	40%	-£13,512,016	-£14,584,656	-£14,593,872	-£14,611,290	-£14,709,598	-£15,380,588	-£15,789,419
60% LAR : 40% CIR	45%	-£13,781,167	-£14,820,732	-£14,829,935	-£14,847,329	-£14,945,579	-£15,616,219	-£16,025,557
60% LAR : 40% CIR	50%	-£14,461,205	-£15,461,140	-£15,470,335	-£15,487,709	-£15,585,912	-£16,260,497	-£16,675,208

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,797,312	-£6,134,127	-£6,143,547	-£6,161,310	-£6,260,485	-£6,936,668	-£7,348,386
60% LAR : 40% CIR	5%	-£5,053,039	-£6,356,874	-£6,366,258	-£6,383,963	-£6,482,990	-£7,158,284	-£7,569,509
60% LAR : 40% CIR	10%	-£5,310,502	-£6,581,345	-£6,590,696	-£6,608,345	-£6,707,236	-£7,381,712	-£7,792,481
60% LAR : 40% CIR	15%	-£5,569,684	-£6,807,522	-£6,816,844	-£6,834,443	-£6,933,208	-£7,606,935	-£8,017,287
60% LAR : 40% CIR	20%	-£5,830,567	-£7,035,390	-£7,044,684	-£7,062,239	-£7,160,890	-£7,833,935	-£8,243,909
60% LAR : 40% CIR	25%	-£6,093,137	-£7,264,931	-£7,274,202	-£7,291,715	-£7,390,264	-£8,062,695	-£8,472,329
60% LAR : 40% CIR	**30%**	**-£6,357,376**	**-£7,496,130**	**-£7,505,380**	**-£7,522,857**	**-£7,621,316**	**-£8,293,199**	**-£8,702,529**
60% LAR : 40% CIR	35%	-£6,623,270	-£7,728,972	-£7,738,203	-£7,755,648	-£7,854,026	-£8,525,429	-£8,934,492
60% LAR : 40% CIR	40%	-£6,890,798	-£7,963,438	-£7,972,654	-£7,990,072	-£8,088,380	-£8,759,369	-£9,168,201
60% LAR : 40% CIR	45%	-£7,159,949	-£8,199,514	-£8,208,717	-£8,226,111	-£8,324,361	-£8,995,001	-£9,404,339
60% LAR : 40% CIR	50%	-£7,839,987	-£8,839,922	-£8,849,116	-£8,866,491	-£8,964,694	-£9,639,279	-£10,053,990

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,053,784	-£3,390,599	-£3,400,020	-£3,417,783	-£3,516,958	-£4,193,141	-£4,604,859
60% LAR : 40% CIR	5%	-£2,309,512	-£3,613,347	-£3,622,731	-£3,640,436	-£3,739,462	-£4,414,757	-£4,825,982
60% LAR : 40% CIR	10%	-£2,566,975	-£3,837,817	-£3,847,169	-£3,864,818	-£3,963,708	-£4,638,185	-£5,048,954
60% LAR : 40% CIR	15%	-£2,826,156	-£4,063,995	-£4,073,316	-£4,090,916	-£4,189,681	-£4,863,408	-£5,273,760
60% LAR : 40% CIR	20%	-£3,087,040	-£4,291,863	-£4,301,157	-£4,318,711	-£4,417,363	-£5,090,408	-£5,500,381
60% LAR : 40% CIR	25%	-£3,349,610	-£4,521,404	-£4,530,675	-£4,548,188	-£4,646,737	-£5,319,168	-£5,728,802
60% LAR : 40% CIR	**30%**	**-£3,613,849**	**-£4,752,603**	**-£4,761,853**	**-£4,779,330**	**-£4,877,788**	**-£5,549,672**	**-£5,959,001**
60% LAR : 40% CIR	35%	-£3,879,742	-£4,985,445	-£4,994,676	-£5,012,121	-£5,110,499	-£5,781,902	-£6,190,965
60% LAR : 40% CIR	40%	-£4,147,271	-£5,219,911	-£5,229,127	-£5,246,544	-£5,344,853	-£6,015,842	-£6,424,674
60% LAR : 40% CIR	45%	-£4,416,421	-£5,455,986	-£5,465,190	-£5,482,584	-£5,580,834	-£6,251,474	-£6,660,812
60% LAR : 40% CIR	50%	-£5,096,460	-£6,096,395	-£6,105,589	-£6,122,963	-£6,221,166	-£6,895,751	-£7,310,463

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,189,325	-£147,490	-£156,910	-£174,674	-£273,848	-£950,032	-£1,361,750
60% LAR : 40% CIR	5%	£933,597	-£370,238	-£379,622	-£397,326	-£496,353	-£1,171,648	-£1,582,873
60% LAR : 40% CIR	10%	£676,134	-£594,708	-£604,060	-£621,709	-£720,599	-£1,395,075	-£1,805,845
60% LAR : 40% CIR	15%	£416,953	-£820,886	-£830,207	-£847,807	-£946,572	-£1,620,298	-£2,030,651
60% LAR : 40% CIR	20%	£156,069	-£1,048,754	-£1,058,047	-£1,075,602	-£1,174,254	-£1,847,299	-£2,257,272
60% LAR : 40% CIR	25%	-£106,501	-£1,278,295	-£1,287,566	-£1,305,079	-£1,403,628	-£2,076,059	-£2,485,693
60% LAR : 40% CIR	**30%**	**-£370,740**	**-£1,509,494**	**-£1,518,744**	**-£1,536,220**	**-£1,634,679**	**-£2,306,563**	**-£2,715,892**
60% LAR : 40% CIR	35%	-£636,633	-£1,742,335	-£1,751,567	-£1,769,012	-£1,867,390	-£2,538,793	-£2,947,856
60% LAR : 40% CIR	40%	-£904,162	-£1,976,802	-£1,986,018	-£2,003,435	-£2,101,744	-£2,772,733	-£3,181,565
60% LAR : 40% CIR	45%	-£1,173,312	-£2,212,877	-£2,222,081	-£2,239,475	-£2,337,725	-£3,008,364	-£3,417,703
60% LAR : 40% CIR	50%	-£1,853,351	-£2,853,286	-£2,862,480	-£2,879,854	-£2,978,057	-£3,652,642	-£4,067,354

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR for 15 Years		**Value Area**	**Zone B - Camden Town Office & Resi £1,100 per sq ft**

No Units	**18**	**Sales value inflation**	**Base**
Site Area	**0.16 Ha**	**Build cost inflation**	**Base**
		Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£5,408,289	£4,057,916	£4,048,496	£4,030,732	£3,931,558	£3,255,374	£2,843,656
60% LAR : 40% CIR	5%	£5,110,167	£3,793,452	£3,784,067	£3,766,363	£3,667,337	£2,992,042	£2,580,817
60% LAR : 40% CIR	10%	£4,810,309	£3,527,264	£3,517,913	£3,500,264	£3,401,373	£2,726,897	£2,316,127
60% LAR : 40% CIR	15%	£4,508,734	£3,259,370	£3,250,049	£3,232,449	£3,133,684	£2,459,958	£2,049,605
60% LAR : 40% CIR	20%	£4,205,455	£2,989,786	£2,980,491	£2,962,937	£2,864,286	£2,191,241	£1,781,267
60% LAR : 40% CIR	25%	£3,900,491	£2,718,527	£2,709,257	£2,691,744	£2,593,195	£1,920,763	£1,511,131
60% LAR : 40% CIR	**30%**	**£3,593,856**	**£2,445,612**	**£2,436,362**	**£2,418,886**	**£2,320,427**	**£1,648,543**	**£1,239,214**
60% LAR : 40% CIR	35%	£3,285,569	£2,171,054	£2,161,822	£2,144,378	£2,046,000	£1,374,597	£965,534
60% LAR : 40% CIR	40%	£2,975,646	£1,894,872	£1,885,655	£1,868,238	£1,769,929	£1,098,940	£690,109
60% LAR : 40% CIR	45%	£2,664,101	£1,617,080	£1,607,875	£1,590,481	£1,492,231	£821,592	£412,954
60% LAR : 40% CIR	50%	£1,941,667	£934,954	£925,759	£908,385	£810,182	£139,829	-£272,750

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,570,638	-£11,921,011	-£11,930,431	-£11,948,195	-£12,047,369	-£12,723,554	-£13,135,271
60% LAR : 40% CIR	5%	-£10,868,761	-£12,185,475	-£12,194,860	-£12,212,564	-£12,311,591	-£12,986,885	-£13,398,110
60% LAR : 40% CIR	10%	-£11,168,618	-£12,451,663	-£12,461,014	-£12,478,664	-£12,577,554	-£13,252,030	-£13,662,800
60% LAR : 40% CIR	15%	-£11,470,193	-£12,719,557	-£12,728,878	-£12,746,478	-£12,845,243	-£13,518,970	-£13,929,322
60% LAR : 40% CIR	20%	-£11,773,472	-£12,989,141	-£12,998,436	-£13,015,990	-£13,114,641	-£13,787,686	-£14,197,661
60% LAR : 40% CIR	25%	-£12,078,436	-£13,260,400	-£13,269,670	-£13,287,183	-£13,385,732	-£14,058,164	-£14,467,796
60% LAR : 40% CIR	**30%**	**-£12,385,071**	**-£13,533,315**	**-£13,542,565**	**-£13,560,042**	**-£13,658,501**	**-£14,330,384**	**-£14,739,714**
60% LAR : 40% CIR	35%	-£12,693,358	-£13,807,873	-£13,817,105	-£13,834,550	-£13,932,928	-£14,604,331	-£15,013,394
60% LAR : 40% CIR	40%	-£13,003,282	-£14,084,056	-£14,093,273	-£14,110,689	-£14,208,998	-£14,879,987	-£15,288,819
60% LAR : 40% CIR	45%	-£13,314,826	-£14,361,848	-£14,371,052	-£14,388,446	-£14,486,696	-£15,157,335	-£15,565,973
60% LAR : 40% CIR	50%	-£14,037,260	-£15,043,973	-£15,053,168	-£15,070,542	-£15,168,745	-£15,839,099	-£16,251,677

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,949,420	-£5,299,793	-£5,309,213	-£5,326,977	-£5,426,151	-£6,102,335	-£6,514,053
60% LAR : 40% CIR	5%	-£4,247,543	-£5,564,257	-£5,573,642	-£5,591,346	-£5,690,372	-£6,365,667	-£6,776,892
60% LAR : 40% CIR	10%	-£4,547,400	-£5,830,445	-£5,839,796	-£5,857,446	-£5,956,336	-£6,630,812	-£7,041,582
60% LAR : 40% CIR	15%	-£4,848,975	-£6,098,339	-£6,107,660	-£6,125,260	-£6,224,025	-£6,897,751	-£7,308,104
60% LAR : 40% CIR	20%	-£5,152,254	-£6,367,923	-£6,377,218	-£6,394,772	-£6,493,423	-£7,166,468	-£7,576,443
60% LAR : 40% CIR	25%	-£5,457,218	-£6,639,182	-£6,648,452	-£6,665,965	-£6,764,514	-£7,436,946	-£7,846,578
60% LAR : 40% CIR	**30%**	**-£5,763,853**	**-£6,912,097**	**-£6,921,347**	**-£6,938,824**	**-£7,037,282**	**-£7,709,166**	**-£8,118,495**
60% LAR : 40% CIR	35%	-£6,072,140	-£7,186,655	-£7,195,887	-£7,213,332	-£7,311,709	-£7,983,113	-£8,392,175
60% LAR : 40% CIR	40%	-£6,382,064	-£7,462,837	-£7,472,054	-£7,489,471	-£7,587,780	-£8,258,769	-£8,667,601
60% LAR : 40% CIR	45%	-£6,693,608	-£7,740,629	-£7,749,834	-£7,767,228	-£7,865,478	-£8,536,117	-£8,944,755
60% LAR : 40% CIR	50%	-£7,416,042	-£8,422,755	-£8,431,950	-£8,449,324	-£8,547,527	-£9,217,881	-£9,630,459

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,205,893	-£2,556,266	-£2,565,686	-£2,583,449	-£2,682,624	-£3,358,808	-£3,770,526
60% LAR : 40% CIR	5%	-£1,504,015	-£2,820,730	-£2,830,115	-£2,847,818	-£2,946,845	-£3,622,140	-£4,033,365
60% LAR : 40% CIR	10%	-£1,803,873	-£3,086,918	-£3,096,269	-£3,113,918	-£3,212,809	-£3,887,285	-£4,298,054
60% LAR : 40% CIR	15%	-£2,105,448	-£3,354,811	-£3,364,133	-£3,381,732	-£3,480,498	-£4,154,224	-£4,564,577
60% LAR : 40% CIR	20%	-£2,408,727	-£3,624,396	-£3,633,691	-£3,651,244	-£3,749,896	-£4,422,941	-£4,832,915
60% LAR : 40% CIR	25%	-£2,713,691	-£3,895,654	-£3,904,925	-£3,922,437	-£4,020,987	-£4,693,419	-£5,103,051
60% LAR : 40% CIR	**30%**	**-£3,020,325**	**-£4,168,570**	**-£4,177,820**	**-£4,195,296**	**-£4,293,755**	**-£4,965,639**	**-£5,374,968**
60% LAR : 40% CIR	35%	-£3,328,613	-£4,443,128	-£4,452,360	-£4,469,804	-£4,568,182	-£5,239,585	-£5,648,648
60% LAR : 40% CIR	40%	-£3,638,536	-£4,719,310	-£4,728,527	-£4,745,944	-£4,844,253	-£5,515,242	-£5,924,073
60% LAR : 40% CIR	45%	-£3,950,080	-£4,997,102	-£5,006,307	-£5,023,701	-£5,121,951	-£5,792,589	-£6,201,228
60% LAR : 40% CIR	50%	-£4,672,515	-£5,679,228	-£5,688,422	-£5,705,797	-£5,804,000	-£6,474,353	-£6,886,931

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,037,216	£686,843	£677,423	£659,660	£560,485	-£115,699	-£527,416
60% LAR : 40% CIR	5%	£1,739,094	£422,379	£412,994	£395,291	£296,264	-£379,031	-£790,256
60% LAR : 40% CIR	10%	£1,439,237	£156,192	£146,840	£129,191	£30,301	-£644,176	-£1,054,945
60% LAR : 40% CIR	15%	£1,137,661	-£111,702	-£121,024	-£138,623	-£237,389	-£911,115	-£1,321,468
60% LAR : 40% CIR	20%	£834,382	-£381,287	-£390,581	-£408,135	-£506,787	-£1,179,832	-£1,589,806
60% LAR : 40% CIR	25%	£529,418	-£652,545	-£661,815	-£679,328	-£777,878	-£1,450,309	-£1,859,942
60% LAR : 40% CIR	**30%**	**£222,784**	**-£925,461**	**-£934,710**	**-£952,187**	**-£1,050,646**	**-£1,722,530**	**-£2,131,859**
60% LAR : 40% CIR	35%	-£85,504	-£1,200,019	-£1,209,251	-£1,226,695	-£1,325,073	-£1,996,476	-£2,405,539
60% LAR : 40% CIR	40%	-£395,427	-£1,476,201	-£1,485,418	-£1,502,835	-£1,601,143	-£2,272,132	-£2,680,964
60% LAR : 40% CIR	45%	-£706,971	-£1,753,993	-£1,763,198	-£1,780,591	-£1,878,842	-£2,549,480	-£2,958,118
60% LAR : 40% CIR	50%	-£1,429,406	-£2,436,119	-£2,445,313	-£2,462,688	-£2,560,891	-£3,231,244	-£3,643,822

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR for 15 Years	
Value Area	**Zone B - Camden Town Office & Resi £1,200 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£6,256,180	£4,892,250	£4,882,829	£4,865,066	£4,765,891	£4,089,707	£3,677,990
60% LAR : 40% CIR	5%	£5,915,663	£4,586,068	£4,576,684	£4,558,981	£4,459,954	£3,784,658	£3,373,434
60% LAR : 40% CIR	10%	£5,573,411	£4,278,164	£4,268,814	£4,251,163	£4,152,273	£3,477,797	£3,067,027
60% LAR : 40% CIR	15%	£5,229,441	£3,968,554	£3,959,232	£3,941,633	£3,842,868	£3,169,141	£2,758,788
60% LAR : 40% CIR	20%	£4,883,769	£3,657,253	£3,647,958	£3,630,404	£3,531,752	£2,858,708	£2,448,734
60% LAR : 40% CIR	25%	£4,536,409	£3,344,278	£3,335,007	£3,317,494	£3,218,944	£2,546,514	£2,136,881
60% LAR : 40% CIR	**30%**	**£4,187,381**	**£3,029,645**	**£3,020,396**	**£3,002,919**	**£2,904,461**	**£2,232,576**	**£1,823,247**
60% LAR : 40% CIR	35%	£3,836,699	£2,713,371	£2,704,139	£2,686,694	£2,588,317	£1,916,912	£1,507,850
60% LAR : 40% CIR	40%	£3,484,380	£2,395,471	£2,386,255	£2,368,837	£2,270,529	£1,599,540	£1,190,708
60% LAR : 40% CIR	45%	£3,130,441	£2,075,963	£2,066,758	£2,049,365	£1,951,114	£1,280,476	£871,838
60% LAR : 40% CIR	50%	£2,365,614	£1,352,121	£1,342,926	£1,325,552	£1,227,349	£556,995	£148,516

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,722,748	-£11,086,678	-£11,096,098	-£11,113,861	-£11,213,036	-£11,889,220	-£12,300,937
60% LAR : 40% CIR	5%	-£10,063,264	-£11,392,859	-£11,402,243	-£11,419,947	-£11,518,973	-£12,194,269	-£12,605,493
60% LAR : 40% CIR	10%	-£10,405,516	-£11,700,763	-£11,710,114	-£11,727,764	-£11,826,654	-£12,501,130	-£12,911,900
60% LAR : 40% CIR	15%	-£10,749,486	-£12,010,373	-£12,019,695	-£12,037,294	-£12,136,060	-£12,809,786	-£13,220,139
60% LAR : 40% CIR	20%	-£11,095,159	-£12,321,674	-£12,330,969	-£12,348,523	-£12,447,175	-£13,120,219	-£13,530,194
60% LAR : 40% CIR	25%	-£11,442,518	-£12,634,649	-£12,643,920	-£12,661,433	-£12,759,983	-£13,432,413	-£13,842,047
60% LAR : 40% CIR	**30%**	**-£11,791,547**	**-£12,949,282**	**-£12,958,532**	**-£12,976,008**	**-£13,074,466**	**-£13,746,351**	**-£14,155,680**
60% LAR : 40% CIR	35%	-£12,142,229	-£13,265,556	-£13,274,788	-£13,292,233	-£13,390,611	-£14,062,015	-£14,471,077
60% LAR : 40% CIR	40%	-£12,494,547	-£13,583,456	-£13,592,672	-£13,610,090	-£13,708,398	-£14,379,388	-£14,788,219
60% LAR : 40% CIR	45%	-£12,848,486	-£13,902,964	-£13,912,169	-£13,929,562	-£14,027,813	-£14,698,452	-£15,107,089
60% LAR : 40% CIR	50%	-£13,613,314	-£14,626,807	-£14,636,001	-£14,653,375	-£14,751,578	-£15,421,932	-£15,830,411

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,101,529	-£4,465,460	-£4,474,880	-£4,492,643	-£4,591,818	-£5,268,002	-£5,679,719
60% LAR : 40% CIR	5%	-£3,442,046	-£4,771,641	-£4,781,025	-£4,798,729	-£4,897,755	-£5,573,051	-£5,984,275
60% LAR : 40% CIR	10%	-£3,784,298	-£5,079,545	-£5,088,896	-£5,106,546	-£5,205,436	-£5,879,912	-£6,290,682
60% LAR : 40% CIR	15%	-£4,128,268	-£5,389,155	-£5,398,477	-£5,416,076	-£5,514,842	-£6,188,568	-£6,598,921
60% LAR : 40% CIR	20%	-£4,473,941	-£5,700,456	-£5,709,751	-£5,727,305	-£5,825,957	-£6,499,001	-£6,908,975
60% LAR : 40% CIR	25%	-£4,821,300	-£6,013,431	-£6,022,702	-£6,040,215	-£6,138,765	-£6,811,195	-£7,220,829
60% LAR : 40% CIR	**30%**	**-£5,170,328**	**-£6,328,064**	**-£6,337,314**	**-£6,354,790**	**-£6,453,248**	**-£7,125,133**	**-£7,534,462**
60% LAR : 40% CIR	35%	-£5,521,010	-£6,644,338	-£6,653,570	-£6,671,015	-£6,769,392	-£7,440,797	-£7,849,859
60% LAR : 40% CIR	40%	-£5,873,329	-£6,962,238	-£6,971,454	-£6,988,872	-£7,087,180	-£7,758,169	-£8,167,001
60% LAR : 40% CIR	45%	-£6,227,268	-£7,281,746	-£7,290,951	-£7,308,344	-£7,406,595	-£8,077,234	-£8,485,871
60% LAR : 40% CIR	50%	-£6,992,096	-£8,005,588	-£8,014,783	-£8,032,157	-£8,130,360	-£8,800,714	-£9,209,193

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£358,002	-£1,721,932	-£1,731,352	-£1,749,116	-£1,848,290	-£2,524,475	-£2,936,192
60% LAR : 40% CIR	5%	-£698,518	-£2,028,114	-£2,037,497	-£2,055,201	-£2,154,228	-£2,829,524	-£3,240,748
60% LAR : 40% CIR	10%	-£1,040,770	-£2,336,018	-£2,345,368	-£2,363,018	-£2,461,909	-£3,136,385	-£3,547,155
60% LAR : 40% CIR	15%	-£1,384,741	-£2,645,628	-£2,654,949	-£2,672,549	-£2,771,314	-£3,445,041	-£3,855,393
60% LAR : 40% CIR	20%	-£1,730,413	-£2,956,929	-£2,966,223	-£2,983,777	-£3,082,430	-£3,755,474	-£4,165,448
60% LAR : 40% CIR	25%	-£2,077,773	-£3,269,904	-£3,279,175	-£3,296,688	-£3,395,237	-£4,067,668	-£4,477,301
60% LAR : 40% CIR	**30%**	**-£2,426,801**	**-£3,584,537**	**-£3,593,786**	**-£3,611,263**	**-£3,709,721**	**-£4,381,606**	**-£4,790,935**
60% LAR : 40% CIR	35%	-£2,777,483	-£3,900,811	-£3,910,043	-£3,927,487	-£4,025,865	-£4,697,269	-£5,106,331
60% LAR : 40% CIR	40%	-£3,129,801	-£4,218,711	-£4,227,927	-£4,245,344	-£4,343,653	-£5,014,642	-£5,423,474
60% LAR : 40% CIR	45%	-£3,483,740	-£4,538,219	-£4,547,424	-£4,564,816	-£4,663,067	-£5,333,706	-£5,742,343
60% LAR : 40% CIR	50%	-£4,248,568	-£5,262,061	-£5,271,256	-£5,288,630	-£5,386,833	-£6,057,186	-£6,465,666

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,885,107	£1,521,177	£1,511,757	£1,493,993	£1,394,819	£718,634	£306,917
60% LAR : 40% CIR	5%	£2,544,591	£1,214,995	£1,205,612	£1,187,908	£1,088,881	£413,585	£2,362
60% LAR : 40% CIR	10%	£2,202,339	£907,091	£897,741	£880,091	£781,200	£106,724	-£304,045
60% LAR : 40% CIR	15%	£1,858,369	£597,481	£588,160	£570,560	£471,795	-£201,932	-£612,284
60% LAR : 40% CIR	20%	£1,512,696	£286,180	£276,886	£259,332	£160,679	-£512,365	-£922,339
60% LAR : 40% CIR	25%	£1,165,336	-£26,795	-£36,066	-£53,579	-£152,128	-£824,559	-£1,234,192
60% LAR : 40% CIR	**30%**	**£816,308**	**-£341,428**	**-£350,677**	**-£368,154**	**-£466,612**	**-£1,138,496**	**-£1,547,826**
60% LAR : 40% CIR	35%	£465,626	-£657,702	-£666,934	-£684,378	-£782,756	-£1,454,160	-£1,863,222
60% LAR : 40% CIR	40%	£113,308	-£975,602	-£984,818	-£1,002,235	-£1,100,544	-£1,771,533	-£2,180,365
60% LAR : 40% CIR	45%	-£240,631	-£1,295,110	-£1,304,315	-£1,321,707	-£1,419,958	-£2,090,597	-£2,499,234
60% LAR : 40% CIR	50%	-£1,005,459	-£2,018,952	-£2,028,146	-£2,045,521	-£2,143,724	-£2,814,077	-£3,222,556

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR for 15 Years

Value Area	**Zone B - Camden Town Office & Resi £1,300 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,104,071	£5,726,583	£5,717,163	£5,699,400	£5,600,225	£4,924,041	£4,512,323
60% LAR : 40% CIR	5%	£6,721,160	£5,378,685	£5,369,301	£5,351,597	£5,252,570	£4,577,275	£4,166,050
60% LAR : 40% CIR	10%	£6,336,514	£5,029,065	£5,019,713	£5,002,064	£4,903,174	£4,228,697	£3,817,928
60% LAR : 40% CIR	15%	£5,950,149	£4,677,737	£4,668,416	£4,650,816	£4,552,051	£3,878,324	£3,467,972
60% LAR : 40% CIR	20%	£5,562,081	£4,324,720	£4,315,425	£4,297,871	£4,199,219	£3,526,174	£3,116,201
60% LAR : 40% CIR	25%	£5,172,328	£3,970,028	£3,960,758	£3,943,244	£3,844,695	£3,172,264	£2,762,631
60% LAR : 40% CIR	**30%**	**£4,780,905**	**£3,613,678**	**£3,604,429**	**£3,586,952**	**£3,488,494**	**£2,816,610**	**£2,407,280**
60% LAR : 40% CIR	35%	£4,387,828	£3,255,688	£3,246,456	£3,229,011	£3,130,634	£2,459,229	£2,050,167
60% LAR : 40% CIR	40%	£3,993,115	£2,896,072	£2,886,855	£2,869,438	£2,771,129	£2,100,140	£1,691,309
60% LAR : 40% CIR	45%	£3,596,782	£2,534,846	£2,525,642	£2,508,249	£2,409,997	£1,739,359	£1,330,722
60% LAR : 40% CIR	50%	£2,789,559	£1,769,287	£1,760,093	£1,742,719	£1,644,516	£974,162	£565,683

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,874,856	-£10,252,344	-£10,261,764	-£10,279,528	-£10,378,702	-£11,054,887	-£11,466,604
60% LAR : 40% CIR	5%	-£9,257,767	-£10,600,242	-£10,609,627	-£10,627,331	-£10,726,357	-£11,401,652	-£11,812,877
60% LAR : 40% CIR	10%	-£9,642,414	-£10,949,862	-£10,959,214	-£10,976,863	-£11,075,753	-£11,750,231	-£12,160,999
60% LAR : 40% CIR	15%	-£10,028,779	-£11,301,190	-£11,310,511	-£11,328,111	-£11,426,876	-£12,100,603	-£12,510,955
60% LAR : 40% CIR	20%	-£10,416,846	-£11,654,207	-£11,663,502	-£11,681,057	-£11,779,708	-£12,452,753	-£12,862,727
60% LAR : 40% CIR	25%	-£10,806,599	-£12,008,900	-£12,018,170	-£12,035,684	-£12,134,232	-£12,806,664	-£13,216,296
60% LAR : 40% CIR	**30%**	**-£11,198,022**	**-£12,365,249**	**-£12,374,498**	**-£12,391,975**	**-£12,490,433**	**-£13,162,318**	**-£13,571,647**
60% LAR : 40% CIR	35%	-£11,591,099	-£12,723,239	-£12,732,472	-£12,749,916	-£12,848,294	-£13,519,698	-£13,928,760
60% LAR : 40% CIR	40%	-£11,985,812	-£13,082,856	-£13,092,073	-£13,109,489	-£13,207,798	-£13,878,787	-£14,287,619
60% LAR : 40% CIR	45%	-£12,382,146	-£13,444,081	-£13,453,285	-£13,470,679	-£13,568,930	-£14,239,569	-£14,648,206
60% LAR : 40% CIR	50%	-£13,189,368	-£14,209,640	-£14,218,834	-£14,236,209	-£14,334,412	-£15,004,765	-£15,413,244

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,253,638	-£3,631,126	-£3,640,546	-£3,658,310	-£3,757,484	-£4,433,668	-£4,845,386
60% LAR : 40% CIR	5%	-£2,636,549	-£3,979,024	-£3,988,409	-£4,006,112	-£4,105,139	-£4,780,434	-£5,191,659
60% LAR : 40% CIR	10%	-£3,021,195	-£4,328,644	-£4,337,996	-£4,355,645	-£4,454,535	-£5,129,012	-£5,539,781
60% LAR : 40% CIR	15%	-£3,407,560	-£4,679,972	-£4,689,293	-£4,706,893	-£4,805,658	-£5,479,385	-£5,889,737
60% LAR : 40% CIR	20%	-£3,795,628	-£5,032,989	-£5,042,284	-£5,059,839	-£5,158,490	-£5,831,535	-£6,241,508
60% LAR : 40% CIR	25%	-£4,185,381	-£5,387,681	-£5,396,952	-£5,414,465	-£5,513,014	-£6,185,446	-£6,595,078
60% LAR : 40% CIR	**30%**	**-£4,576,804**	**-£5,744,031**	**-£5,753,280**	**-£5,770,757**	**-£5,869,215**	**-£6,541,100**	**-£6,950,429**
60% LAR : 40% CIR	35%	-£4,969,881	-£6,102,021	-£6,111,253	-£6,128,698	-£6,227,076	-£6,898,480	-£7,307,542
60% LAR : 40% CIR	40%	-£5,364,594	-£6,461,637	-£6,470,854	-£6,488,271	-£6,586,580	-£7,257,569	-£7,666,400
60% LAR : 40% CIR	45%	-£5,760,928	-£6,822,863	-£6,832,067	-£6,849,461	-£6,947,712	-£7,618,350	-£8,026,988
60% LAR : 40% CIR	50%	-£6,568,150	-£7,588,422	-£7,597,616	-£7,614,990	-£7,713,193	-£8,383,547	-£8,792,026

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£489,890	-£887,599	-£897,019	-£914,782	-£1,013,957	-£1,690,141	-£2,101,859
60% LAR : 40% CIR	5%	£106,979	-£1,235,497	-£1,244,881	-£1,262,585	-£1,361,612	-£2,036,907	-£2,448,131
60% LAR : 40% CIR	10%	-£277,668	-£1,585,117	-£1,594,468	-£1,612,118	-£1,711,008	-£2,385,485	-£2,796,254
60% LAR : 40% CIR	15%	-£664,033	-£1,936,445	-£1,945,766	-£1,963,366	-£2,062,131	-£2,735,857	-£3,146,210
60% LAR : 40% CIR	20%	-£1,052,101	-£2,289,462	-£2,298,756	-£2,316,311	-£2,414,963	-£3,088,008	-£3,497,981
60% LAR : 40% CIR	25%	-£1,441,854	-£2,644,154	-£2,653,424	-£2,670,938	-£2,769,487	-£3,441,918	-£3,851,551
60% LAR : 40% CIR	**30%**	**-£1,833,277**	**-£3,000,503**	**-£3,009,753**	**-£3,027,230**	**-£3,125,688**	**-£3,797,572**	**-£4,206,902**
60% LAR : 40% CIR	35%	-£2,226,354	-£3,358,494	-£3,367,726	-£3,385,170	-£3,483,548	-£4,154,952	-£4,564,014
60% LAR : 40% CIR	40%	-£2,621,067	-£3,718,110	-£3,727,327	-£3,744,744	-£3,843,052	-£4,514,042	-£4,922,873
60% LAR : 40% CIR	45%	-£3,017,400	-£4,079,336	-£4,088,540	-£4,105,933	-£4,204,184	-£4,874,823	-£5,283,460
60% LAR : 40% CIR	50%	-£3,824,623	-£4,844,894	-£4,854,089	-£4,871,463	-£4,969,666	-£5,640,020	-£6,048,499

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,732,999	£2,355,510	£2,346,090	£2,328,327	£2,229,152	£1,552,968	£1,141,251
60% LAR : 40% CIR	5%	£3,350,088	£2,007,613	£1,998,228	£1,980,524	£1,881,497	£1,206,202	£794,978
60% LAR : 40% CIR	10%	£2,965,441	£1,657,992	£1,648,641	£1,630,991	£1,532,101	£857,624	£446,855
60% LAR : 40% CIR	15%	£2,579,076	£1,306,665	£1,297,343	£1,279,743	£1,180,978	£507,252	£96,899
60% LAR : 40% CIR	20%	£2,191,009	£953,647	£944,353	£926,798	£828,146	£155,101	-£254,872
60% LAR : 40% CIR	25%	£1,801,255	£598,955	£589,685	£572,171	£473,622	-£198,809	-£608,442
60% LAR : 40% CIR	**30%**	**£1,409,832**	**£242,606**	**£233,356**	**£215,879**	**£117,422**	**-£554,463**	**-£963,793**
60% LAR : 40% CIR	35%	£1,016,755	-£115,385	-£124,617	-£142,061	-£240,439	-£911,843	-£1,320,905
60% LAR : 40% CIR	40%	£622,042	-£475,001	-£484,218	-£501,635	-£599,943	-£1,270,932	-£1,679,764
60% LAR : 40% CIR	45%	£225,709	-£836,227	-£845,430	-£862,824	-£961,075	-£1,631,714	-£2,040,351
60% LAR : 40% CIR	50%	-£581,514	-£1,601,785	-£1,610,980	-£1,628,354	-£1,726,557	-£2,396,911	-£2,805,390

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - NO AW	

Value Area	**Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£58,271	-£1,179,945	-£1,189,509	-£1,207,339	-£1,302,917	-£1,951,947	-£2,346,102
60% LAR : 40% CIR	5%	-£157,429	-£1,363,738	-£1,373,266	-£1,391,035	-£1,486,464	-£2,134,592	-£2,528,246
60% LAR : 40% CIR	10%	-£375,779	-£1,549,280	-£1,558,775	-£1,576,489	-£1,671,779	-£2,319,075	-£2,712,267
60% LAR : 40% CIR	15%	-£595,873	-£1,736,556	-£1,746,019	-£1,763,683	-£1,858,845	-£2,505,381	-£2,898,150
60% LAR : 40% CIR	20%	-£817,696	-£1,925,547	-£1,934,983	-£1,952,601	-£2,047,648	-£2,693,492	-£3,085,876
60% LAR : 40% CIR	25%	-£1,041,231	-£2,116,237	-£2,125,650	-£2,143,226	-£2,238,169	-£2,883,390	-£3,275,428
60% LAR : 40% CIR	**30%**	**-£1,266,461**	**-£2,308,612**	**-£2,318,002**	**-£2,335,542**	**-£2,430,392**	**-£3,075,058**	**-£3,466,787**
60% LAR : 40% CIR	35%	-£1,493,369	-£2,502,652	-£2,512,025	-£2,529,531	-£2,624,300	-£3,268,478	-£3,659,937
60% LAR : 40% CIR	40%	-£1,721,939	-£2,698,343	-£2,707,699	-£2,725,178	-£2,819,878	-£3,463,634	-£3,854,858
60% LAR : 40% CIR	45%	-£1,952,154	-£2,895,667	-£2,905,011	-£2,922,466	-£3,017,106	-£3,660,507	-£4,051,534
60% LAR : 40% CIR	50%	-£2,183,998	-£3,094,608	-£3,103,943	-£3,121,378	-£3,215,970	-£3,859,081	-£4,249,948

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,920,657	-£17,158,873	-£17,168,436	-£17,186,266	-£17,281,844	-£17,930,875	-£18,325,030
60% LAR : 40% CIR	5%	-£16,136,356	-£17,342,666	-£17,352,193	-£17,369,962	-£17,465,391	-£18,113,519	-£18,507,173
60% LAR : 40% CIR	10%	-£16,354,706	-£17,528,208	-£17,537,702	-£17,555,416	-£17,650,706	-£18,298,003	-£18,691,195
60% LAR : 40% CIR	15%	-£16,574,800	-£17,715,484	-£17,724,947	-£17,742,610	-£17,837,773	-£18,484,309	-£18,877,078
60% LAR : 40% CIR	20%	-£16,796,624	-£17,904,474	-£17,913,911	-£17,931,529	-£18,026,576	-£18,672,419	-£19,064,803
60% LAR : 40% CIR	25%	-£17,020,158	-£18,095,165	-£18,104,578	-£18,122,153	-£18,217,096	-£18,862,317	-£19,254,355
60% LAR : 40% CIR	**30%**	**-£17,245,388**	**-£18,287,539**	**-£18,296,930**	**-£18,314,469**	**-£18,409,319**	**-£19,053,985**	**-£19,445,714**
60% LAR : 40% CIR	35%	-£17,472,297	-£18,481,579	-£18,490,952	-£18,508,459	-£18,603,227	-£19,247,405	-£19,638,864
60% LAR : 40% CIR	40%	-£17,700,866	-£18,677,270	-£18,686,627	-£18,704,105	-£18,798,805	-£19,442,562	-£19,833,786
60% LAR : 40% CIR	45%	-£17,931,081	-£18,874,594	-£18,883,938	-£18,901,394	-£18,996,034	-£19,639,434	-£20,030,462
60% LAR : 40% CIR	50%	-£18,162,925	-£19,073,535	-£19,082,870	-£19,100,306	-£19,194,897	-£19,838,009	-£20,228,875

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,299,438	-£10,537,654	-£10,547,218	-£10,565,048	-£10,660,626	-£11,309,656	-£11,703,811
60% LAR : 40% CIR	5%	-£9,515,138	-£10,721,448	-£10,730,975	-£10,748,744	-£10,844,173	-£11,492,301	-£11,885,955
60% LAR : 40% CIR	10%	-£9,733,488	-£10,906,989	-£10,916,484	-£10,934,198	-£11,029,488	-£11,676,785	-£12,069,976
60% LAR : 40% CIR	15%	-£9,953,582	-£11,094,265	-£11,103,728	-£11,121,392	-£11,216,555	-£11,863,090	-£12,255,859
60% LAR : 40% CIR	20%	-£10,175,406	-£11,283,256	-£11,292,692	-£11,310,310	-£11,405,357	-£12,051,201	-£12,443,585
60% LAR : 40% CIR	25%	-£10,398,940	-£11,473,946	-£11,483,359	-£11,500,935	-£11,595,878	-£12,241,099	-£12,633,137
60% LAR : 40% CIR	**30%**	**-£10,624,170**	**-£11,666,321**	**-£11,675,711**	**-£11,693,251**	**-£11,788,101**	**-£12,432,767**	**-£12,824,496**
60% LAR : 40% CIR	35%	-£10,851,078	-£11,860,361	-£11,869,734	-£11,887,240	-£11,982,009	-£12,626,187	-£13,017,646
60% LAR : 40% CIR	40%	-£11,079,648	-£12,056,052	-£12,065,408	-£12,082,887	-£12,177,587	-£12,821,343	-£13,212,567
60% LAR : 40% CIR	45%	-£11,309,863	-£12,253,376	-£12,262,720	-£12,280,175	-£12,374,815	-£13,018,216	-£13,409,244
60% LAR : 40% CIR	50%	-£11,541,707	-£12,452,317	-£12,461,652	-£12,479,087	-£12,573,679	-£13,216,790	-£13,607,657

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,555,911	-£7,794,127	-£7,803,691	-£7,821,520	-£7,917,098	-£8,566,129	-£8,960,284
60% LAR : 40% CIR	5%	-£6,771,611	-£7,977,920	-£7,987,448	-£8,005,217	-£8,100,645	-£8,748,773	-£9,142,428
60% LAR : 40% CIR	10%	-£6,989,961	-£8,163,462	-£8,172,957	-£8,190,671	-£8,285,960	-£8,933,257	-£9,326,449
60% LAR : 40% CIR	15%	-£7,210,055	-£8,350,738	-£8,360,201	-£8,377,865	-£8,473,027	-£9,119,563	-£9,512,332
60% LAR : 40% CIR	20%	-£7,431,878	-£8,539,728	-£8,549,165	-£8,566,783	-£8,661,830	-£9,307,674	-£9,700,058
60% LAR : 40% CIR	25%	-£7,655,412	-£8,730,419	-£8,739,832	-£8,757,407	-£8,852,351	-£9,497,572	-£9,889,610
60% LAR : 40% CIR	**30%**	**-£7,880,642**	**-£8,922,794**	**-£8,932,184**	**-£8,949,724**	**-£9,044,574**	**-£9,689,240**	**-£10,080,969**
60% LAR : 40% CIR	35%	-£8,107,551	-£9,116,834	-£9,126,206	-£9,143,713	-£9,238,482	-£9,882,660	-£10,274,119
60% LAR : 40% CIR	40%	-£8,336,121	-£9,312,524	-£9,321,881	-£9,339,360	-£9,434,059	-£10,077,816	-£10,469,040
60% LAR : 40% CIR	45%	-£8,566,336	-£9,509,848	-£9,519,193	-£9,536,648	-£9,631,288	-£10,274,689	-£10,665,716
60% LAR : 40% CIR	50%	-£8,798,179	-£9,708,790	-£9,718,125	-£9,735,560	-£9,830,151	-£10,473,263	-£10,864,130

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,312,802	-£4,551,018	-£4,560,581	-£4,578,411	-£4,673,989	-£5,323,020	-£5,717,175
60% LAR : 40% CIR	5%	-£3,528,502	-£4,734,811	-£4,744,339	-£4,762,108	-£4,857,536	-£5,505,664	-£5,899,319
60% LAR : 40% CIR	10%	-£3,746,852	-£4,920,353	-£4,929,848	-£4,947,561	-£5,042,851	-£5,690,148	-£6,083,340
60% LAR : 40% CIR	15%	-£3,966,946	-£5,107,629	-£5,117,092	-£5,134,755	-£5,229,918	-£5,876,454	-£6,269,223
60% LAR : 40% CIR	20%	-£4,188,769	-£5,296,619	-£5,306,056	-£5,323,674	-£5,418,721	-£6,064,564	-£6,456,949
60% LAR : 40% CIR	25%	-£4,412,303	-£5,487,310	-£5,496,723	-£5,514,298	-£5,609,242	-£6,254,463	-£6,646,501
60% LAR : 40% CIR	**30%**	**-£4,637,533**	**-£5,679,685**	**-£5,689,075**	**-£5,706,615**	**-£5,801,465**	**-£6,446,131**	**-£6,837,860**
60% LAR : 40% CIR	35%	-£4,864,442	-£5,873,725	-£5,883,097	-£5,900,604	-£5,995,373	-£6,639,550	-£7,031,010
60% LAR : 40% CIR	40%	-£5,093,012	-£6,069,415	-£6,078,772	-£6,096,251	-£6,190,950	-£6,834,707	-£7,225,931
60% LAR : 40% CIR	45%	-£5,323,227	-£6,266,739	-£6,276,084	-£6,293,539	-£6,388,179	-£7,031,580	-£7,422,607
60% LAR : 40% CIR	50%	-£5,555,070	-£6,465,681	-£6,475,016	-£6,492,451	-£6,587,042	-£7,230,154	-£7,621,021

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - NO AW		**Value Area**	**Zone B - Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£906,161	-£332,882	-£342,445	-£360,275	-£455,853	-£1,104,883	-£1,499,039
60% LAR : 40% CIR	5%	£650,433	-£559,028	-£568,554	-£586,325	-£681,752	-£1,329,881	-£1,723,535
60% LAR : 40% CIR	10%	£392,971	-£786,923	-£796,417	-£814,132	-£909,421	-£1,556,718	-£1,949,910
60% LAR : 40% CIR	15%	£133,790	-£1,016,551	-£1,026,016	-£1,043,679	-£1,138,842	-£1,785,377	-£2,178,146
60% LAR : 40% CIR	20%	-£129,034	-£1,247,896	-£1,257,332	-£1,274,950	-£1,369,997	-£2,015,840	-£2,408,226
60% LAR : 40% CIR	25%	-£395,610	-£1,480,940	-£1,490,352	-£1,507,929	-£1,602,871	-£2,248,092	-£2,640,130
60% LAR : 40% CIR	**30%**	**-£663,880**	**-£1,715,667**	**-£1,725,057**	**-£1,742,597**	**-£1,837,447**	**-£2,482,113**	**-£2,873,842**
60% LAR : 40% CIR	35%	-£933,830	-£1,952,061	-£1,961,433	-£1,978,940	-£2,073,709	-£2,717,886	-£3,109,345
60% LAR : 40% CIR	40%	-£1,205,442	-£2,190,104	-£2,199,461	-£2,216,940	-£2,311,640	-£2,955,395	-£3,346,620
60% LAR : 40% CIR	45%	-£1,478,698	-£2,429,782	-£2,439,126	-£2,456,580	-£2,551,221	-£3,194,622	-£3,585,650
60% LAR : 40% CIR	50%	-£1,753,584	-£2,671,076	-£2,680,411	-£2,697,846	-£2,792,438	-£3,435,550	-£3,826,416

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,072,766	-£16,311,809	-£16,321,372	-£16,339,202	-£16,434,780	-£17,083,811	-£17,477,966
60% LAR : 40% CIR	5%	-£15,328,494	-£16,537,955	-£16,547,482	-£16,565,252	-£16,660,679	-£17,308,808	-£17,702,463
60% LAR : 40% CIR	10%	-£15,585,956	-£16,765,850	-£16,775,344	-£16,793,059	-£16,888,348	-£17,535,646	-£17,928,837
60% LAR : 40% CIR	15%	-£15,845,137	-£16,995,479	-£17,004,943	-£17,022,606	-£17,117,769	-£17,764,304	-£18,157,073
60% LAR : 40% CIR	20%	-£16,107,961	-£17,226,823	-£17,236,259	-£17,253,877	-£17,348,924	-£17,994,768	-£18,387,153
60% LAR : 40% CIR	25%	-£16,374,537	-£17,459,868	-£17,469,279	-£17,486,856	-£17,581,798	-£18,227,019	-£18,619,057
60% LAR : 40% CIR	**30%**	**-£16,642,808**	**-£17,694,595**	**-£17,703,985**	**-£17,721,524**	**-£17,816,375**	**-£18,461,041**	**-£18,852,770**
60% LAR : 40% CIR	35%	-£16,912,757	-£17,930,988	-£17,940,360	-£17,957,867	-£18,052,636	-£18,696,814	-£19,088,273
60% LAR : 40% CIR	40%	-£17,184,369	-£18,169,032	-£18,178,389	-£18,195,867	-£18,290,567	-£18,934,322	-£19,325,548
60% LAR : 40% CIR	45%	-£17,457,626	-£18,408,709	-£18,418,054	-£18,435,508	-£18,530,148	-£19,173,549	-£19,564,577
60% LAR : 40% CIR	50%	-£17,732,511	-£18,650,004	-£18,659,339	-£18,676,773	-£18,771,365	-£19,414,477	-£19,805,343

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,451,548	-£9,690,591	-£9,700,154	-£9,717,984	-£9,813,562	-£10,462,593	-£10,856,748
60% LAR : 40% CIR	5%	-£8,707,276	-£9,916,737	-£9,926,263	-£9,944,034	-£10,039,461	-£10,687,590	-£11,081,245
60% LAR : 40% CIR	10%	-£8,964,738	-£10,144,632	-£10,154,126	-£10,171,841	-£10,267,130	-£10,914,427	-£11,307,619
60% LAR : 40% CIR	15%	-£9,223,919	-£10,374,261	-£10,383,725	-£10,401,388	-£10,496,551	-£11,143,086	-£11,535,855
60% LAR : 40% CIR	20%	-£9,486,743	-£10,605,605	-£10,615,041	-£10,632,659	-£10,727,706	-£11,373,549	-£11,765,935
60% LAR : 40% CIR	25%	-£9,753,319	-£10,838,649	-£10,848,061	-£10,865,638	-£10,960,580	-£11,605,801	-£11,997,839
60% LAR : 40% CIR	**30%**	**-£10,021,589**	**-£11,073,377**	**-£11,082,767**	**-£11,100,306**	**-£11,195,156**	**-£11,839,822**	**-£12,231,551**
60% LAR : 40% CIR	35%	-£10,291,539	-£11,309,770	-£11,319,142	-£11,336,649	-£11,431,418	-£12,075,595	-£12,467,055
60% LAR : 40% CIR	40%	-£10,563,151	-£11,547,814	-£11,557,170	-£11,574,649	-£11,669,349	-£12,313,104	-£12,704,329
60% LAR : 40% CIR	45%	-£10,836,408	-£11,787,491	-£11,796,835	-£11,814,290	-£11,908,930	-£12,552,331	-£12,943,359
60% LAR : 40% CIR	50%	-£11,111,293	-£12,028,785	-£12,038,120	-£12,055,555	-£12,150,147	-£12,793,259	-£13,184,125

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,708,021	-£6,947,063	-£6,956,627	-£6,974,457	-£7,070,035	-£7,719,065	-£8,113,220
60% LAR : 40% CIR	5%	-£5,963,748	-£7,173,210	-£7,182,736	-£7,200,506	-£7,295,934	-£7,944,063	-£8,337,717
60% LAR : 40% CIR	10%	-£6,221,211	-£7,401,105	-£7,410,599	-£7,428,313	-£7,523,602	-£8,170,900	-£8,564,092
60% LAR : 40% CIR	15%	-£6,480,392	-£7,630,733	-£7,640,197	-£7,657,861	-£7,753,024	-£8,399,558	-£8,792,327
60% LAR : 40% CIR	20%	-£6,743,216	-£7,862,078	-£7,871,514	-£7,889,132	-£7,984,179	-£8,630,022	-£9,022,408
60% LAR : 40% CIR	25%	-£7,009,792	-£8,095,122	-£8,104,534	-£8,122,110	-£8,217,053	-£8,862,274	-£9,254,312
60% LAR : 40% CIR	**30%**	**-£7,278,062**	**-£8,329,849**	**-£8,339,239**	**-£8,356,779**	**-£8,451,629**	**-£9,096,295**	**-£9,488,024**
60% LAR : 40% CIR	35%	-£7,548,012	-£8,566,243	-£8,575,615	-£8,593,122	-£8,687,891	-£9,332,068	-£9,723,527
60% LAR : 40% CIR	40%	-£7,819,623	-£8,804,286	-£8,813,643	-£8,831,122	-£8,925,821	-£9,569,577	-£9,960,802
60% LAR : 40% CIR	45%	-£8,092,880	-£9,043,964	-£9,053,308	-£9,070,762	-£9,165,402	-£9,808,804	-£10,199,832
60% LAR : 40% CIR	50%	-£8,367,765	-£9,285,258	-£9,294,593	-£9,312,028	-£9,406,620	-£10,049,732	-£10,440,597

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,464,911	-£3,703,954	-£3,713,518	-£3,731,348	-£3,826,925	-£4,475,956	-£4,870,111
60% LAR : 40% CIR	5%	-£2,720,639	-£3,930,101	-£3,939,627	-£3,957,397	-£4,052,825	-£4,700,954	-£5,094,608
60% LAR : 40% CIR	10%	-£2,978,102	-£4,157,996	-£4,167,489	-£4,185,204	-£4,280,493	-£4,927,791	-£5,320,983
60% LAR : 40% CIR	15%	-£3,237,282	-£4,387,624	-£4,397,088	-£4,414,752	-£4,509,914	-£5,156,449	-£5,549,218
60% LAR : 40% CIR	20%	-£3,500,106	-£4,618,969	-£4,628,405	-£4,646,023	-£4,741,070	-£5,386,913	-£5,779,299
60% LAR : 40% CIR	25%	-£3,766,682	-£4,852,013	-£4,861,425	-£4,879,001	-£4,973,944	-£5,619,164	-£6,011,202
60% LAR : 40% CIR	**30%**	**-£4,034,953**	**-£5,086,740**	**-£5,096,130**	**-£5,113,670**	**-£5,208,520**	**-£5,853,186**	**-£6,244,915**
60% LAR : 40% CIR	35%	-£4,304,903	-£5,323,133	-£5,332,506	-£5,350,013	-£5,444,782	-£6,088,959	-£6,480,418
60% LAR : 40% CIR	40%	-£4,576,514	-£5,561,177	-£5,570,534	-£5,588,013	-£5,682,712	-£6,326,468	-£6,717,693
60% LAR : 40% CIR	45%	-£4,849,771	-£5,800,855	-£5,810,199	-£5,827,653	-£5,922,293	-£6,565,695	-£6,956,722
60% LAR : 40% CIR	50%	-£5,124,656	-£6,042,149	-£6,051,484	-£6,068,919	-£6,163,511	-£6,806,623	-£7,197,488

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - NO AW	
Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,330,108	£89,288	£79,869	£62,307	-£32,321	-£681,352	-£1,075,507
60% LAR : 40% CIR	5%	£1,053,182	-£156,672	-£166,200	-£183,969	-£279,397	-£927,525	-£1,321,180
60% LAR : 40% CIR	10%	£774,523	-£405,744	-£415,239	-£432,953	-£528,242	-£1,175,539	-£1,568,731
60% LAR : 40% CIR	15%	£494,144	-£656,549	-£666,013	-£683,677	-£778,839	-£1,425,375	-£1,818,144
60% LAR : 40% CIR	20%	£212,063	-£909,070	-£918,506	-£936,124	-£1,031,171	-£1,677,016	-£2,069,400
60% LAR : 40% CIR	25%	-£72,799	-£1,163,291	-£1,172,703	-£1,190,279	-£1,285,222	-£1,930,443	-£2,322,482
60% LAR : 40% CIR	**30%**	**-£362,591**	**-£1,419,195**	**-£1,428,585**	**-£1,446,125**	**-£1,540,975**	**-£2,185,641**	**-£2,577,371**
60% LAR : 40% CIR	35%	-£654,061	-£1,676,765	-£1,686,137	-£1,703,644	-£1,798,413	-£2,442,591	-£2,834,050
60% LAR : 40% CIR	40%	-£947,193	-£1,935,985	-£1,945,342	-£1,962,821	-£2,057,521	-£2,701,276	-£3,092,501
60% LAR : 40% CIR	45%	-£1,241,971	-£2,196,840	-£2,206,184	-£2,223,638	-£2,318,278	-£2,961,680	-£3,352,707
60% LAR : 40% CIR	50%	-£1,538,377	-£2,459,310	-£2,468,645	-£2,486,080	-£2,580,672	-£3,223,783	-£3,614,650

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£14,648,820	-£15,889,639	-£15,899,058	-£15,916,621	-£16,011,249	-£16,660,279	-£17,054,434
60% LAR : 40% CIR	5%	-£14,925,745	-£16,135,600	-£16,145,127	-£16,162,896	-£16,258,325	-£16,906,453	-£17,300,107
60% LAR : 40% CIR	10%	-£15,204,405	-£16,384,671	-£16,394,166	-£16,411,880	-£16,507,170	-£17,154,467	-£17,547,658
60% LAR : 40% CIR	15%	-£15,484,783	-£16,635,476	-£16,644,940	-£16,662,604	-£16,757,767	-£17,404,302	-£17,797,071
60% LAR : 40% CIR	20%	-£15,766,864	-£16,887,998	-£16,897,434	-£16,915,051	-£17,010,098	-£17,655,943	-£18,048,327
60% LAR : 40% CIR	25%	-£16,051,727	-£17,142,219	-£17,151,630	-£17,169,207	-£17,264,149	-£17,909,370	-£18,301,409
60% LAR : 40% CIR	**30%**	**-£16,341,518**	**-£17,398,122**	**-£17,407,512**	**-£17,425,052**	**-£17,519,902**	**-£18,164,568**	**-£18,556,298**
60% LAR : 40% CIR	35%	-£16,632,989	-£17,655,692	-£17,665,065	-£17,682,571	-£17,777,340	-£18,421,518	-£18,812,977
60% LAR : 40% CIR	40%	-£16,926,120	-£17,914,913	-£17,924,270	-£17,941,748	-£18,036,448	-£18,680,203	-£19,071,429
60% LAR : 40% CIR	45%	-£17,220,898	-£18,175,767	-£18,185,111	-£18,202,565	-£18,297,206	-£18,940,607	-£19,331,635
60% LAR : 40% CIR	50%	-£17,517,304	-£18,438,237	-£18,447,572	-£18,465,007	-£18,559,600	-£19,202,710	-£19,593,577

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,027,601	-£9,268,421	-£9,277,840	-£9,295,403	-£9,390,030	-£10,039,061	-£10,433,216
60% LAR : 40% CIR	5%	-£8,304,527	-£9,514,381	-£9,523,909	-£9,541,678	-£9,637,107	-£10,285,234	-£10,678,889
60% LAR : 40% CIR	10%	-£8,583,187	-£9,763,453	-£9,772,948	-£9,790,662	-£9,885,952	-£10,533,248	-£10,926,440
60% LAR : 40% CIR	15%	-£8,863,565	-£10,014,258	-£10,023,722	-£10,041,386	-£10,136,548	-£10,783,084	-£11,175,853
60% LAR : 40% CIR	20%	-£9,145,646	-£10,266,779	-£10,276,215	-£10,293,833	-£10,388,880	-£11,034,725	-£11,427,109
60% LAR : 40% CIR	25%	-£9,430,508	-£10,521,000	-£10,530,412	-£10,547,989	-£10,642,931	-£11,288,152	-£11,680,191
60% LAR : 40% CIR	**30%**	**-£9,720,300**	**-£10,776,904**	**-£10,786,294**	**-£10,803,834**	**-£10,898,684**	**-£11,543,350**	**-£11,935,080**
60% LAR : 40% CIR	35%	-£10,011,770	-£11,034,474	-£11,043,846	-£11,061,353	-£11,156,122	-£11,800,300	-£12,191,759
60% LAR : 40% CIR	40%	-£10,304,902	-£11,293,695	-£11,303,051	-£11,320,530	-£11,415,230	-£12,058,985	-£12,450,210
60% LAR : 40% CIR	45%	-£10,599,680	-£11,554,549	-£11,563,893	-£11,581,347	-£11,675,987	-£12,319,389	-£12,710,416
60% LAR : 40% CIR	50%	-£10,896,086	-£11,817,019	-£11,826,354	-£11,843,789	-£11,938,382	-£12,581,492	-£12,972,359

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,284,074	-£6,524,894	-£6,534,313	-£6,551,875	-£6,646,503	-£7,295,534	-£7,689,689
60% LAR : 40% CIR	5%	-£5,561,000	-£6,770,854	-£6,780,381	-£6,798,151	-£6,893,579	-£7,541,707	-£7,935,362
60% LAR : 40% CIR	10%	-£5,839,659	-£7,019,926	-£7,029,421	-£7,047,134	-£7,142,424	-£7,789,721	-£8,182,913
60% LAR : 40% CIR	15%	-£6,120,038	-£7,270,731	-£7,280,195	-£7,297,858	-£7,393,021	-£8,039,557	-£8,432,326
60% LAR : 40% CIR	20%	-£6,402,119	-£7,523,252	-£7,532,688	-£7,550,306	-£7,645,353	-£8,291,197	-£8,683,582
60% LAR : 40% CIR	25%	-£6,686,981	-£7,777,473	-£7,786,885	-£7,804,461	-£7,899,404	-£8,544,624	-£8,936,663
60% LAR : 40% CIR	**30%**	**-£6,976,773**	**-£8,033,377**	**-£8,042,767**	**-£8,060,307**	**-£8,155,157**	**-£8,799,823**	**-£9,191,553**
60% LAR : 40% CIR	35%	-£7,268,243	-£8,290,947	-£8,300,319	-£8,317,826	-£8,412,595	-£9,056,772	-£9,448,232
60% LAR : 40% CIR	40%	-£7,561,375	-£8,550,167	-£8,559,524	-£8,577,003	-£8,671,702	-£9,315,458	-£9,706,683
60% LAR : 40% CIR	45%	-£7,856,152	-£8,811,021	-£8,820,366	-£8,837,820	-£8,932,460	-£9,575,862	-£9,966,889
60% LAR : 40% CIR	50%	-£8,152,559	-£9,073,491	-£9,082,826	-£9,100,262	-£9,194,854	-£9,837,965	-£10,228,832

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,040,965	-£3,281,785	-£3,291,204	-£3,308,766	-£3,403,394	-£4,052,425	-£4,446,580
60% LAR : 40% CIR	5%	-£2,317,891	-£3,527,745	-£3,537,272	-£3,555,042	-£3,650,470	-£4,298,598	-£4,692,252
60% LAR : 40% CIR	10%	-£2,596,550	-£3,776,817	-£3,786,311	-£3,804,025	-£3,899,315	-£4,546,612	-£4,939,804
60% LAR : 40% CIR	15%	-£2,876,929	-£4,027,622	-£4,037,086	-£4,054,749	-£4,149,912	-£4,796,448	-£5,189,217
60% LAR : 40% CIR	20%	-£3,159,010	-£4,280,143	-£4,289,579	-£4,307,197	-£4,402,244	-£5,048,088	-£5,440,473
60% LAR : 40% CIR	25%	-£3,443,872	-£4,534,364	-£4,543,776	-£4,561,352	-£4,656,295	-£5,301,515	-£5,693,554
60% LAR : 40% CIR	**30%**	**-£3,733,664**	**-£4,790,268**	**-£4,799,658**	**-£4,817,197**	**-£4,912,048**	**-£5,556,714**	**-£5,948,444**
60% LAR : 40% CIR	35%	-£4,025,134	-£5,047,838	-£5,057,210	-£5,074,717	-£5,169,486	-£5,813,663	-£6,205,123
60% LAR : 40% CIR	40%	-£4,318,266	-£5,307,058	-£5,316,415	-£5,333,894	-£5,428,593	-£6,072,349	-£6,463,574
60% LAR : 40% CIR	45%	-£4,613,043	-£5,567,912	-£5,577,257	-£5,594,711	-£5,689,351	-£6,332,753	-£6,723,780
60% LAR : 40% CIR	50%	-£4,909,449	-£5,830,382	-£5,839,717	-£5,857,153	-£5,951,745	-£6,594,856	-£6,985,723

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - NO AW	
Value Area	**Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,754,053	£506,455	£497,036	£479,473	£385,332	-£257,820	-£651,975
60% LAR : 40% CIR	5%	£1,455,930	£241,991	£232,607	£215,104	£121,111	-£525,171	-£918,824
60% LAR : 40% CIR	10%	£1,156,073	-£24,566	-£34,060	-£51,774	-£147,063	-£794,360	-£1,187,553
60% LAR : 40% CIR	15%	£854,498	-£296,548	-£306,011	-£323,674	-£418,837	-£1,065,373	-£1,458,142
60% LAR : 40% CIR	20%	£551,219	-£570,245	-£579,682	-£597,298	-£692,345	-£1,338,190	-£1,730,574
60% LAR : 40% CIR	25%	£246,255	-£845,642	-£855,054	-£872,630	-£967,574	-£1,612,794	-£2,004,833
60% LAR : 40% CIR	**30%**	**-£61,300**	**-£1,122,723**	**-£1,132,113**	**-£1,149,652**	**-£1,244,503**	**-£1,889,168**	**-£2,280,899**
60% LAR : 40% CIR	35%	-£374,292	-£1,401,469	-£1,410,842	-£1,428,348	-£1,523,117	-£2,167,295	-£2,558,754
60% LAR : 40% CIR	40%	-£688,945	-£1,681,866	-£1,691,223	-£1,708,702	-£1,803,400	-£2,447,157	-£2,838,382
60% LAR : 40% CIR	45%	-£1,005,243	-£1,963,896	-£1,973,242	-£1,990,696	-£2,085,336	-£2,728,737	-£3,119,765
60% LAR : 40% CIR	50%	-£1,323,170	-£2,247,544	-£2,256,879	-£2,274,314	-£2,368,906	-£3,012,017	-£3,402,884

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£14,224,874	-£15,472,472	-£15,481,892	-£15,499,454	-£15,593,596	-£16,236,747	-£16,630,902
60% LAR : 40% CIR	5%	-£14,522,997	-£15,736,937	-£15,746,320	-£15,763,823	-£15,857,817	-£16,504,098	-£16,897,751
60% LAR : 40% CIR	10%	-£14,822,854	-£16,003,493	-£16,012,987	-£16,030,701	-£16,125,991	-£16,773,287	-£17,166,480
60% LAR : 40% CIR	15%	-£15,124,430	-£16,275,475	-£16,284,938	-£16,302,601	-£16,397,764	-£17,044,300	-£17,437,069
60% LAR : 40% CIR	20%	-£15,427,709	-£16,549,172	-£16,558,609	-£16,576,226	-£16,671,273	-£17,317,117	-£17,709,502
60% LAR : 40% CIR	25%	-£15,732,673	-£16,824,569	-£16,833,981	-£16,851,558	-£16,946,501	-£17,591,721	-£17,983,760
60% LAR : 40% CIR	**30%**	**-£16,040,228**	**-£17,101,650**	**-£17,111,040**	**-£17,128,580**	**-£17,223,430**	**-£17,868,096**	**-£18,259,826**
60% LAR : 40% CIR	35%	-£16,353,219	-£17,380,397	-£17,389,769	-£17,407,276	-£17,502,045	-£18,146,222	-£18,537,681
60% LAR : 40% CIR	40%	-£16,667,872	-£17,660,794	-£17,670,150	-£17,687,629	-£17,782,328	-£18,426,084	-£18,817,310
60% LAR : 40% CIR	45%	-£16,984,170	-£17,942,823	-£17,952,169	-£17,969,623	-£18,064,263	-£18,707,665	-£19,098,692
60% LAR : 40% CIR	50%	-£17,302,097	-£18,226,471	-£18,235,806	-£18,253,242	-£18,347,833	-£18,990,945	-£19,381,811

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,603,656	-£8,851,254	-£8,860,673	-£8,878,236	-£8,972,377	-£9,615,529	-£10,009,684
60% LAR : 40% CIR	5%	-£7,901,779	-£9,115,718	-£9,125,102	-£9,142,605	-£9,236,599	-£9,882,880	-£10,276,533
60% LAR : 40% CIR	10%	-£8,201,636	-£9,382,275	-£9,391,769	-£9,409,483	-£9,504,772	-£10,152,069	-£10,545,262
60% LAR : 40% CIR	15%	-£8,503,211	-£9,654,257	-£9,663,720	-£9,681,383	-£9,776,546	-£10,423,082	-£10,815,851
60% LAR : 40% CIR	20%	-£8,806,490	-£9,927,954	-£9,937,391	-£9,955,008	-£10,050,054	-£10,695,899	-£11,088,283
60% LAR : 40% CIR	25%	-£9,111,454	-£10,203,351	-£10,212,763	-£10,230,339	-£10,325,283	-£10,970,503	-£11,362,542
60% LAR : 40% CIR	**30%**	**-£9,419,009**	**-£10,480,432**	**-£10,489,822**	**-£10,507,361**	**-£10,602,212**	**-£11,246,878**	**-£11,638,608**
60% LAR : 40% CIR	35%	-£9,732,001	-£10,759,178	-£10,768,551	-£10,786,057	-£10,880,826	-£11,525,004	-£11,916,463
60% LAR : 40% CIR	40%	-£10,046,654	-£11,039,575	-£11,048,932	-£11,066,411	-£11,161,110	-£11,804,866	-£12,196,091
60% LAR : 40% CIR	45%	-£10,362,952	-£11,321,605	-£11,330,951	-£11,348,405	-£11,443,045	-£12,086,447	-£12,477,474
60% LAR : 40% CIR	50%	-£10,680,879	-£11,605,253	-£11,614,588	-£11,632,024	-£11,726,615	-£12,369,727	-£12,760,593

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,860,129	-£6,107,727	-£6,117,146	-£6,134,709	-£6,228,850	-£6,872,001	-£7,266,157
60% LAR : 40% CIR	5%	-£5,158,251	-£6,372,191	-£6,381,575	-£6,399,078	-£6,493,071	-£7,139,352	-£7,533,006
60% LAR : 40% CIR	10%	-£5,458,109	-£6,638,748	-£6,648,241	-£6,665,955	-£6,761,245	-£7,408,542	-£7,801,735
60% LAR : 40% CIR	15%	-£5,759,684	-£6,910,729	-£6,920,193	-£6,937,856	-£7,033,019	-£7,679,555	-£8,072,324
60% LAR : 40% CIR	20%	-£6,062,963	-£7,184,426	-£7,193,863	-£7,211,480	-£7,306,527	-£7,952,372	-£8,344,756
60% LAR : 40% CIR	25%	-£6,367,927	-£7,459,824	-£7,469,236	-£7,486,812	-£7,581,756	-£8,226,975	-£8,619,014
60% LAR : 40% CIR	**30%**	**-£6,675,482**	**-£7,736,904**	**-£7,746,295**	**-£7,763,834**	**-£7,858,684**	**-£8,503,350**	**-£8,895,080**
60% LAR : 40% CIR	35%	-£6,988,473	-£8,015,651	-£8,025,023	-£8,042,530	-£8,137,299	-£8,781,477	-£9,172,936
60% LAR : 40% CIR	40%	-£7,303,127	-£8,296,048	-£8,305,405	-£8,322,884	-£8,417,582	-£9,061,339	-£9,452,564
60% LAR : 40% CIR	45%	-£7,619,425	-£8,578,078	-£8,587,423	-£8,604,878	-£8,699,518	-£9,342,919	-£9,733,947
60% LAR : 40% CIR	50%	-£7,937,352	-£8,861,726	-£8,871,061	-£8,888,496	-£8,983,088	-£9,626,199	-£10,017,066

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,617,020	-£2,864,618	-£2,874,037	-£2,891,599	-£2,985,741	-£3,628,892	-£4,023,048
60% LAR : 40% CIR	5%	-£1,915,142	-£3,129,082	-£3,138,466	-£3,155,968	-£3,249,962	-£3,896,243	-£4,289,897
60% LAR : 40% CIR	10%	-£2,215,000	-£3,395,639	-£3,405,132	-£3,422,846	-£3,518,136	-£4,165,433	-£4,558,626
60% LAR : 40% CIR	15%	-£2,516,575	-£3,667,620	-£3,677,084	-£3,694,747	-£3,789,910	-£4,436,446	-£4,829,215
60% LAR : 40% CIR	20%	-£2,819,854	-£3,941,317	-£3,950,754	-£3,968,371	-£4,063,418	-£4,709,263	-£5,101,647
60% LAR : 40% CIR	25%	-£3,124,818	-£4,216,715	-£4,226,127	-£4,243,703	-£4,338,647	-£4,983,866	-£5,375,905
60% LAR : 40% CIR	**30%**	**-£3,432,373**	**-£4,493,795**	**-£4,503,185**	**-£4,520,725**	**-£4,615,575**	**-£5,260,241**	**-£5,651,971**
60% LAR : 40% CIR	35%	-£3,745,364	-£4,772,542	-£4,781,914	-£4,799,421	-£4,894,190	-£5,538,368	-£5,929,827
60% LAR : 40% CIR	40%	-£4,060,018	-£5,052,939	-£5,062,296	-£5,079,775	-£5,174,473	-£5,818,230	-£6,209,455
60% LAR : 40% CIR	45%	-£4,376,315	-£5,334,969	-£5,344,314	-£5,361,768	-£5,456,409	-£6,099,810	-£6,490,838
60% LAR : 40% CIR	50%	-£4,694,242	-£5,618,617	-£5,627,952	-£5,645,387	-£5,739,979	-£6,383,090	-£6,773,957

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - NO AW		Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,601,945	£1,340,788	£1,331,369	£1,313,807	£1,219,665	£580,388	£192,157
60% LAR : 40% CIR	5%	£2,261,427	£1,034,608	£1,025,223	£1,007,720	£913,727	£275,339	-£114,114
60% LAR : 40% CIR	10%	£1,919,175	£726,704	£717,352	£699,904	£606,047	-£32,003	-£425,195
60% LAR : 40% CIR	15%	£1,575,205	£417,093	£407,771	£390,374	£296,641	-£345,368	-£738,137
60% LAR : 40% CIR	20%	£1,229,532	£105,792	£96,497	£79,144	-£14,695	-£660,538	-£1,052,923
60% LAR : 40% CIR	25%	£882,173	-£210,344	-£219,756	-£237,332	-£332,276	-£977,497	-£1,369,534
60% LAR : 40% CIR	**30%**	**£533,145**	**-£529,778**	**-£539,169**	**-£556,708**	**-£651,558**	**-£1,296,224**	**-£1,687,954**
60% LAR : 40% CIR	35%	£182,462	-£850,878	-£860,250	-£877,757	-£972,526	-£1,616,703	-£2,008,163
60% LAR : 40% CIR	40%	-£172,448	-£1,173,628	-£1,182,985	-£1,200,464	-£1,295,162	-£1,938,919	-£2,330,144
60% LAR : 40% CIR	45%	-£531,787	-£1,498,011	-£1,507,356	-£1,524,811	-£1,619,451	-£2,262,852	-£2,653,879
60% LAR : 40% CIR	50%	-£892,755	-£1,824,013	-£1,833,347	-£1,850,782	-£1,945,374	-£2,588,486	-£2,979,352

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£13,376,983	-£14,638,139	-£14,647,558	-£14,665,120	-£14,759,262	-£15,398,539	-£15,786,770
60% LAR : 40% CIR	5%	-£13,717,500	-£14,944,319	-£14,953,704	-£14,971,207	-£15,065,201	-£15,703,588	-£16,093,041
60% LAR : 40% CIR	10%	-£14,059,752	-£15,252,223	-£15,261,575	-£15,279,023	-£15,372,880	-£16,010,930	-£16,404,122
60% LAR : 40% CIR	15%	-£14,403,722	-£15,561,835	-£15,571,156	-£15,588,554	-£15,682,286	-£16,324,295	-£16,717,064
60% LAR : 40% CIR	20%	-£14,749,395	-£15,873,135	-£15,882,430	-£15,899,783	-£15,993,622	-£16,639,466	-£17,031,850
60% LAR : 40% CIR	25%	-£15,096,755	-£16,189,271	-£16,198,683	-£16,216,260	-£16,311,203	-£16,956,424	-£17,348,462
60% LAR : 40% CIR	**30%**	**-£15,445,783**	**-£16,508,705**	**-£16,518,096**	**-£16,535,635**	**-£16,630,485**	**-£17,275,151**	**-£17,666,881**
60% LAR : 40% CIR	35%	-£15,796,465	-£16,829,805	-£16,839,178	-£16,856,684	-£16,951,453	-£17,595,631	-£17,987,090
60% LAR : 40% CIR	40%	-£16,151,375	-£17,152,556	-£17,161,912	-£17,179,391	-£17,274,090	-£17,917,846	-£18,309,071
60% LAR : 40% CIR	45%	-£16,510,714	-£17,476,939	-£17,486,283	-£17,503,738	-£17,598,378	-£18,241,779	-£18,632,806
60% LAR : 40% CIR	50%	-£16,871,682	-£17,802,940	-£17,812,274	-£17,829,709	-£17,924,302	-£18,567,413	-£18,958,279

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,755,765	-£8,016,921	-£8,026,340	-£8,043,902	-£8,138,044	-£8,777,321	-£9,165,552
60% LAR : 40% CIR	5%	-£7,096,282	-£8,323,101	-£8,332,486	-£8,349,989	-£8,443,982	-£9,082,370	-£9,471,823
60% LAR : 40% CIR	10%	-£7,438,534	-£8,631,005	-£8,640,357	-£8,657,805	-£8,751,662	-£9,389,712	-£9,782,904
60% LAR : 40% CIR	15%	-£7,782,504	-£8,940,616	-£8,949,938	-£8,967,335	-£9,061,068	-£9,703,077	-£10,095,846
60% LAR : 40% CIR	20%	-£8,128,177	-£9,251,917	-£9,261,212	-£9,278,565	-£9,372,404	-£10,018,247	-£10,410,632
60% LAR : 40% CIR	25%	-£8,475,536	-£9,568,053	-£9,577,465	-£9,595,041	-£9,689,985	-£10,335,206	-£10,727,244
60% LAR : 40% CIR	**30%**	**-£8,824,565**	**-£9,887,487**	**-£9,896,878**	**-£9,914,417**	**-£10,009,267**	**-£10,653,933**	**-£11,045,663**
60% LAR : 40% CIR	35%	-£9,175,247	-£10,208,587	-£10,217,959	-£10,235,466	-£10,330,235	-£10,974,413	-£11,365,872
60% LAR : 40% CIR	40%	-£9,530,157	-£10,531,337	-£10,540,694	-£10,558,173	-£10,652,871	-£11,296,628	-£11,687,853
60% LAR : 40% CIR	45%	-£9,889,496	-£10,855,721	-£10,865,065	-£10,882,520	-£10,977,160	-£11,620,561	-£12,011,588
60% LAR : 40% CIR	50%	-£10,250,464	-£11,181,722	-£11,191,056	-£11,208,491	-£11,303,083	-£11,946,195	-£12,337,061

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,012,237	-£5,273,393	-£5,282,813	-£5,300,375	-£5,394,517	-£6,033,793	-£6,422,025
60% LAR : 40% CIR	5%	-£4,352,754	-£5,579,574	-£5,588,959	-£5,606,461	-£5,700,455	-£6,338,843	-£6,728,295
60% LAR : 40% CIR	10%	-£4,695,006	-£5,887,478	-£5,896,829	-£5,914,278	-£6,008,135	-£6,646,185	-£7,039,377
60% LAR : 40% CIR	15%	-£5,038,977	-£6,197,089	-£6,206,411	-£6,223,808	-£6,317,540	-£6,959,550	-£7,352,319
60% LAR : 40% CIR	20%	-£5,384,649	-£6,508,390	-£6,517,685	-£6,535,038	-£6,628,877	-£7,274,720	-£7,667,105
60% LAR : 40% CIR	25%	-£5,732,009	-£6,824,526	-£6,833,938	-£6,851,514	-£6,946,458	-£7,591,678	-£7,983,716
60% LAR : 40% CIR	**30%**	**-£6,081,037**	**-£7,143,960**	**-£7,153,351**	**-£7,170,889**	**-£7,265,740**	**-£7,910,406**	**-£8,302,136**
60% LAR : 40% CIR	35%	-£6,431,719	-£7,465,060	-£7,474,432	-£7,491,939	-£7,586,708	-£8,230,885	-£8,622,344
60% LAR : 40% CIR	40%	-£6,786,629	-£7,787,810	-£7,797,167	-£7,814,646	-£7,909,344	-£8,553,101	-£8,944,326
60% LAR : 40% CIR	45%	-£7,145,969	-£8,112,193	-£8,121,538	-£8,138,993	-£8,233,633	-£8,877,034	-£9,268,061
60% LAR : 40% CIR	50%	-£7,506,937	-£8,438,194	-£8,447,528	-£8,464,964	-£8,559,556	-£9,202,668	-£9,593,534

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£769,128	-£2,030,284	-£2,039,704	-£2,057,266	-£2,151,408	-£2,790,684	-£3,178,916
60% LAR : 40% CIR	5%	-£1,109,645	-£2,336,465	-£2,345,850	-£2,363,352	-£2,457,346	-£3,095,734	-£3,485,186
60% LAR : 40% CIR	10%	-£1,451,897	-£2,644,369	-£2,653,720	-£2,671,169	-£2,765,026	-£3,403,076	-£3,796,268
60% LAR : 40% CIR	15%	-£1,795,868	-£2,953,980	-£2,963,302	-£2,980,699	-£3,074,431	-£3,716,441	-£4,109,210
60% LAR : 40% CIR	20%	-£2,141,540	-£3,265,281	-£3,274,576	-£3,291,928	-£3,385,768	-£4,031,611	-£4,423,996
60% LAR : 40% CIR	25%	-£2,488,900	-£3,581,417	-£3,590,829	-£3,608,405	-£3,703,349	-£4,348,569	-£4,740,607
60% LAR : 40% CIR	**30%**	**-£2,837,928**	**-£3,900,851**	**-£3,910,242**	**-£3,927,780**	**-£4,022,631**	**-£4,667,296**	**-£5,059,026**
60% LAR : 40% CIR	35%	-£3,188,610	-£4,221,951	-£4,231,323	-£4,248,830	-£4,343,599	-£4,987,776	-£5,379,235
60% LAR : 40% CIR	40%	-£3,543,520	-£4,544,701	-£4,554,058	-£4,571,536	-£4,666,235	-£5,309,992	-£5,701,217
60% LAR : 40% CIR	45%	-£3,902,860	-£4,869,084	-£4,878,429	-£4,895,884	-£4,990,524	-£5,633,924	-£6,024,952
60% LAR : 40% CIR	50%	-£4,263,828	-£5,195,085	-£5,204,419	-£5,221,855	-£5,316,447	-£5,959,559	-£6,350,425

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - NO AW	
Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,449,835	£2,175,122	£2,165,702	£2,148,140	£2,053,998	£1,414,722	£1,026,491
60% LAR : 40% CIR	5%	£3,066,924	£1,827,224	£1,817,840	£1,800,338	£1,706,344	£1,067,955	£680,218
60% LAR : 40% CIR	10%	£2,682,278	£1,477,604	£1,468,252	£1,450,804	£1,356,947	£719,378	£332,095
60% LAR : 40% CIR	15%	£2,295,913	£1,126,276	£1,116,955	£1,099,557	£1,005,825	£369,006	-£18,133
60% LAR : 40% CIR	20%	£1,907,845	£773,259	£763,964	£746,611	£652,993	£16,855	-£375,272
60% LAR : 40% CIR	25%	£1,518,092	£418,567	£409,296	£391,984	£298,468	-£342,198	-£734,236
60% LAR : 40% CIR	**30%**	**£1,126,669**	**£62,218**	**£52,968**	**£35,693**	**-£58,613**	**-£703,279**	**-£1,095,009**
60% LAR : 40% CIR	35%	£733,592	-£300,286	-£309,659	-£327,166	-£421,935	-£1,066,112	-£1,457,571
60% LAR : 40% CIR	40%	£338,879	-£665,389	-£674,747	-£692,225	-£786,924	-£1,430,681	-£1,821,905
60% LAR : 40% CIR	45%	-£58,331	-£1,032,127	-£1,041,471	-£1,058,925	-£1,153,565	-£1,796,967	-£2,187,994
60% LAR : 40% CIR	50%	-£462,341	-£1,400,480	-£1,409,815	-£1,427,251	-£1,521,842	-£2,164,954	-£2,555,820

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,529,092	-£13,803,805	-£13,813,226	-£13,830,787	-£13,924,930	-£14,564,205	-£14,952,437
60% LAR : 40% CIR	5%	-£12,912,003	-£14,151,703	-£14,161,087	-£14,178,590	-£14,272,583	-£14,910,972	-£15,298,709
60% LAR : 40% CIR	10%	-£13,296,650	-£14,501,324	-£14,510,675	-£14,528,123	-£14,621,981	-£15,259,549	-£15,646,832
60% LAR : 40% CIR	15%	-£13,683,015	-£14,852,651	-£14,861,973	-£14,879,370	-£14,973,102	-£15,609,922	-£15,997,060
60% LAR : 40% CIR	20%	-£14,071,082	-£15,205,668	-£15,214,963	-£15,232,316	-£15,325,934	-£15,962,072	-£16,354,200
60% LAR : 40% CIR	25%	-£14,460,836	-£15,560,360	-£15,569,631	-£15,586,943	-£15,680,459	-£16,321,126	-£16,713,164
60% LAR : 40% CIR	**30%**	**-£14,852,259**	**-£15,916,709**	**-£15,925,960**	**-£15,943,234**	**-£16,037,540**	**-£16,682,206**	**-£17,073,936**
60% LAR : 40% CIR	35%	-£15,245,335	-£16,279,214	-£16,288,586	-£16,306,093	-£16,400,862	-£17,045,039	-£17,436,498
60% LAR : 40% CIR	40%	-£15,640,048	-£16,644,316	-£16,653,674	-£16,671,152	-£16,765,852	-£17,409,608	-£17,800,832
60% LAR : 40% CIR	45%	-£16,037,259	-£17,011,054	-£17,020,398	-£17,037,853	-£17,132,493	-£17,775,894	-£18,166,922
60% LAR : 40% CIR	50%	-£16,441,268	-£17,379,407	-£17,388,742	-£17,406,178	-£17,500,769	-£18,143,881	-£18,534,748

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,907,874	-£7,182,587	-£7,192,007	-£7,209,569	-£7,303,711	-£7,942,987	-£8,331,218
60% LAR : 40% CIR	5%	-£6,290,785	-£7,530,485	-£7,539,869	-£7,557,372	-£7,651,365	-£8,289,754	-£8,677,491
60% LAR : 40% CIR	10%	-£6,675,432	-£7,880,105	-£7,889,457	-£7,906,905	-£8,000,762	-£8,638,331	-£9,025,614
60% LAR : 40% CIR	15%	-£7,061,796	-£8,231,433	-£8,240,755	-£8,258,152	-£8,351,884	-£8,988,703	-£9,375,842
60% LAR : 40% CIR	20%	-£7,449,864	-£8,584,450	-£8,593,745	-£8,611,098	-£8,704,716	-£9,340,854	-£9,732,982
60% LAR : 40% CIR	25%	-£7,839,617	-£8,939,142	-£8,948,413	-£8,965,725	-£9,059,241	-£9,699,907	-£10,091,945
60% LAR : 40% CIR	**30%**	**-£8,231,040**	**-£9,295,491**	**-£9,304,741**	**-£9,322,016**	**-£9,416,322**	**-£10,060,988**	**-£10,452,718**
60% LAR : 40% CIR	35%	-£8,624,117	-£9,657,996	-£9,667,368	-£9,684,875	-£9,779,644	-£10,423,821	-£10,815,280
60% LAR : 40% CIR	40%	-£9,018,830	-£10,023,098	-£10,032,456	-£10,049,934	-£10,144,633	-£10,788,390	-£11,179,614
60% LAR : 40% CIR	45%	-£9,416,040	-£10,389,836	-£10,399,180	-£10,416,634	-£10,511,275	-£11,154,676	-£11,545,704
60% LAR : 40% CIR	50%	-£9,820,050	-£10,758,189	-£10,767,524	-£10,784,960	-£10,879,551	-£11,522,663	-£11,913,530

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,164,347	-£4,439,060	-£4,448,480	-£4,466,041	-£4,560,184	-£5,199,460	-£5,587,691
60% LAR : 40% CIR	5%	-£3,547,258	-£4,786,958	-£4,796,341	-£4,813,844	-£4,907,838	-£5,546,226	-£5,933,964
60% LAR : 40% CIR	10%	-£3,931,904	-£5,136,578	-£5,145,930	-£5,163,378	-£5,257,235	-£5,894,804	-£6,282,086
60% LAR : 40% CIR	15%	-£4,318,269	-£5,487,906	-£5,497,227	-£5,514,625	-£5,608,357	-£6,245,176	-£6,632,315
60% LAR : 40% CIR	20%	-£4,706,337	-£5,840,923	-£5,850,218	-£5,867,570	-£5,961,189	-£6,597,327	-£6,989,454
60% LAR : 40% CIR	25%	-£5,096,090	-£6,195,614	-£6,204,885	-£6,222,197	-£6,315,714	-£6,956,380	-£7,348,418
60% LAR : 40% CIR	**30%**	**-£5,487,513**	**-£6,551,964**	**-£6,561,214**	**-£6,578,489**	**-£6,672,795**	**-£7,317,461**	**-£7,709,191**
60% LAR : 40% CIR	35%	-£5,880,590	-£6,914,468	-£6,923,841	-£6,941,347	-£7,036,116	-£7,680,294	-£8,071,753
60% LAR : 40% CIR	40%	-£6,275,303	-£7,279,571	-£7,288,929	-£7,306,406	-£7,401,106	-£8,044,863	-£8,436,087
60% LAR : 40% CIR	45%	-£6,672,513	-£7,646,309	-£7,655,653	-£7,673,107	-£7,767,747	-£8,411,149	-£8,802,176
60% LAR : 40% CIR	50%	-£7,076,523	-£8,014,662	-£8,023,997	-£8,041,432	-£8,136,024	-£8,779,135	-£9,170,002

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£78,763	-£1,195,951	-£1,205,371	-£1,222,932	-£1,317,075	-£1,956,351	-£2,344,582
60% LAR : 40% CIR	5%	-£304,148	-£1,543,849	-£1,553,232	-£1,570,735	-£1,664,729	-£2,303,117	-£2,690,855
60% LAR : 40% CIR	10%	-£688,795	-£1,893,469	-£1,902,821	-£1,920,269	-£2,014,126	-£2,651,695	-£3,038,977
60% LAR : 40% CIR	15%	-£1,075,160	-£2,244,797	-£2,254,118	-£2,271,516	-£2,365,248	-£3,002,067	-£3,389,206
60% LAR : 40% CIR	20%	-£1,463,228	-£2,597,814	-£2,607,109	-£2,624,461	-£2,718,080	-£3,354,218	-£3,746,345
60% LAR : 40% CIR	25%	-£1,852,981	-£2,952,505	-£2,961,776	-£2,979,088	-£3,072,605	-£3,713,271	-£4,105,309
60% LAR : 40% CIR	**30%**	**-£2,244,404**	**-£3,308,854**	**-£3,318,105**	**-£3,335,380**	**-£3,429,686**	**-£4,074,352**	**-£4,466,082**
60% LAR : 40% CIR	35%	-£2,637,481	-£3,671,359	-£3,680,732	-£3,698,238	-£3,793,007	-£4,437,185	-£4,828,644
60% LAR : 40% CIR	40%	-£3,032,194	-£4,036,462	-£4,045,820	-£4,063,297	-£4,157,997	-£4,801,754	-£5,192,978
60% LAR : 40% CIR	45%	-£3,429,404	-£4,403,199	-£4,412,544	-£4,429,998	-£4,524,638	-£5,168,040	-£5,559,067
60% LAR : 40% CIR	50%	-£3,833,414	-£4,771,553	-£4,780,888	-£4,798,323	-£4,892,915	-£5,536,026	-£5,926,893

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - NO AW		Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft

No Units	18	Sales value inflation		Base
Site Area	0.16 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£5,145,619	£3,843,789	£3,834,369	£3,816,807	£3,722,665	£3,083,389	£2,695,158
60% LAR : 40% CIR	5%	£4,677,918	£3,412,457	£3,403,074	£3,385,571	£3,291,577	£2,653,190	£2,265,452
60% LAR : 40% CIR	10%	£4,208,482	£2,979,404	£2,970,053	£2,952,604	£2,858,747	£2,221,178	£1,833,895
60% LAR : 40% CIR	15%	£3,737,328	£2,544,643	£2,535,321	£2,517,924	£2,424,192	£1,787,372	£1,400,506
60% LAR : 40% CIR	20%	£3,264,472	£2,108,192	£2,098,898	£2,081,545	£1,987,926	£1,351,789	£965,301
60% LAR : 40% CIR	25%	£2,789,929	£1,670,068	£1,660,797	£1,643,485	£1,549,968	£914,445	£528,299
60% LAR : 40% CIR	**30%**	**£2,313,716**	**£1,230,285**	**£1,221,035**	**£1,203,759**	**£1,110,334**	**£475,357**	**£89,515**
60% LAR : 40% CIR	35%	£1,835,851	£788,861	£779,628	£762,385	£669,040	£34,544	-£356,387
60% LAR : 40% CIR	40%	£1,356,349	£345,811	£336,595	£319,379	£226,102	-£414,204	-£805,429
60% LAR : 40% CIR	45%	£875,225	-£100,356	-£109,701	-£127,156	-£221,796	-£865,197	-£1,256,224
60% LAR : 40% CIR	50%	£392,499	-£553,416	-£562,751	-£580,187	-£674,778	-£1,317,890	-£1,708,757

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,833,309	-£12,135,138	-£12,144,558	-£12,162,120	-£12,256,262	-£12,895,538	-£13,283,770
60% LAR : 40% CIR	5%	-£11,301,009	-£12,566,470	-£12,575,854	-£12,593,356	-£12,687,350	-£13,325,738	-£13,713,475
60% LAR : 40% CIR	10%	-£11,770,445	-£12,999,523	-£13,008,875	-£13,026,323	-£13,120,180	-£13,757,749	-£14,145,032
60% LAR : 40% CIR	15%	-£12,241,600	-£13,434,284	-£13,443,606	-£13,461,003	-£13,554,736	-£14,191,555	-£14,578,421
60% LAR : 40% CIR	20%	-£12,714,456	-£13,870,735	-£13,880,029	-£13,897,382	-£13,991,001	-£14,627,138	-£15,013,626
60% LAR : 40% CIR	25%	-£13,188,999	-£14,308,860	-£14,318,131	-£14,335,443	-£14,428,959	-£15,064,482	-£15,450,628
60% LAR : 40% CIR	**30%**	**-£13,665,211**	**-£14,748,642**	**-£14,757,892**	**-£14,775,168**	**-£14,868,594**	**-£15,503,570**	**-£15,889,412**
60% LAR : 40% CIR	35%	-£14,143,076	-£15,190,067	-£15,199,299	-£15,216,542	-£15,309,887	-£15,944,383	-£16,335,315
60% LAR : 40% CIR	40%	-£14,622,579	-£15,633,117	-£15,642,333	-£15,659,548	-£15,752,825	-£16,393,131	-£16,784,356
60% LAR : 40% CIR	45%	-£15,103,702	-£16,079,283	-£16,088,628	-£16,106,083	-£16,200,723	-£16,844,124	-£17,235,151
60% LAR : 40% CIR	50%	-£15,586,428	-£16,532,344	-£16,541,679	-£16,559,114	-£16,653,705	-£17,296,817	-£17,687,684

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,212,091	-£5,513,920	-£5,523,340	-£5,540,902	-£5,635,044	-£6,274,320	-£6,662,551
60% LAR : 40% CIR	5%	-£4,679,791	-£5,945,252	-£5,954,635	-£5,972,138	-£6,066,132	-£6,704,519	-£7,092,257
60% LAR : 40% CIR	10%	-£5,149,227	-£6,378,305	-£6,387,656	-£6,405,105	-£6,498,962	-£7,136,531	-£7,523,814
60% LAR : 40% CIR	15%	-£5,620,382	-£6,813,066	-£6,822,388	-£6,839,785	-£6,933,517	-£7,570,337	-£7,957,203
60% LAR : 40% CIR	20%	-£6,093,237	-£7,249,517	-£7,258,811	-£7,276,164	-£7,369,783	-£8,005,920	-£8,392,408
60% LAR : 40% CIR	25%	-£6,567,780	-£7,687,641	-£7,696,912	-£7,714,224	-£7,807,741	-£8,443,264	-£8,829,410
60% LAR : 40% CIR	**30%**	**-£7,043,993**	**-£8,127,424**	**-£8,136,674**	**-£8,153,950**	**-£8,247,375**	**-£8,882,352**	**-£9,268,194**
60% LAR : 40% CIR	35%	-£7,521,858	-£8,568,849	-£8,578,081	-£8,595,324	-£8,688,669	-£9,323,165	-£9,714,096
60% LAR : 40% CIR	40%	-£8,001,360	-£9,011,899	-£9,021,115	-£9,038,330	-£9,131,607	-£9,771,913	-£10,163,138
60% LAR : 40% CIR	45%	-£8,482,484	-£9,458,065	-£9,467,410	-£9,484,865	-£9,579,505	-£10,222,906	-£10,613,933
60% LAR : 40% CIR	50%	-£8,965,210	-£9,911,125	-£9,920,460	-£9,937,896	-£10,032,487	-£10,675,599	-£11,066,466

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,468,563	-£2,770,393	-£2,779,813	-£2,797,374	-£2,891,517	-£3,530,793	-£3,919,024
60% LAR : 40% CIR	5%	-£1,936,264	-£3,201,724	-£3,211,108	-£3,228,611	-£3,322,605	-£3,960,992	-£4,348,730
60% LAR : 40% CIR	10%	-£2,405,700	-£3,634,778	-£3,644,129	-£3,661,577	-£3,755,435	-£4,393,003	-£4,780,287
60% LAR : 40% CIR	15%	-£2,876,854	-£4,069,539	-£4,078,860	-£4,096,258	-£4,189,990	-£4,826,809	-£5,213,676
60% LAR : 40% CIR	20%	-£3,349,710	-£4,505,990	-£4,515,284	-£4,532,636	-£4,626,256	-£5,262,393	-£5,648,881
60% LAR : 40% CIR	25%	-£3,824,253	-£4,944,114	-£4,953,385	-£4,970,697	-£5,064,214	-£5,699,737	-£6,085,883
60% LAR : 40% CIR	**30%**	**-£4,300,466**	**-£5,383,897**	**-£5,393,147**	**-£5,410,422**	**-£5,503,848**	**-£6,138,825**	**-£6,524,667**
60% LAR : 40% CIR	35%	-£4,778,331	-£5,825,321	-£5,834,553	-£5,851,797	-£5,945,142	-£6,579,638	-£6,970,569
60% LAR : 40% CIR	40%	-£5,257,833	-£6,268,371	-£6,277,587	-£6,294,803	-£6,388,080	-£7,028,386	-£7,419,611
60% LAR : 40% CIR	45%	-£5,738,956	-£6,714,538	-£6,723,882	-£6,741,338	-£6,835,978	-£7,479,378	-£7,870,406
60% LAR : 40% CIR	50%	-£6,221,683	-£7,167,598	-£7,176,933	-£7,194,369	-£7,288,960	-£7,932,072	-£8,322,938

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,774,546	£472,716	£463,296	£445,735	£351,592	-£287,684	-£675,915
60% LAR : 40% CIR	5%	£1,306,845	£41,385	£32,001	£14,498	-£79,496	-£717,883	-£1,105,621
60% LAR : 40% CIR	10%	£837,409	-£391,669	-£401,020	-£418,468	-£512,326	-£1,149,894	-£1,537,178
60% LAR : 40% CIR	15%	£366,255	-£826,430	-£835,751	-£853,149	-£946,881	-£1,583,700	-£1,970,567
60% LAR : 40% CIR	20%	-£106,601	-£1,262,881	-£1,272,175	-£1,289,527	-£1,383,147	-£2,019,284	-£2,405,772
60% LAR : 40% CIR	25%	-£581,144	-£1,701,005	-£1,710,276	-£1,727,588	-£1,821,105	-£2,456,628	-£2,842,774
60% LAR : 40% CIR	**30%**	**-£1,057,356**	**-£2,140,788**	**-£2,150,038**	**-£2,167,313**	**-£2,260,739**	**-£2,895,715**	**-£3,281,558**
60% LAR : 40% CIR	35%	-£1,535,222	-£2,582,212	-£2,591,444	-£2,608,688	-£2,702,033	-£3,336,528	-£3,727,460
60% LAR : 40% CIR	40%	-£2,014,724	-£3,025,262	-£3,034,478	-£3,051,694	-£3,144,970	-£3,785,276	-£4,176,502
60% LAR : 40% CIR	45%	-£2,495,847	-£3,471,429	-£3,480,773	-£3,498,229	-£3,592,869	-£4,236,269	-£4,627,297
60% LAR : 40% CIR	50%	-£2,978,573	-£3,924,489	-£3,933,824	-£3,951,260	-£4,045,851	-£4,688,963	-£5,079,829

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - NO AW	
Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,265,346	£5,929,623	£5,920,203	£5,902,640	£5,808,499	£5,169,222	£4,780,991
60% LAR : 40% CIR	5%	£6,691,659	£5,393,999	£5,384,616	£5,367,113	£5,273,119	£4,634,732	£4,246,994
60% LAR : 40% CIR	10%	£6,116,238	£4,856,654	£4,847,303	£4,829,854	£4,735,997	£4,098,428	£3,711,146
60% LAR : 40% CIR	15%	£5,539,097	£4,317,602	£4,308,280	£4,290,882	£4,197,150	£3,560,330	£3,173,465
60% LAR : 40% CIR	20%	£4,960,254	£3,776,859	£3,767,564	£3,750,211	£3,656,593	£3,020,455	£2,633,968
60% LAR : 40% CIR	25%	£4,379,725	£3,234,443	£3,225,172	£3,207,860	£3,114,343	£2,478,820	£2,092,674
60% LAR : 40% CIR	**30%**	**£3,797,526**	**£2,690,368**	**£2,681,118**	**£2,663,843**	**£2,570,418**	**£1,935,441**	**£1,549,598**
60% LAR : 40% CIR	35%	£3,213,674	£2,144,652	£2,135,421	£2,118,177	£2,024,831	£1,390,336	£1,004,760
60% LAR : 40% CIR	40%	£2,628,186	£1,597,311	£1,588,094	£1,570,879	£1,477,603	£843,522	£458,176
60% LAR : 40% CIR	45%	£2,041,076	£1,048,360	£1,039,157	£1,021,964	£928,746	£295,015	-£91,511
60% LAR : 40% CIR	50%	£1,452,364	£497,818	£488,623	£471,449	£378,279	-£259,060	-£649,926

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,713,581	-£10,049,304	-£10,058,725	-£10,076,287	-£10,170,429	-£10,809,705	-£11,197,937
60% LAR : 40% CIR	5%	-£9,287,268	-£10,584,928	-£10,594,312	-£10,611,815	-£10,705,808	-£11,344,196	-£11,731,933
60% LAR : 40% CIR	10%	-£9,862,689	-£11,122,273	-£11,131,625	-£11,149,073	-£11,242,930	-£11,880,499	-£12,267,781
60% LAR : 40% CIR	15%	-£10,439,830	-£11,661,325	-£11,670,647	-£11,688,045	-£11,781,778	-£12,418,597	-£12,805,462
60% LAR : 40% CIR	20%	-£11,018,673	-£12,202,068	-£12,211,363	-£12,228,716	-£12,322,334	-£12,958,472	-£13,344,959
60% LAR : 40% CIR	25%	-£11,599,203	-£12,744,484	-£12,753,755	-£12,771,067	-£12,864,584	-£13,500,107	-£13,886,253
60% LAR : 40% CIR	**30%**	**-£12,181,401**	**-£13,288,559**	**-£13,297,809**	**-£13,315,085**	**-£13,408,509**	**-£14,043,486**	**-£14,429,329**
60% LAR : 40% CIR	35%	-£12,765,253	-£13,834,275	-£13,843,507	-£13,860,750	-£13,954,096	-£14,588,592	-£14,974,167
60% LAR : 40% CIR	40%	-£13,350,742	-£14,381,616	-£14,390,833	-£14,408,048	-£14,501,325	-£15,135,405	-£15,520,751
60% LAR : 40% CIR	45%	-£13,937,851	-£14,930,567	-£14,939,771	-£14,956,963	-£15,050,181	-£15,683,913	-£16,070,438
60% LAR : 40% CIR	50%	-£14,526,564	-£15,481,109	-£15,490,305	-£15,507,478	-£15,600,648	-£16,237,988	-£16,628,853

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,092,363	-£3,428,086	-£3,437,506	-£3,455,069	-£3,549,210	-£4,188,487	-£4,576,719
60% LAR : 40% CIR	5%	-£2,666,050	-£3,963,710	-£3,973,094	-£3,990,596	-£4,084,590	-£4,722,978	-£5,110,715
60% LAR : 40% CIR	10%	-£3,241,471	-£4,501,055	-£4,510,406	-£4,527,855	-£4,621,712	-£5,259,281	-£5,646,563
60% LAR : 40% CIR	15%	-£3,818,612	-£5,040,107	-£5,049,429	-£5,066,827	-£5,160,559	-£5,797,379	-£6,184,244
60% LAR : 40% CIR	20%	-£4,397,455	-£5,580,850	-£5,590,145	-£5,607,498	-£5,701,116	-£6,337,254	-£6,723,741
60% LAR : 40% CIR	25%	-£4,977,984	-£6,123,266	-£6,132,537	-£6,149,849	-£6,243,366	-£6,878,889	-£7,265,035
60% LAR : 40% CIR	**30%**	**-£5,560,183**	**-£6,667,341**	**-£6,676,591**	**-£6,693,866**	**-£6,787,291**	**-£7,422,268**	**-£7,808,111**
60% LAR : 40% CIR	35%	-£6,144,035	-£7,213,057	-£7,222,288	-£7,239,532	-£7,332,878	-£7,967,374	-£8,352,949
60% LAR : 40% CIR	40%	-£6,729,523	-£7,760,398	-£7,769,615	-£7,786,830	-£7,880,107	-£8,514,187	-£8,899,533
60% LAR : 40% CIR	45%	-£7,316,633	-£8,309,349	-£8,318,552	-£8,335,745	-£8,428,963	-£9,062,695	-£9,449,220
60% LAR : 40% CIR	50%	-£7,905,345	-£8,859,891	-£8,869,086	-£8,886,260	-£8,979,430	-£9,616,769	-£10,007,635

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£651,164	-£684,559	-£693,979	-£711,542	-£805,683	-£1,444,960	-£1,833,191
60% LAR : 40% CIR	5%	£77,478	-£1,220,183	-£1,229,566	-£1,247,069	-£1,341,063	-£1,979,450	-£2,367,188
60% LAR : 40% CIR	10%	-£497,944	-£1,757,528	-£1,766,879	-£1,784,327	-£1,878,185	-£2,515,754	-£2,903,036
60% LAR : 40% CIR	15%	-£1,075,085	-£2,296,580	-£2,305,901	-£2,323,300	-£2,417,032	-£3,053,851	-£3,440,717
60% LAR : 40% CIR	20%	-£1,653,928	-£2,837,323	-£2,846,618	-£2,863,970	-£2,957,589	-£3,593,727	-£3,980,214
60% LAR : 40% CIR	25%	-£2,234,457	-£3,379,739	-£3,389,010	-£3,406,322	-£3,499,838	-£4,135,362	-£4,521,508
60% LAR : 40% CIR	**30%**	**-£2,816,656**	**-£3,923,814**	**-£3,933,063**	**-£3,950,339**	**-£4,043,764**	**-£4,678,740**	**-£5,064,584**
60% LAR : 40% CIR	35%	-£3,400,507	-£4,469,530	-£4,478,761	-£4,496,005	-£4,589,350	-£5,223,846	-£5,609,422
60% LAR : 40% CIR	40%	-£3,985,996	-£5,016,871	-£5,026,088	-£5,043,303	-£5,136,579	-£5,770,660	-£6,156,006
60% LAR : 40% CIR	45%	-£4,573,106	-£5,565,821	-£5,575,025	-£5,592,218	-£5,685,436	-£6,319,167	-£6,705,693
60% LAR : 40% CIR	50%	-£5,161,818	-£6,116,364	-£6,125,559	-£6,142,732	-£6,235,902	-£6,873,242	-£7,264,108

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,894,273	£2,558,550	£2,549,130	£2,531,568	£2,437,426	£1,798,149	£1,409,918
60% LAR : 40% CIR	5%	£3,320,587	£2,022,927	£2,013,543	£1,996,040	£1,902,046	£1,263,659	£875,921
60% LAR : 40% CIR	10%	£2,745,165	£1,485,581	£1,476,230	£1,458,782	£1,364,924	£727,356	£340,073
60% LAR : 40% CIR	15%	£2,168,024	£946,529	£937,208	£919,809	£826,077	£189,258	-£197,608
60% LAR : 40% CIR	20%	£1,589,181	£405,786	£396,492	£379,139	£285,520	-£350,617	-£737,105
60% LAR : 40% CIR	25%	£1,008,652	-£136,630	-£145,901	-£163,213	-£256,729	-£892,253	-£1,278,399
60% LAR : 40% CIR	**30%**	**£426,453**	**-£680,705**	**-£689,954**	**-£707,230**	**-£800,655**	**-£1,435,631**	**-£1,821,474**
60% LAR : 40% CIR	35%	-£157,398	-£1,226,421	-£1,235,652	-£1,252,896	-£1,346,241	-£1,980,737	-£2,366,313
60% LAR : 40% CIR	40%	-£742,887	-£1,773,762	-£1,782,979	-£1,800,194	-£1,893,470	-£2,527,551	-£2,912,896
60% LAR : 40% CIR	45%	-£1,329,997	-£2,322,712	-£2,331,916	-£2,349,109	-£2,442,327	-£3,076,058	-£3,462,584
60% LAR : 40% CIR	50%	-£1,918,709	-£2,873,255	-£2,882,450	-£2,899,623	-£2,992,793	-£3,630,133	-£4,020,999

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - NO AW	
Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£8,537,183	£7,181,122	£7,171,703	£7,154,141	£7,059,999	£6,420,722	£6,032,491
60% LAR : 40% CIR	5%	£7,899,905	£6,582,925	£6,573,540	£6,556,037	£6,462,044	£5,823,656	£5,435,919
60% LAR : 40% CIR	10%	£7,260,891	£5,983,004	£5,973,653	£5,956,205	£5,862,347	£5,224,778	£4,837,496
60% LAR : 40% CIR	15%	£6,620,158	£5,381,377	£5,372,055	£5,354,657	£5,260,925	£4,624,106	£4,237,240
60% LAR : 40% CIR	20%	£5,977,723	£4,778,059	£4,768,764	£4,751,411	£4,657,793	£4,021,655	£3,635,168
60% LAR : 40% CIR	25%	£5,333,603	£4,173,067	£4,163,797	£4,146,485	£4,052,969	£3,417,446	£3,031,298
60% LAR : 40% CIR	**30%**	**£4,687,812**	**£3,566,418**	**£3,557,168**	**£3,539,894**	**£3,446,468**	**£2,811,491**	**£2,425,648**
60% LAR : 40% CIR	35%	£4,040,368	£2,958,127	£2,948,896	£2,931,653	£2,838,307	£2,203,811	£1,818,235
60% LAR : 40% CIR	40%	£3,391,288	£2,348,211	£2,338,995	£2,321,779	£2,228,502	£1,594,422	£1,209,076
60% LAR : 40% CIR	45%	£2,740,587	£1,736,686	£1,727,482	£1,710,289	£1,617,071	£983,340	£598,189
60% LAR : 40% CIR	50%	£2,088,282	£1,123,568	£1,114,373	£1,097,200	£1,004,030	£370,584	-£14,629

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,441,744	-£8,797,805	-£8,807,224	-£8,824,787	-£8,918,928	-£9,558,205	-£9,946,436
60% LAR : 40% CIR	5%	-£8,079,022	-£9,396,002	-£9,405,387	-£9,422,890	-£9,516,884	-£10,155,271	-£10,543,009
60% LAR : 40% CIR	10%	-£8,718,037	-£9,995,923	-£10,005,274	-£10,022,723	-£10,116,580	-£10,754,149	-£11,141,431
60% LAR : 40% CIR	15%	-£9,358,769	-£10,597,551	-£10,606,872	-£10,624,270	-£10,718,002	-£11,354,821	-£11,741,688
60% LAR : 40% CIR	20%	-£10,001,204	-£11,200,868	-£11,210,163	-£11,227,516	-£11,321,134	-£11,957,272	-£12,343,759
60% LAR : 40% CIR	25%	-£10,645,325	-£11,805,860	-£11,815,130	-£11,832,442	-£11,925,958	-£12,561,482	-£12,947,629
60% LAR : 40% CIR	**30%**	**-£11,291,115**	**-£12,412,509**	**-£12,421,759**	**-£12,439,034**	**-£12,532,459**	**-£13,167,436**	**-£13,553,279**
60% LAR : 40% CIR	35%	-£11,938,559	-£13,020,800	-£13,030,031	-£13,047,275	-£13,140,621	-£13,775,116	-£14,160,692
60% LAR : 40% CIR	40%	-£12,587,639	-£13,630,717	-£13,639,933	-£13,657,148	-£13,750,425	-£14,384,506	-£14,769,851
60% LAR : 40% CIR	45%	-£13,238,341	-£14,242,242	-£14,251,445	-£14,268,638	-£14,361,856	-£14,995,588	-£15,380,739
60% LAR : 40% CIR	50%	-£13,890,646	-£14,855,359	-£14,864,554	-£14,881,727	-£14,974,897	-£15,608,344	-£15,993,556

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£820,526	-£2,176,587	-£2,186,006	-£2,203,569	-£2,297,710	-£2,936,987	-£3,325,218
60% LAR : 40% CIR	5%	-£1,457,804	-£2,774,784	-£2,784,169	-£2,801,672	-£2,895,665	-£3,534,053	-£3,921,790
60% LAR : 40% CIR	10%	-£2,096,818	-£3,374,705	-£3,384,056	-£3,401,504	-£3,495,362	-£4,132,931	-£4,520,213
60% LAR : 40% CIR	15%	-£2,737,551	-£3,976,333	-£3,985,654	-£4,003,052	-£4,096,784	-£4,733,603	-£5,120,469
60% LAR : 40% CIR	20%	-£3,379,986	-£4,579,650	-£4,588,945	-£4,606,298	-£4,699,916	-£5,336,054	-£5,722,541
60% LAR : 40% CIR	25%	-£4,024,106	-£5,184,642	-£5,193,912	-£5,211,224	-£5,304,740	-£5,940,263	-£6,326,411
60% LAR : 40% CIR	**30%**	**-£4,669,897**	**-£5,791,291**	**-£5,800,541**	**-£5,817,816**	**-£5,911,241**	**-£6,546,218**	**-£6,932,061**
60% LAR : 40% CIR	35%	-£5,317,341	-£6,399,582	-£6,408,813	-£6,426,057	-£6,519,402	-£7,153,898	-£7,539,474
60% LAR : 40% CIR	40%	-£5,966,421	-£7,009,498	-£7,018,714	-£7,035,930	-£7,129,207	-£7,763,288	-£8,148,633
60% LAR : 40% CIR	45%	-£6,617,122	-£7,621,023	-£7,630,227	-£7,647,420	-£7,740,638	-£8,374,369	-£8,759,520
60% LAR : 40% CIR	50%	-£7,269,428	-£8,234,141	-£8,243,336	-£8,260,509	-£8,353,679	-£8,987,125	-£9,372,338

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,923,001	£566,940	£557,521	£539,959	£445,817	-£193,460	-£581,691
60% LAR : 40% CIR	5%	£1,285,723	-£31,257	-£40,642	-£58,144	-£152,138	-£790,526	-£1,178,263
60% LAR : 40% CIR	10%	£646,709	-£631,177	-£640,529	-£657,977	-£751,834	-£1,389,403	-£1,776,686
60% LAR : 40% CIR	15%	£5,977	-£1,232,805	-£1,242,127	-£1,259,524	-£1,353,257	-£1,990,076	-£2,376,942
60% LAR : 40% CIR	20%	-£636,458	-£1,836,123	-£1,845,418	-£1,862,770	-£1,956,389	-£2,592,527	-£2,979,014
60% LAR : 40% CIR	25%	-£1,280,579	-£2,441,114	-£2,450,385	-£2,467,696	-£2,561,213	-£3,196,736	-£3,582,883
60% LAR : 40% CIR	**30%**	**-£1,926,369**	**-£3,047,764**	**-£3,057,014**	**-£3,074,288**	**-£3,167,714**	**-£3,802,690**	**-£4,188,534**
60% LAR : 40% CIR	35%	-£2,573,814	-£3,656,055	-£3,665,286	-£3,682,529	-£3,775,875	-£4,410,371	-£4,795,947
60% LAR : 40% CIR	40%	-£3,222,894	-£4,265,971	-£4,275,187	-£4,292,403	-£4,385,679	-£5,019,760	-£5,405,106
60% LAR : 40% CIR	45%	-£3,873,595	-£4,877,496	-£4,886,700	-£4,903,893	-£4,997,111	-£5,630,842	-£6,015,993
60% LAR : 40% CIR	50%	-£4,525,900	-£5,490,614	-£5,499,809	-£5,516,982	-£5,610,152	-£6,243,598	-£6,628,811

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,166,110	£3,810,049	£3,800,630	£3,783,068	£3,688,926	£3,049,649	£2,661,418
60% LAR : 40% CIR	5%	£4,528,832	£3,211,852	£3,202,468	£3,184,965	£3,090,971	£2,452,584	£2,064,846
60% LAR : 40% CIR	10%	£3,889,818	£2,611,932	£2,602,580	£2,585,132	£2,491,275	£1,853,706	£1,466,423
60% LAR : 40% CIR	15%	£3,249,086	£2,010,304	£2,000,982	£1,983,585	£1,889,853	£1,253,033	£866,167
60% LAR : 40% CIR	20%	£2,606,651	£1,406,986	£1,397,692	£1,380,339	£1,286,720	£650,583	£264,095
60% LAR : 40% CIR	25%	£1,962,530	£801,995	£792,725	£775,413	£681,896	£46,373	-£339,774
60% LAR : 40% CIR	**30%**	**£1,316,740**	**£195,345**	**£186,096**	**£168,821**	**£75,395**	**-£559,581**	**-£945,425**
60% LAR : 40% CIR	35%	£669,295	-£412,946	-£422,177	-£439,420	-£532,766	-£1,167,262	-£1,552,838
60% LAR : 40% CIR	40%	£20,215	-£1,022,862	-£1,032,078	-£1,049,294	-£1,142,570	-£1,776,651	-£2,161,997
60% LAR : 40% CIR	45%	-£630,486	-£1,634,387	-£1,643,591	-£1,660,783	-£1,754,002	-£2,387,733	-£2,772,884
60% LAR : 40% CIR	50%	-£1,282,791	-£2,247,505	-£2,256,699	-£2,273,873	-£2,367,043	-£3,000,489	-£3,385,702

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR in Perp	
Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£304,127	-£1,535,192	-£1,544,756	-£1,562,563	-£1,657,584	-£2,302,527	-£2,694,081
60% LAR : 40% CIR	5%	-£520,714	-£1,718,985	-£1,728,512	-£1,746,259	-£1,841,131	-£2,485,171	-£2,876,224
60% LAR : 40% CIR	10%	-£739,064	-£1,904,528	-£1,914,021	-£1,931,714	-£2,026,446	-£2,669,655	-£3,060,246
60% LAR : 40% CIR	15%	-£959,158	-£2,091,803	-£2,101,267	-£2,118,908	-£2,213,513	-£2,855,961	-£3,246,129
60% LAR : 40% CIR	20%	-£1,180,982	-£2,280,794	-£2,290,231	-£2,307,826	-£2,402,316	-£3,044,071	-£3,433,854
60% LAR : 40% CIR	25%	-£1,404,517	-£2,471,485	-£2,480,897	-£2,498,451	-£2,592,836	-£3,233,969	-£3,623,406
60% LAR : 40% CIR	**30%**	**-£1,629,746**	**-£2,663,858**	**-£2,673,250**	**-£2,690,766**	**-£2,785,059**	**-£3,425,637**	**-£3,814,765**
60% LAR : 40% CIR	35%	-£1,856,655	-£2,857,899	-£2,867,272	-£2,884,756	-£2,978,967	-£3,619,058	-£4,007,915
60% LAR : 40% CIR	40%	-£2,085,225	-£3,053,590	-£3,062,947	-£3,080,403	-£3,174,545	-£3,814,214	-£4,202,837
60% LAR : 40% CIR	45%	-£2,315,440	-£3,250,914	-£3,260,258	-£3,277,691	-£3,371,774	-£4,011,087	-£4,399,513
60% LAR : 40% CIR	50%	-£2,547,284	-£3,449,855	-£3,459,190	-£3,476,603	-£3,570,637	-£4,209,661	-£4,597,926

0

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

0

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£16,283,054	-£17,514,119	-£17,523,683	-£17,541,490	-£17,636,511	-£18,281,454	-£18,673,008
60% LAR : 40% CIR	5%	-£16,499,642	-£17,697,912	-£17,707,439	-£17,725,187	-£17,820,058	-£18,464,098	-£18,855,151
60% LAR : 40% CIR	10%	-£16,717,992	-£17,883,455	-£17,892,948	-£17,910,641	-£18,005,373	-£18,648,582	-£19,039,173
60% LAR : 40% CIR	15%	-£16,938,086	-£18,070,730	-£18,080,194	-£18,097,835	-£18,192,440	-£18,834,888	-£19,225,056
60% LAR : 40% CIR	20%	-£17,159,909	-£18,259,721	-£18,269,158	-£18,286,753	-£18,381,243	-£19,022,998	-£19,412,782
60% LAR : 40% CIR	25%	-£17,383,444	-£18,450,412	-£18,459,824	-£18,477,378	-£18,571,764	-£19,212,896	-£19,602,333
60% LAR : 40% CIR	**30%**	**-£17,608,673**	**-£18,642,786**	**-£18,652,177**	**-£18,669,693**	**-£18,763,987**	**-£19,404,565**	**-£19,793,693**
60% LAR : 40% CIR	35%	-£17,835,582	-£18,836,827	-£18,846,199	-£18,863,683	-£18,957,895	-£19,597,985	-£19,986,842
60% LAR : 40% CIR	40%	-£18,064,152	-£19,032,517	-£19,041,874	-£19,059,331	-£19,153,472	-£19,793,141	-£20,181,764
60% LAR : 40% CIR	45%	-£18,294,367	-£19,229,841	-£19,239,186	-£19,256,618	-£19,350,701	-£19,990,015	-£20,378,440
60% LAR : 40% CIR	50%	-£18,526,211	-£19,428,782	-£19,438,117	-£19,455,530	-£19,549,564	-£20,188,588	-£20,576,854

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,661,836	-£10,892,901	-£10,902,465	-£10,920,272	-£11,015,293	-£11,660,236	-£12,051,790
60% LAR : 40% CIR	5%	-£9,878,424	-£11,076,694	-£11,086,221	-£11,103,969	-£11,198,840	-£11,842,880	-£12,233,933
60% LAR : 40% CIR	10%	-£10,096,773	-£11,262,237	-£11,271,730	-£11,289,423	-£11,384,155	-£12,027,364	-£12,417,955
60% LAR : 40% CIR	15%	-£10,316,867	-£11,449,512	-£11,458,976	-£11,476,617	-£11,571,222	-£12,213,670	-£12,603,838
60% LAR : 40% CIR	20%	-£10,538,691	-£11,638,503	-£11,647,940	-£11,665,535	-£11,760,025	-£12,401,780	-£12,791,564
60% LAR : 40% CIR	25%	-£10,762,226	-£11,829,194	-£11,838,606	-£11,856,160	-£11,950,545	-£12,591,678	-£12,981,115
60% LAR : 40% CIR	**30%**	**-£10,987,455**	**-£12,021,568**	**-£12,030,959**	**-£12,048,475**	**-£12,142,768**	**-£12,783,346**	**-£13,172,474**
60% LAR : 40% CIR	35%	-£11,214,364	-£12,215,609	-£12,224,981	-£12,242,465	-£12,336,677	-£12,976,767	-£13,365,624
60% LAR : 40% CIR	40%	-£11,442,934	-£12,411,299	-£12,420,656	-£12,438,112	-£12,532,254	-£13,171,923	-£13,560,546
60% LAR : 40% CIR	45%	-£11,673,149	-£12,608,623	-£12,617,967	-£12,635,400	-£12,729,483	-£13,368,796	-£13,757,222
60% LAR : 40% CIR	50%	-£11,904,993	-£12,807,564	-£12,816,899	-£12,834,312	-£12,928,346	-£13,567,370	-£13,955,635

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,918,309	-£8,149,373	-£8,158,938	-£8,176,745	-£8,271,766	-£8,916,708	-£9,308,262
60% LAR : 40% CIR	5%	-£7,134,896	-£8,333,167	-£8,342,694	-£8,360,441	-£8,455,313	-£9,099,353	-£9,490,406
60% LAR : 40% CIR	10%	-£7,353,246	-£8,518,709	-£8,528,203	-£8,545,896	-£8,640,628	-£9,283,837	-£9,674,427
60% LAR : 40% CIR	15%	-£7,573,340	-£8,705,984	-£8,715,448	-£8,733,090	-£8,827,695	-£9,470,143	-£9,860,310
60% LAR : 40% CIR	20%	-£7,795,164	-£8,894,976	-£8,904,412	-£8,922,007	-£9,016,497	-£9,658,253	-£10,048,036
60% LAR : 40% CIR	25%	-£8,018,699	-£9,085,667	-£9,095,078	-£9,112,633	-£9,207,018	-£9,848,151	-£10,237,588
60% LAR : 40% CIR	**30%**	**-£8,243,928**	**-£9,278,040**	**-£9,287,431**	**-£9,304,948**	**-£9,399,241**	**-£10,039,819**	**-£10,428,947**
60% LAR : 40% CIR	35%	-£8,470,837	-£9,472,081	-£9,481,454	-£9,498,937	-£9,593,149	-£10,233,240	-£10,622,097
60% LAR : 40% CIR	40%	-£8,699,406	-£9,667,772	-£9,677,128	-£9,694,585	-£9,788,727	-£10,428,395	-£10,817,018
60% LAR : 40% CIR	45%	-£8,929,621	-£9,865,096	-£9,874,440	-£9,891,872	-£9,985,955	-£10,625,269	-£11,013,695
60% LAR : 40% CIR	50%	-£9,161,466	-£10,064,037	-£10,073,372	-£10,090,784	-£10,184,819	-£10,823,842	-£11,212,108

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,675,200	-£4,906,264	-£4,915,829	-£4,933,636	-£5,028,657	-£5,673,599	-£6,065,153
60% LAR : 40% CIR	5%	-£3,891,787	-£5,090,057	-£5,099,585	-£5,117,332	-£5,212,204	-£5,856,244	-£6,247,297
60% LAR : 40% CIR	10%	-£4,110,137	-£5,275,600	-£5,285,094	-£5,302,787	-£5,397,519	-£6,040,727	-£6,431,318
60% LAR : 40% CIR	15%	-£4,330,231	-£5,462,875	-£5,472,339	-£5,489,981	-£5,584,585	-£6,227,033	-£6,617,201
60% LAR : 40% CIR	20%	-£4,552,055	-£5,651,867	-£5,661,303	-£5,678,898	-£5,773,388	-£6,415,144	-£6,804,927
60% LAR : 40% CIR	25%	-£4,775,590	-£5,842,557	-£5,851,969	-£5,869,524	-£5,963,909	-£6,605,042	-£6,994,479
60% LAR : 40% CIR	**30%**	**-£5,000,819**	**-£6,034,931**	**-£6,044,322**	**-£6,061,839**	**-£6,156,132**	**-£6,796,710**	**-£7,185,838**
60% LAR : 40% CIR	35%	-£5,227,727	-£6,228,972	-£6,238,345	-£6,255,828	-£6,350,040	-£6,990,131	-£7,378,988
60% LAR : 40% CIR	40%	-£5,456,297	-£6,424,663	-£6,434,019	-£6,451,476	-£6,545,618	-£7,185,286	-£7,573,909
60% LAR : 40% CIR	45%	-£5,686,512	-£6,621,987	-£6,631,331	-£6,648,763	-£6,742,846	-£7,382,160	-£7,770,585
60% LAR : 40% CIR	50%	-£5,918,357	-£6,820,928	-£6,830,263	-£6,847,675	-£6,941,710	-£7,580,733	-£7,968,999

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR in Perp

Value Area	**Zone B - Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft**	
No Units	**18**	
Site Area	**0.16 Ha**	
Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£548,336	-£688,128	-£697,691	-£715,499	-£810,520	-£1,455,463	-£1,847,017
60% LAR : 40% CIR	5%	£292,608	-£914,274	-£923,802	-£941,549	-£1,036,419	-£1,680,460	-£2,071,514
60% LAR : 40% CIR	10%	£35,146	-£1,142,170	-£1,151,664	-£1,169,356	-£1,264,088	-£1,907,298	-£2,297,888
60% LAR : 40% CIR	15%	-£227,455	-£1,371,799	-£1,381,262	-£1,398,903	-£1,493,509	-£2,135,957	-£2,526,124
60% LAR : 40% CIR	20%	-£492,319	-£1,603,142	-£1,612,579	-£1,630,174	-£1,724,664	-£2,366,421	-£2,756,204
60% LAR : 40% CIR	25%	-£758,895	-£1,836,187	-£1,845,599	-£1,863,153	-£1,957,538	-£2,598,671	-£2,988,109
60% LAR : 40% CIR	**30%**	**-£1,027,167**	**-£2,070,914**	**-£2,080,305**	**-£2,097,821**	**-£2,192,115**	**-£2,832,693**	**-£3,221,822**
60% LAR : 40% CIR	35%	-£1,297,116	-£2,307,308	-£2,316,680	-£2,334,164	-£2,428,376	-£3,068,466	-£3,457,324
60% LAR : 40% CIR	40%	-£1,568,727	-£2,545,352	-£2,554,709	-£2,572,164	-£2,666,307	-£3,305,975	-£3,694,599
60% LAR : 40% CIR	45%	-£1,841,984	-£2,785,028	-£2,794,374	-£2,811,806	-£2,905,888	-£3,545,202	-£3,933,628
60% LAR : 40% CIR	50%	-£2,116,869	-£3,026,323	-£3,035,658	-£3,053,071	-£3,147,105	-£3,786,129	-£4,174,394

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,430,591	-£16,667,055	-£16,676,619	-£16,694,426	-£16,789,447	-£17,434,390	-£17,825,944
60% LAR : 40% CIR	5%	-£15,686,319	-£16,893,202	-£16,902,729	-£16,920,476	-£17,015,347	-£17,659,388	-£18,050,441
60% LAR : 40% CIR	10%	-£15,943,782	-£17,121,098	-£17,130,591	-£17,148,283	-£17,243,015	-£17,886,225	-£18,276,816
60% LAR : 40% CIR	15%	-£16,206,382	-£17,350,726	-£17,360,189	-£17,377,831	-£17,472,436	-£18,114,884	-£18,505,051
60% LAR : 40% CIR	20%	-£16,471,246	-£17,582,070	-£17,591,507	-£17,609,102	-£17,703,591	-£18,345,348	-£18,735,131
60% LAR : 40% CIR	25%	-£16,737,822	-£17,815,114	-£17,824,527	-£17,842,080	-£17,936,466	-£18,577,598	-£18,967,036
60% LAR : 40% CIR	**30%**	**-£17,006,094**	**-£18,049,841**	**-£18,059,232**	**-£18,076,749**	**-£18,171,042**	**-£18,811,620**	**-£19,200,749**
60% LAR : 40% CIR	35%	-£17,276,044	-£18,286,235	-£18,295,608	-£18,313,091	-£18,407,303	-£19,047,393	-£19,436,251
60% LAR : 40% CIR	40%	-£17,547,654	-£18,524,279	-£18,533,636	-£18,551,092	-£18,645,234	-£19,284,903	-£19,673,526
60% LAR : 40% CIR	45%	-£17,820,911	-£18,763,955	-£18,773,301	-£18,790,733	-£18,884,815	-£19,524,129	-£19,912,555
60% LAR : 40% CIR	50%	-£18,095,796	-£19,005,250	-£19,014,585	-£19,031,998	-£19,126,033	-£19,765,056	-£20,153,321

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,809,373	-£10,045,837	-£10,055,400	-£10,073,208	-£10,168,229	-£10,813,172	-£11,204,726
60% LAR : 40% CIR	5%	-£9,065,101	-£10,271,983	-£10,281,511	-£10,299,258	-£10,394,129	-£11,038,169	-£11,429,223
60% LAR : 40% CIR	10%	-£9,322,563	-£10,499,880	-£10,509,373	-£10,527,065	-£10,621,797	-£11,265,007	-£11,655,597
60% LAR : 40% CIR	15%	-£9,585,164	-£10,729,508	-£10,738,971	-£10,756,612	-£10,851,218	-£11,493,666	-£11,883,833
60% LAR : 40% CIR	20%	-£9,850,028	-£10,960,851	-£10,970,288	-£10,987,883	-£11,082,373	-£11,724,130	-£12,113,913
60% LAR : 40% CIR	25%	-£10,116,604	-£11,193,896	-£11,203,309	-£11,220,862	-£11,315,247	-£11,956,380	-£12,345,818
60% LAR : 40% CIR	**30%**	**-£10,384,876**	**-£11,428,623**	**-£11,438,014**	**-£11,455,531**	**-£11,549,824**	**-£12,190,402**	**-£12,579,531**
60% LAR : 40% CIR	35%	-£10,654,826	-£11,665,017	-£11,674,389	-£11,691,873	-£11,786,085	-£12,426,175	-£12,815,033
60% LAR : 40% CIR	40%	-£10,926,436	-£11,903,061	-£11,912,418	-£11,929,873	-£12,024,016	-£12,663,685	-£13,052,308
60% LAR : 40% CIR	45%	-£11,199,693	-£12,142,737	-£12,152,083	-£12,169,515	-£12,263,597	-£12,902,911	-£13,291,337
60% LAR : 40% CIR	50%	-£11,474,578	-£12,384,032	-£12,393,367	-£12,410,780	-£12,504,815	-£13,143,838	-£13,532,103

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,065,846	-£7,302,310	-£7,311,873	-£7,329,681	-£7,424,702	-£8,069,645	-£8,461,199
60% LAR : 40% CIR	5%	-£6,321,574	-£7,528,456	-£7,537,983	-£7,555,731	-£7,650,601	-£8,294,642	-£8,685,696
60% LAR : 40% CIR	10%	-£6,579,036	-£7,756,352	-£7,765,846	-£7,783,538	-£7,878,270	-£8,521,479	-£8,912,070
60% LAR : 40% CIR	15%	-£6,841,637	-£7,985,981	-£7,995,444	-£8,013,085	-£8,107,691	-£8,750,139	-£9,140,306
60% LAR : 40% CIR	20%	-£7,106,501	-£8,217,324	-£8,226,761	-£8,244,356	-£8,338,846	-£8,980,602	-£9,370,386
60% LAR : 40% CIR	25%	-£7,373,077	-£8,450,368	-£8,459,781	-£8,477,335	-£8,571,720	-£9,212,853	-£9,602,291
60% LAR : 40% CIR	**30%**	**-£7,641,349**	**-£8,685,096**	**-£8,694,487**	**-£8,712,003**	**-£8,806,296**	**-£9,446,874**	**-£9,836,003**
60% LAR : 40% CIR	35%	-£7,911,298	-£8,921,490	-£8,930,862	-£8,948,346	-£9,042,558	-£9,682,647	-£10,071,506
60% LAR : 40% CIR	40%	-£8,182,909	-£9,159,534	-£9,168,890	-£9,186,346	-£9,280,489	-£9,920,157	-£10,308,780
60% LAR : 40% CIR	45%	-£8,456,166	-£9,399,210	-£9,408,555	-£9,425,988	-£9,520,070	-£10,159,383	-£10,547,810
60% LAR : 40% CIR	50%	-£8,731,051	-£9,640,504	-£9,649,839	-£9,667,253	-£9,761,287	-£10,400,311	-£10,788,576

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,822,737	-£4,059,201	-£4,068,764	-£4,086,572	-£4,181,593	-£4,826,536	-£5,218,090
60% LAR : 40% CIR	5%	-£3,078,465	-£4,285,347	-£4,294,874	-£4,312,622	-£4,407,492	-£5,051,533	-£5,442,586
60% LAR : 40% CIR	10%	-£3,335,927	-£4,513,243	-£4,522,737	-£4,540,429	-£4,635,161	-£5,278,370	-£5,668,961
60% LAR : 40% CIR	15%	-£3,598,528	-£4,742,871	-£4,752,335	-£4,769,976	-£4,864,582	-£5,507,030	-£5,897,197
60% LAR : 40% CIR	20%	-£3,863,392	-£4,974,215	-£4,983,652	-£5,001,247	-£5,095,737	-£5,737,493	-£6,127,277
60% LAR : 40% CIR	25%	-£4,129,968	-£5,207,259	-£5,216,672	-£5,234,226	-£5,328,611	-£5,969,744	-£6,359,182
60% LAR : 40% CIR	**30%**	**-£4,398,240**	**-£5,441,986**	**-£5,451,377**	**-£5,468,894**	**-£5,563,187**	**-£6,203,765**	**-£6,592,894**
60% LAR : 40% CIR	35%	-£4,668,189	-£5,678,381	-£5,687,753	-£5,705,237	-£5,799,449	-£6,439,538	-£6,828,396
60% LAR : 40% CIR	40%	-£4,939,800	-£5,916,424	-£5,925,781	-£5,943,237	-£6,037,380	-£6,677,048	-£7,065,671
60% LAR : 40% CIR	45%	-£5,213,057	-£6,156,101	-£6,165,446	-£6,182,879	-£6,276,961	-£6,916,274	-£7,304,701
60% LAR : 40% CIR	50%	-£5,487,942	-£6,397,395	-£6,406,730	-£6,424,144	-£6,518,178	-£7,157,202	-£7,545,467

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR in Perp		Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft

No Units	18	Sales value inflation		Base	
Site Area	0.16 Ha	Build cost inflation		Base	
		Tenure		LAR : CIR	

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£972,281	-£264,596	-£274,160	-£291,968	-£386,989	-£1,031,931	-£1,423,485
60% LAR : 40% CIR	5%	£695,357	-£511,920	-£521,447	-£539,194	-£634,065	-£1,278,106	-£1,669,158
60% LAR : 40% CIR	10%	£416,696	-£760,991	-£770,485	-£788,177	-£882,910	-£1,526,119	-£1,916,709
60% LAR : 40% CIR	15%	£136,318	-£1,011,796	-£1,021,259	-£1,038,901	-£1,133,507	-£1,775,955	-£2,166,122
60% LAR : 40% CIR	20%	-£147,988	-£1,264,318	-£1,273,754	-£1,291,349	-£1,385,838	-£2,027,595	-£2,417,378
60% LAR : 40% CIR	25%	-£436,085	-£1,518,538	-£1,527,950	-£1,545,504	-£1,639,889	-£2,281,022	-£2,670,460
60% LAR : 40% CIR	**30%**	**-£725,876**	**-£1,774,441**	**-£1,783,832**	**-£1,801,349**	**-£1,895,642**	**-£2,536,220**	**-£2,925,349**
60% LAR : 40% CIR	35%	-£1,017,347	-£2,032,012	-£2,041,385	-£2,058,868	-£2,153,080	-£2,793,170	-£3,182,028
60% LAR : 40% CIR	40%	-£1,310,479	-£2,291,233	-£2,300,590	-£2,318,045	-£2,412,188	-£3,051,855	-£3,440,480
60% LAR : 40% CIR	45%	-£1,605,256	-£2,552,086	-£2,561,430	-£2,578,863	-£2,672,946	-£3,312,259	-£3,700,686
60% LAR : 40% CIR	50%	-£1,901,662	-£2,814,557	-£2,823,892	-£2,841,304	-£2,935,340	-£3,574,363	-£3,962,628

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,006,646	-£16,243,524	-£16,253,087	-£16,270,895	-£16,365,916	-£17,010,859	-£17,402,413
60% LAR : 40% CIR	5%	-£15,283,571	-£16,490,847	-£16,500,374	-£16,518,122	-£16,612,992	-£17,257,033	-£17,648,085
60% LAR : 40% CIR	10%	-£15,562,231	-£16,739,919	-£16,749,412	-£16,767,104	-£16,861,837	-£17,505,046	-£17,895,637
60% LAR : 40% CIR	15%	-£15,842,610	-£16,990,724	-£17,000,187	-£17,017,828	-£17,112,434	-£17,754,882	-£18,145,050
60% LAR : 40% CIR	20%	-£16,126,915	-£17,243,245	-£17,252,681	-£17,270,276	-£17,364,766	-£18,006,522	-£18,396,306
60% LAR : 40% CIR	25%	-£16,415,012	-£17,497,465	-£17,506,878	-£17,524,431	-£17,618,817	-£18,259,949	-£18,649,387
60% LAR : 40% CIR	**30%**	**-£16,704,804**	**-£17,753,369**	**-£17,762,760**	**-£17,780,276**	**-£17,874,569**	**-£18,515,147**	**-£18,904,276**
60% LAR : 40% CIR	35%	-£16,996,274	-£18,010,940	-£18,020,312	-£18,037,796	-£18,132,008	-£18,772,097	-£19,160,955
60% LAR : 40% CIR	40%	-£17,289,407	-£18,270,160	-£18,279,517	-£18,296,972	-£18,391,115	-£19,030,783	-£19,419,407
60% LAR : 40% CIR	45%	-£17,584,183	-£18,531,013	-£18,540,357	-£18,557,791	-£18,651,873	-£19,291,186	-£19,679,613
60% LAR : 40% CIR	50%	-£17,880,589	-£18,793,484	-£18,802,819	-£18,820,232	-£18,914,267	-£19,553,291	-£19,941,555

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,385,428	-£9,622,306	-£9,631,869	-£9,649,677	-£9,744,698	-£10,389,640	-£10,781,195
60% LAR : 40% CIR	5%	-£8,662,352	-£9,869,629	-£9,879,156	-£9,896,903	-£9,991,774	-£10,635,815	-£11,026,867
60% LAR : 40% CIR	10%	-£8,941,013	-£10,118,700	-£10,128,194	-£10,145,886	-£10,240,619	-£10,883,828	-£11,274,418
60% LAR : 40% CIR	15%	-£9,221,391	-£10,369,505	-£10,378,969	-£10,396,610	-£10,491,216	-£11,133,664	-£11,523,832
60% LAR : 40% CIR	20%	-£9,505,697	-£10,622,027	-£10,631,463	-£10,649,058	-£10,743,547	-£11,385,304	-£11,775,087
60% LAR : 40% CIR	25%	-£9,793,794	-£10,876,247	-£10,885,659	-£10,903,213	-£10,997,598	-£11,638,731	-£12,028,169
60% LAR : 40% CIR	**30%**	**-£10,083,585**	**-£11,132,150**	**-£11,141,541**	**-£11,159,058**	**-£11,253,351**	**-£11,893,929**	**-£12,283,058**
60% LAR : 40% CIR	35%	-£10,375,056	-£11,389,721	-£11,399,094	-£11,416,578	-£11,510,789	-£12,150,879	-£12,539,737
60% LAR : 40% CIR	40%	-£10,668,188	-£11,648,942	-£11,658,299	-£11,675,754	-£11,769,897	-£12,409,565	-£12,798,189
60% LAR : 40% CIR	45%	-£10,962,965	-£11,909,795	-£11,919,139	-£11,936,573	-£12,030,655	-£12,669,968	-£13,058,395
60% LAR : 40% CIR	50%	-£11,259,371	-£12,172,266	-£12,181,601	-£12,199,014	-£12,293,049	-£12,932,073	-£13,320,337

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,641,901	-£6,878,778	-£6,888,342	-£6,906,150	-£7,001,170	-£7,646,113	-£8,037,667
60% LAR : 40% CIR	5%	-£5,918,825	-£7,126,101	-£7,135,629	-£7,153,376	-£7,248,247	-£7,892,287	-£8,283,340
60% LAR : 40% CIR	10%	-£6,197,486	-£7,375,173	-£7,384,667	-£7,402,359	-£7,497,092	-£8,140,300	-£8,530,891
60% LAR : 40% CIR	15%	-£6,477,864	-£7,625,978	-£7,635,441	-£7,653,083	-£7,747,688	-£8,390,136	-£8,780,304
60% LAR : 40% CIR	20%	-£6,762,170	-£7,878,499	-£7,887,935	-£7,905,530	-£8,000,020	-£8,641,777	-£9,031,560
60% LAR : 40% CIR	25%	-£7,050,266	-£8,132,719	-£8,142,132	-£8,159,686	-£8,254,071	-£8,895,204	-£9,284,642
60% LAR : 40% CIR	**30%**	**-£7,340,058**	**-£8,388,623**	**-£8,398,014**	**-£8,415,531**	**-£8,509,824**	**-£9,150,402**	**-£9,539,531**
60% LAR : 40% CIR	35%	-£7,631,529	-£8,646,194	-£8,655,566	-£8,673,050	-£8,767,262	-£9,407,352	-£9,796,210
60% LAR : 40% CIR	40%	-£7,924,661	-£8,905,415	-£8,914,771	-£8,932,227	-£9,026,370	-£9,666,037	-£10,054,661
60% LAR : 40% CIR	45%	-£8,219,438	-£9,166,268	-£9,175,612	-£9,193,045	-£9,287,127	-£9,926,441	-£10,314,867
60% LAR : 40% CIR	50%	-£8,515,844	-£9,428,739	-£9,438,074	-£9,455,486	-£9,549,522	-£10,188,545	-£10,576,810

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,398,791	-£3,635,669	-£3,645,233	-£3,663,041	-£3,758,061	-£4,403,004	-£4,794,558
60% LAR : 40% CIR	5%	-£2,675,716	-£3,882,992	-£3,892,520	-£3,910,267	-£4,005,137	-£4,649,178	-£5,040,231
60% LAR : 40% CIR	10%	-£2,954,376	-£4,132,064	-£4,141,558	-£4,159,250	-£4,253,982	-£4,897,191	-£5,287,782
60% LAR : 40% CIR	15%	-£3,234,755	-£4,382,869	-£4,392,332	-£4,409,974	-£4,504,579	-£5,147,027	-£5,537,195
60% LAR : 40% CIR	20%	-£3,519,061	-£4,635,390	-£4,644,826	-£4,662,421	-£4,756,911	-£5,398,668	-£5,788,451
60% LAR : 40% CIR	25%	-£3,807,157	-£4,889,610	-£4,899,023	-£4,916,577	-£5,010,962	-£5,652,095	-£6,041,533
60% LAR : 40% CIR	**30%**	**-£4,096,949**	**-£5,145,514**	**-£5,154,905**	**-£5,172,422**	**-£5,266,715**	**-£5,907,293**	**-£6,296,422**
60% LAR : 40% CIR	35%	-£4,388,419	-£5,403,085	-£5,412,457	-£5,429,941	-£5,524,153	-£6,164,243	-£6,553,101
60% LAR : 40% CIR	40%	-£4,681,552	-£5,662,305	-£5,671,662	-£5,689,118	-£5,783,261	-£6,422,928	-£6,811,552
60% LAR : 40% CIR	45%	-£4,976,329	-£5,923,159	-£5,932,503	-£5,949,936	-£6,044,018	-£6,683,332	-£7,071,758
60% LAR : 40% CIR	50%	-£5,272,735	-£6,185,630	-£6,194,965	-£6,212,377	-£6,306,412	-£6,945,436	-£7,333,701

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR in Perp		Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,396,227	£156,547	£147,127	£129,587	£35,995	-£608,399	-£999,953
60% LAR : 40% CIR	5%	£1,098,105	-£109,564	-£119,091	-£136,839	-£231,709	-£875,750	-£1,266,802
60% LAR : 40% CIR	10%	£798,248	-£379,812	-£389,307	-£406,999	-£501,731	-£1,144,940	-£1,535,531
60% LAR : 40% CIR	15%	£496,671	-£651,794	-£661,258	-£678,900	-£773,504	-£1,415,952	-£1,806,120
60% LAR : 40% CIR	20%	£193,393	-£925,492	-£934,928	-£952,524	-£1,047,013	-£1,688,769	-£2,078,553
60% LAR : 40% CIR	25%	-£113,273	-£1,200,888	-£1,210,301	-£1,227,855	-£1,322,241	-£1,963,374	-£2,352,811
60% LAR : 40% CIR	**30%**	**-£424,587**	**-£1,477,969**	**-£1,487,360**	**-£1,504,877**	**-£1,599,170**	**-£2,239,748**	**-£2,628,877**
60% LAR : 40% CIR	35%	-£737,577	-£1,756,717	-£1,766,089	-£1,783,573	-£1,877,785	-£2,517,874	-£2,906,732
60% LAR : 40% CIR	40%	-£1,052,231	-£2,037,113	-£2,046,470	-£2,063,926	-£2,158,068	-£2,797,736	-£3,186,360
60% LAR : 40% CIR	45%	-£1,368,528	-£2,319,143	-£2,328,488	-£2,345,920	-£2,440,003	-£3,079,317	-£3,467,743
60% LAR : 40% CIR	50%	-£1,686,455	-£2,602,791	-£2,612,126	-£2,629,539	-£2,723,573	-£3,362,597	-£3,750,862

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£14,582,701	-£15,822,380	-£15,831,800	-£15,849,340	-£15,942,933	-£16,587,326	-£16,978,880
60% LAR : 40% CIR	5%	-£14,880,822	-£16,088,491	-£16,098,018	-£16,115,766	-£16,210,636	-£16,854,677	-£17,245,730
60% LAR : 40% CIR	10%	-£15,180,679	-£16,358,740	-£16,368,234	-£16,385,926	-£16,480,658	-£17,123,868	-£17,514,459
60% LAR : 40% CIR	15%	-£15,482,256	-£16,630,721	-£16,640,185	-£16,657,827	-£16,752,431	-£17,394,879	-£17,785,047
60% LAR : 40% CIR	20%	-£15,785,534	-£16,904,419	-£16,913,855	-£16,931,451	-£17,025,940	-£17,667,696	-£18,057,480
60% LAR : 40% CIR	25%	-£16,092,200	-£17,179,816	-£17,189,229	-£17,206,782	-£17,301,168	-£17,942,301	-£18,331,738
60% LAR : 40% CIR	**30%**	**-£16,403,514**	**-£17,456,896**	**-£17,466,287**	**-£17,483,804**	**-£17,578,097**	**-£18,218,675**	**-£18,607,804**
60% LAR : 40% CIR	35%	-£16,716,504	-£17,735,644	-£17,745,016	-£17,762,500	-£17,856,712	-£18,496,801	-£18,885,660
60% LAR : 40% CIR	40%	-£17,031,158	-£18,016,040	-£18,025,398	-£18,042,853	-£18,136,995	-£18,776,664	-£19,165,288
60% LAR : 40% CIR	45%	-£17,347,455	-£18,298,071	-£18,307,415	-£18,324,847	-£18,418,930	-£19,058,244	-£19,446,670
60% LAR : 40% CIR	50%	-£17,665,382	-£18,581,719	-£18,591,054	-£18,608,466	-£18,702,500	-£19,341,524	-£19,729,790

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,961,482	-£9,201,162	-£9,210,582	-£9,228,122	-£9,321,715	-£9,966,108	-£10,357,662
60% LAR : 40% CIR	5%	-£8,259,604	-£9,467,273	-£9,476,800	-£9,494,548	-£9,589,418	-£10,233,459	-£10,624,511
60% LAR : 40% CIR	10%	-£8,559,461	-£9,737,521	-£9,747,016	-£9,764,708	-£9,859,440	-£10,502,650	-£10,893,240
60% LAR : 40% CIR	15%	-£8,861,038	-£10,009,503	-£10,018,967	-£10,036,609	-£10,131,213	-£10,773,661	-£11,163,829
60% LAR : 40% CIR	20%	-£9,164,316	-£10,283,201	-£10,292,637	-£10,310,233	-£10,404,722	-£11,046,478	-£11,436,262
60% LAR : 40% CIR	25%	-£9,470,982	-£10,558,598	-£10,568,010	-£10,585,564	-£10,679,950	-£11,321,083	-£11,710,520
60% LAR : 40% CIR	**30%**	**-£9,782,296**	**-£10,835,678**	**-£10,845,069**	**-£10,862,586**	**-£10,956,879**	**-£11,597,457**	**-£11,986,586**
60% LAR : 40% CIR	35%	-£10,095,286	-£11,114,426	-£11,123,798	-£11,141,282	-£11,235,494	-£11,875,583	-£12,264,441
60% LAR : 40% CIR	40%	-£10,409,940	-£11,394,822	-£11,404,180	-£11,421,635	-£11,515,777	-£12,155,445	-£12,544,070
60% LAR : 40% CIR	45%	-£10,726,237	-£11,676,853	-£11,686,197	-£11,703,629	-£11,797,712	-£12,437,026	-£12,825,452
60% LAR : 40% CIR	50%	-£11,044,164	-£11,960,500	-£11,969,835	-£11,987,248	-£12,081,282	-£12,720,306	-£13,108,572

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,217,955	-£6,457,635	-£6,467,055	-£6,484,595	-£6,578,187	-£7,222,581	-£7,614,135
60% LAR : 40% CIR	5%	-£5,516,077	-£6,723,746	-£6,733,273	-£6,751,020	-£6,845,891	-£7,489,932	-£7,880,984
60% LAR : 40% CIR	10%	-£5,815,934	-£6,993,994	-£7,003,489	-£7,021,181	-£7,115,912	-£7,759,122	-£8,149,713
60% LAR : 40% CIR	15%	-£6,117,510	-£7,265,976	-£7,275,440	-£7,293,081	-£7,387,686	-£8,030,134	-£8,420,302
60% LAR : 40% CIR	20%	-£6,420,788	-£7,539,674	-£7,549,110	-£7,566,706	-£7,661,194	-£8,302,951	-£8,692,734
60% LAR : 40% CIR	25%	-£6,727,455	-£7,815,070	-£7,824,483	-£7,842,037	-£7,936,423	-£8,577,556	-£8,966,993
60% LAR : 40% CIR	**30%**	**-£7,038,769**	**-£8,092,151**	**-£8,101,542**	**-£8,119,059**	**-£8,213,352**	**-£8,853,930**	**-£9,243,059**
60% LAR : 40% CIR	35%	-£7,351,759	-£8,370,898	-£8,380,271	-£8,397,755	-£8,491,966	-£9,132,056	-£9,520,914
60% LAR : 40% CIR	40%	-£7,666,412	-£8,651,294	-£8,660,652	-£8,678,108	-£8,772,250	-£9,411,918	-£9,800,542
60% LAR : 40% CIR	45%	-£7,982,710	-£8,933,325	-£8,942,670	-£8,960,102	-£9,054,185	-£9,693,499	-£10,081,925
60% LAR : 40% CIR	50%	-£8,300,637	-£9,216,973	-£9,226,308	-£9,243,721	-£9,337,755	-£9,976,779	-£10,365,044

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,974,846	-£3,214,526	-£3,223,946	-£3,241,486	-£3,335,078	-£3,979,472	-£4,371,026
60% LAR : 40% CIR	5%	-£2,272,968	-£3,480,637	-£3,490,164	-£3,507,911	-£3,602,782	-£4,246,823	-£4,637,875
60% LAR : 40% CIR	10%	-£2,572,825	-£3,750,885	-£3,760,380	-£3,778,072	-£3,872,803	-£4,516,013	-£4,906,604
60% LAR : 40% CIR	15%	-£2,874,401	-£4,022,867	-£4,032,331	-£4,049,972	-£4,144,577	-£4,787,025	-£5,177,193
60% LAR : 40% CIR	20%	-£3,177,679	-£4,296,565	-£4,306,001	-£4,323,597	-£4,418,085	-£5,059,842	-£5,449,625
60% LAR : 40% CIR	25%	-£3,484,346	-£4,571,961	-£4,581,374	-£4,598,927	-£4,693,314	-£5,334,447	-£5,723,884
60% LAR : 40% CIR	**30%**	**-£3,795,659**	**-£4,849,042**	**-£4,858,433**	**-£4,875,949**	**-£4,970,243**	**-£5,610,821**	**-£5,999,950**
60% LAR : 40% CIR	35%	-£4,108,650	-£5,127,789	-£5,137,162	-£5,154,645	-£5,248,857	-£5,888,947	-£6,277,805
60% LAR : 40% CIR	40%	-£4,423,303	-£5,408,185	-£5,417,543	-£5,434,999	-£5,529,140	-£6,168,809	-£6,557,433
60% LAR : 40% CIR	45%	-£4,739,601	-£5,690,216	-£5,699,561	-£5,716,993	-£5,811,076	-£6,450,390	-£6,838,816
60% LAR : 40% CIR	50%	-£5,057,528	-£5,973,864	-£5,983,199	-£6,000,612	-£6,094,646	-£6,733,670	-£7,121,935

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR in Perp		Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,244,118	£990,881	£981,460	£963,921	£870,328	£235,077	-£152,889
60% LAR : 40% CIR	5%	£1,903,602	£684,699	£675,315	£657,834	£564,390	-£71,039	-£462,092
60% LAR : 40% CIR	10%	£1,561,350	£376,795	£367,445	£350,018	£256,710	-£382,582	-£773,173
60% LAR : 40% CIR	15%	£1,217,379	£67,185	£57,863	£40,487	-£53,500	-£695,948	-£1,086,116
60% LAR : 40% CIR	20%	£871,706	-£247,840	-£257,277	-£274,872	-£369,362	-£1,011,118	-£1,400,901
60% LAR : 40% CIR	25%	£524,347	-£565,591	-£575,003	-£592,557	-£686,943	-£1,328,076	-£1,717,513
60% LAR : 40% CIR	**30%**	**£175,319**	**-£885,024**	**-£894,415**	**-£911,932**	**-£1,006,225**	**-£1,646,803**	**-£2,035,932**
60% LAR : 40% CIR	35%	-£178,039	-£1,206,124	-£1,215,498	-£1,232,981	-£1,327,193	-£1,967,283	-£2,356,141
60% LAR : 40% CIR	40%	-£535,733	-£1,528,875	-£1,538,231	-£1,555,688	-£1,649,830	-£2,289,498	-£2,678,122
60% LAR : 40% CIR	45%	-£895,072	-£1,853,259	-£1,862,603	-£1,880,035	-£1,974,118	-£2,613,431	-£3,001,857
60% LAR : 40% CIR	50%	-£1,256,041	-£2,179,259	-£2,188,594	-£2,206,007	-£2,300,042	-£2,939,065	-£3,327,330

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£13,734,809	-£14,988,047	-£14,997,467	-£15,015,007	-£15,108,599	-£15,743,850	-£16,131,817
60% LAR : 40% CIR	5%	-£14,075,325	-£15,294,228	-£15,303,612	-£15,321,093	-£15,414,538	-£16,049,967	-£16,441,019
60% LAR : 40% CIR	10%	-£14,417,577	-£15,602,132	-£15,611,483	-£15,628,909	-£15,722,218	-£16,361,510	-£16,752,100
60% LAR : 40% CIR	15%	-£14,761,548	-£15,911,742	-£15,921,064	-£15,938,440	-£16,032,428	-£16,674,876	-£17,065,044
60% LAR : 40% CIR	20%	-£15,107,221	-£16,226,768	-£16,236,205	-£16,253,800	-£16,348,290	-£16,990,045	-£17,379,828
60% LAR : 40% CIR	25%	-£15,454,580	-£16,544,519	-£16,553,931	-£16,571,484	-£16,665,870	-£17,307,003	-£17,696,440
60% LAR : 40% CIR	**30%**	**-£15,803,608**	**-£16,863,951**	**-£16,873,342**	**-£16,890,859**	**-£16,985,152**	**-£17,625,730**	**-£18,014,859**
60% LAR : 40% CIR	35%	-£16,156,966	-£17,185,051	-£17,194,425	-£17,211,909	-£17,306,120	-£17,946,210	-£18,335,068
60% LAR : 40% CIR	40%	-£16,514,660	-£17,507,802	-£17,517,159	-£17,534,615	-£17,628,757	-£18,268,426	-£18,657,050
60% LAR : 40% CIR	45%	-£16,874,000	-£17,832,186	-£17,841,530	-£17,858,963	-£17,953,046	-£18,592,358	-£18,980,785
60% LAR : 40% CIR	50%	-£17,234,968	-£18,158,186	-£18,167,521	-£18,184,935	-£18,278,969	-£18,917,993	-£19,306,257

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,113,591	-£8,366,828	-£8,376,249	-£8,393,788	-£8,487,381	-£9,122,632	-£9,510,598
60% LAR : 40% CIR	5%	-£7,454,107	-£8,673,010	-£8,682,394	-£8,699,875	-£8,793,320	-£9,428,749	-£9,819,801
60% LAR : 40% CIR	10%	-£7,796,359	-£8,980,914	-£8,990,265	-£9,007,691	-£9,100,999	-£9,740,291	-£10,130,882
60% LAR : 40% CIR	15%	-£8,140,330	-£9,290,524	-£9,299,846	-£9,317,222	-£9,411,209	-£10,053,657	-£10,443,825
60% LAR : 40% CIR	20%	-£8,486,003	-£9,605,550	-£9,614,986	-£9,632,581	-£9,727,071	-£10,368,827	-£10,758,610
60% LAR : 40% CIR	25%	-£8,833,362	-£9,923,300	-£9,932,712	-£9,950,266	-£10,044,652	-£10,685,785	-£11,075,222
60% LAR : 40% CIR	**30%**	**-£9,182,390**	**-£10,242,733**	**-£10,252,124**	**-£10,269,641**	**-£10,363,934**	**-£11,004,512**	**-£11,393,641**
60% LAR : 40% CIR	35%	-£9,535,748	-£10,563,833	-£10,573,207	-£10,590,690	-£10,684,902	-£11,324,992	-£11,713,850
60% LAR : 40% CIR	40%	-£9,893,442	-£10,886,584	-£10,895,940	-£10,913,397	-£11,007,539	-£11,647,207	-£12,035,832
60% LAR : 40% CIR	45%	-£10,252,782	-£11,210,968	-£11,220,312	-£11,237,744	-£11,331,828	-£11,971,140	-£12,359,567
60% LAR : 40% CIR	50%	-£10,613,750	-£11,536,968	-£11,546,303	-£11,563,716	-£11,657,751	-£12,296,774	-£12,685,039

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,370,064	-£5,623,301	-£5,632,721	-£5,650,261	-£5,743,854	-£6,379,105	-£6,767,071
60% LAR : 40% CIR	5%	-£4,710,580	-£5,929,483	-£5,938,866	-£5,956,348	-£6,049,792	-£6,685,221	-£7,076,274
60% LAR : 40% CIR	10%	-£5,052,832	-£6,237,387	-£6,246,737	-£6,264,164	-£6,357,472	-£6,996,764	-£7,387,355
60% LAR : 40% CIR	15%	-£5,396,803	-£6,546,997	-£6,556,318	-£6,573,694	-£6,667,682	-£7,310,130	-£7,700,298
60% LAR : 40% CIR	20%	-£5,742,476	-£6,862,022	-£6,871,459	-£6,889,054	-£6,983,544	-£7,625,300	-£8,015,083
60% LAR : 40% CIR	25%	-£6,089,834	-£7,179,773	-£7,189,185	-£7,206,738	-£7,301,125	-£7,942,258	-£8,331,695
60% LAR : 40% CIR	**30%**	**-£6,438,863**	**-£7,499,206**	**-£7,508,597**	**-£7,526,114**	**-£7,620,407**	**-£8,260,985**	**-£8,650,114**
60% LAR : 40% CIR	35%	-£6,792,221	-£7,820,306	-£7,829,679	-£7,847,163	-£7,941,375	-£8,581,465	-£8,970,323
60% LAR : 40% CIR	40%	-£7,149,915	-£8,143,056	-£8,152,413	-£8,169,870	-£8,264,011	-£8,903,680	-£9,292,304
60% LAR : 40% CIR	45%	-£7,509,254	-£8,467,441	-£8,476,785	-£8,494,217	-£8,588,300	-£9,227,613	-£9,616,039
60% LAR : 40% CIR	50%	-£7,870,223	-£8,793,441	-£8,802,776	-£8,820,189	-£8,914,223	-£9,553,247	-£9,941,512

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,126,954	-£2,380,192	-£2,389,612	-£2,407,152	-£2,500,745	-£3,135,995	-£3,523,962
60% LAR : 40% CIR	5%	-£1,467,471	-£2,686,374	-£2,695,757	-£2,713,239	-£2,806,683	-£3,442,112	-£3,833,165
60% LAR : 40% CIR	10%	-£1,809,723	-£2,994,278	-£3,003,628	-£3,021,055	-£3,114,363	-£3,753,655	-£4,144,246
60% LAR : 40% CIR	15%	-£2,153,694	-£3,303,888	-£3,313,209	-£3,330,585	-£3,424,573	-£4,067,021	-£4,457,189
60% LAR : 40% CIR	20%	-£2,499,367	-£3,618,913	-£3,628,350	-£3,645,945	-£3,740,435	-£4,382,190	-£4,771,974
60% LAR : 40% CIR	25%	-£2,846,725	-£3,936,664	-£3,946,076	-£3,963,629	-£4,058,016	-£4,699,149	-£5,088,585
60% LAR : 40% CIR	**30%**	**-£3,195,754**	**-£4,256,097**	**-£4,265,488**	**-£4,283,005**	**-£4,377,298**	**-£5,017,876**	**-£5,407,005**
60% LAR : 40% CIR	35%	-£3,549,111	-£4,577,197	-£4,586,570	-£4,604,054	-£4,698,266	-£5,338,355	-£5,727,214
60% LAR : 40% CIR	40%	-£3,906,806	-£4,899,947	-£4,909,304	-£4,926,761	-£5,020,902	-£5,660,571	-£6,049,195
60% LAR : 40% CIR	45%	-£4,266,145	-£5,224,331	-£5,233,676	-£5,251,108	-£5,345,191	-£5,984,504	-£6,372,930
60% LAR : 40% CIR	50%	-£4,627,114	-£5,550,332	-£5,559,667	-£5,577,080	-£5,671,114	-£6,310,138	-£6,698,403

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR in Perp

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,092,010	£1,825,214	£1,815,794	£1,798,254	£1,704,662	£1,069,411	£683,742
60% LAR : 40% CIR	5%	£2,709,098	£1,477,316	£1,467,933	£1,450,451	£1,357,007	£722,645	£337,470
60% LAR : 40% CIR	10%	£2,324,452	£1,127,696	£1,118,344	£1,100,918	£1,007,610	£374,068	-£10,816
60% LAR : 40% CIR	15%	£1,938,087	£776,368	£767,047	£749,671	£656,488	£23,695	-£366,111
60% LAR : 40% CIR	20%	£1,550,019	£423,351	£414,056	£396,725	£303,656	-£333,467	-£723,251
60% LAR : 40% CIR	25%	£1,160,265	£68,660	£59,389	£42,098	-£51,645	-£692,778	-£1,082,215
60% LAR : 40% CIR	**30%**	**£768,842**	**-£292,079**	**-£301,470**	**-£318,987**	**-£413,280**	**-£1,053,858**	**-£1,442,987**
60% LAR : 40% CIR	35%	£375,767	-£655,533	-£664,906	-£682,390	-£776,602	-£1,416,691	-£1,805,549
60% LAR : 40% CIR	40%	-£19,236	-£1,020,636	-£1,029,993	-£1,047,450	-£1,141,592	-£1,781,260	-£2,169,883
60% LAR : 40% CIR	45%	-£421,617	-£1,387,373	-£1,396,718	-£1,414,151	-£1,508,233	-£2,147,546	-£2,535,973
60% LAR : 40% CIR	50%	-£825,626	-£1,755,727	-£1,765,062	-£1,782,475	-£1,876,509	-£2,515,533	-£2,903,799

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,886,917	-£14,153,713	-£14,163,133	-£14,180,673	-£14,274,266	-£14,909,516	-£15,295,186
60% LAR : 40% CIR	5%	-£13,269,829	-£14,501,611	-£14,510,995	-£14,528,476	-£14,621,921	-£15,256,282	-£15,641,457
60% LAR : 40% CIR	10%	-£13,654,475	-£14,851,231	-£14,860,583	-£14,878,010	-£14,971,318	-£15,604,860	-£15,989,743
60% LAR : 40% CIR	15%	-£14,040,840	-£15,202,559	-£15,211,880	-£15,229,256	-£15,322,440	-£15,955,233	-£16,345,039
60% LAR : 40% CIR	20%	-£14,428,908	-£15,555,576	-£15,564,871	-£15,582,202	-£15,675,271	-£16,312,395	-£16,702,178
60% LAR : 40% CIR	25%	-£14,818,662	-£15,910,268	-£15,919,539	-£15,936,829	-£16,030,572	-£16,671,705	-£17,061,142
60% LAR : 40% CIR	**30%**	**-£15,210,085**	**-£16,271,007**	**-£16,280,398**	**-£16,297,914**	**-£16,392,208**	**-£17,032,786**	**-£17,421,915**
60% LAR : 40% CIR	35%	-£15,603,161	-£16,634,460	-£16,643,833	-£16,661,317	-£16,755,529	-£17,395,619	-£17,784,477
60% LAR : 40% CIR	40%	-£15,998,164	-£16,999,564	-£17,008,921	-£17,026,377	-£17,120,519	-£17,760,188	-£18,148,811
60% LAR : 40% CIR	45%	-£16,400,544	-£17,366,300	-£17,375,646	-£17,393,078	-£17,487,160	-£18,126,474	-£18,514,900
60% LAR : 40% CIR	50%	-£16,804,554	-£17,734,655	-£17,743,990	-£17,761,402	-£17,855,437	-£18,494,460	-£18,882,726

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,265,699	-£7,532,495	-£7,541,915	-£7,559,455	-£7,653,047	-£8,288,298	-£8,673,967
60% LAR : 40% CIR	5%	-£6,648,611	-£7,880,393	-£7,889,777	-£7,907,258	-£8,000,702	-£8,635,064	-£9,020,239
60% LAR : 40% CIR	10%	-£7,033,257	-£8,230,013	-£8,239,365	-£8,256,791	-£8,350,100	-£8,983,641	-£9,368,525
60% LAR : 40% CIR	15%	-£7,419,622	-£8,581,341	-£8,590,662	-£8,608,038	-£8,701,221	-£9,334,015	-£9,723,821
60% LAR : 40% CIR	20%	-£7,807,690	-£8,934,358	-£8,943,653	-£8,960,984	-£9,054,053	-£9,691,176	-£10,080,960
60% LAR : 40% CIR	25%	-£8,197,444	-£9,289,049	-£9,298,321	-£9,315,611	-£9,409,354	-£10,050,487	-£10,439,924
60% LAR : 40% CIR	**30%**	**-£8,588,867**	**-£9,649,789**	**-£9,659,180**	**-£9,676,696**	**-£9,770,989**	**-£10,411,567**	**-£10,800,696**
60% LAR : 40% CIR	35%	-£8,981,942	-£10,013,242	-£10,022,615	-£10,040,099	-£10,134,311	-£10,774,400	-£11,163,259
60% LAR : 40% CIR	40%	-£9,376,946	-£10,378,346	-£10,387,702	-£10,405,159	-£10,499,301	-£11,138,969	-£11,527,592
60% LAR : 40% CIR	45%	-£9,779,326	-£10,745,082	-£10,754,427	-£10,771,860	-£10,865,942	-£11,505,255	-£11,893,682
60% LAR : 40% CIR	50%	-£10,183,335	-£11,113,437	-£11,122,772	-£11,140,184	-£11,234,218	-£11,873,242	-£12,261,508

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,522,172	-£4,788,968	-£4,798,388	-£4,815,928	-£4,909,520	-£5,544,771	-£5,930,440
60% LAR : 40% CIR	5%	-£3,905,084	-£5,136,866	-£5,146,249	-£5,163,730	-£5,257,175	-£5,891,537	-£6,276,712
60% LAR : 40% CIR	10%	-£4,289,730	-£5,486,486	-£5,495,837	-£5,513,264	-£5,606,572	-£6,240,114	-£6,624,998
60% LAR : 40% CIR	15%	-£4,676,094	-£5,837,813	-£5,847,135	-£5,864,511	-£5,957,694	-£6,590,487	-£6,980,293
60% LAR : 40% CIR	20%	-£5,064,163	-£6,190,831	-£6,200,125	-£6,217,457	-£6,310,526	-£6,947,649	-£7,337,433
60% LAR : 40% CIR	25%	-£5,453,916	-£6,545,522	-£6,554,793	-£6,572,084	-£6,665,827	-£7,306,960	-£7,696,396
60% LAR : 40% CIR	**30%**	**-£5,845,339**	**-£6,906,261**	**-£6,915,652**	**-£6,933,169**	**-£7,027,462**	**-£7,668,040**	**-£8,057,169**
60% LAR : 40% CIR	35%	-£6,238,415	-£7,269,715	-£7,279,088	-£7,296,572	-£7,390,784	-£8,030,873	-£8,419,731
60% LAR : 40% CIR	40%	-£6,633,418	-£7,634,818	-£7,644,175	-£7,661,632	-£7,755,773	-£8,395,442	-£8,784,065
60% LAR : 40% CIR	45%	-£7,035,799	-£8,001,555	-£8,010,900	-£8,028,332	-£8,122,415	-£8,761,728	-£9,150,155
60% LAR : 40% CIR	50%	-£7,439,808	-£8,369,909	-£8,379,244	-£8,396,657	-£8,490,691	-£9,129,715	-£9,517,980

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£279,063	-£1,545,859	-£1,555,279	-£1,572,819	-£1,666,411	-£2,301,662	-£2,687,331
60% LAR : 40% CIR	5%	-£661,975	-£1,893,756	-£1,903,140	-£1,920,621	-£2,014,066	-£2,648,427	-£3,033,603
60% LAR : 40% CIR	10%	-£1,046,621	-£2,243,377	-£2,252,728	-£2,270,155	-£2,363,463	-£2,997,005	-£3,381,889
60% LAR : 40% CIR	15%	-£1,432,985	-£2,594,704	-£2,604,026	-£2,621,402	-£2,714,585	-£3,347,378	-£3,737,184
60% LAR : 40% CIR	20%	-£1,821,054	-£2,947,722	-£2,957,016	-£2,974,348	-£3,067,417	-£3,704,540	-£4,094,323
60% LAR : 40% CIR	25%	-£2,210,807	-£3,302,413	-£3,311,684	-£3,328,974	-£3,422,718	-£4,063,850	-£4,453,287
60% LAR : 40% CIR	**30%**	**-£2,602,230**	**-£3,663,152**	**-£3,672,543**	**-£3,690,060**	**-£3,784,353**	**-£4,424,931**	**-£4,814,060**
60% LAR : 40% CIR	35%	-£2,995,306	-£4,026,605	-£4,035,979	-£4,053,463	-£4,147,675	-£4,787,764	-£5,176,622
60% LAR : 40% CIR	40%	-£3,390,309	-£4,391,709	-£4,401,066	-£4,418,523	-£4,512,664	-£5,152,333	-£5,540,956
60% LAR : 40% CIR	45%	-£3,792,689	-£4,758,446	-£4,767,791	-£4,785,223	-£4,879,305	-£5,518,619	-£5,907,045
60% LAR : 40% CIR	50%	-£4,196,699	-£5,126,800	-£5,136,135	-£5,153,548	-£5,247,582	-£5,886,606	-£6,274,871

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR in Perp	
No Units	18
Site Area	0.16 Ha

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft	
Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£4,787,792	£3,493,881	£3,484,461	£3,466,921	£3,373,328	£2,738,078	£2,352,409
60% LAR : 40% CIR	5%	£4,320,092	£3,062,550	£3,053,166	£3,035,685	£2,942,240	£2,307,879	£1,922,703
60% LAR : 40% CIR	10%	£3,850,657	£2,629,495	£2,620,145	£2,602,718	£2,509,410	£1,875,867	£1,491,147
60% LAR : 40% CIR	15%	£3,379,502	£2,194,735	£2,185,414	£2,168,038	£2,074,855	£1,442,061	£1,057,758
60% LAR : 40% CIR	20%	£2,906,645	£1,758,284	£1,748,989	£1,731,659	£1,638,589	£1,006,478	£622,553
60% LAR : 40% CIR	25%	£2,432,102	£1,320,159	£1,310,889	£1,293,599	£1,200,631	£569,134	£185,550
60% LAR : 40% CIR	**30%**	**£1,955,891**	**£880,377**	**£871,126**	**£853,873**	**£760,998**	**£130,047**	**-£257,098**
60% LAR : 40% CIR	35%	£1,478,025	£438,952	£429,721	£412,499	£319,703	-£315,508	-£704,366
60% LAR : 40% CIR	40%	£998,522	-£4,159	-£13,517	-£30,973	-£125,114	-£764,783	-£1,153,407
60% LAR : 40% CIR	45%	£517,400	-£455,603	-£464,948	-£482,380	-£576,462	-£1,215,776	-£1,604,202
60% LAR : 40% CIR	50%	£34,673	-£908,664	-£917,999	-£935,411	-£1,029,445	-£1,668,469	-£2,056,735

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,191,135	-£12,485,046	-£12,494,466	-£12,512,006	-£12,605,600	-£13,240,849	-£13,626,519
60% LAR : 40% CIR	5%	-£11,658,835	-£12,916,378	-£12,925,761	-£12,943,243	-£13,036,687	-£13,671,049	-£14,056,224
60% LAR : 40% CIR	10%	-£12,128,271	-£13,349,432	-£13,358,782	-£13,376,209	-£13,469,517	-£14,103,060	-£14,487,780
60% LAR : 40% CIR	15%	-£12,599,425	-£13,784,192	-£13,793,514	-£13,810,890	-£13,904,073	-£14,536,866	-£14,921,169
60% LAR : 40% CIR	20%	-£13,072,282	-£14,220,643	-£14,229,938	-£14,247,268	-£14,340,338	-£14,972,449	-£15,356,374
60% LAR : 40% CIR	25%	-£13,546,825	-£14,658,768	-£14,668,038	-£14,685,329	-£14,778,296	-£15,409,793	-£15,793,377
60% LAR : 40% CIR	**30%**	**-£14,023,036**	**-£15,098,550**	**-£15,107,801**	**-£15,125,054**	**-£15,217,930**	**-£15,848,880**	**-£16,236,025**
60% LAR : 40% CIR	35%	-£14,500,903	-£15,539,975	-£15,549,207	-£15,566,429	-£15,659,224	-£16,294,436	-£16,683,293
60% LAR : 40% CIR	40%	-£14,980,405	-£15,983,087	-£15,992,444	-£16,009,900	-£16,104,042	-£16,743,710	-£17,132,334
60% LAR : 40% CIR	45%	-£15,461,527	-£16,434,531	-£16,443,875	-£16,461,307	-£16,555,389	-£17,194,703	-£17,583,130
60% LAR : 40% CIR	50%	-£15,944,254	-£16,887,591	-£16,896,926	-£16,914,338	-£17,008,373	-£17,647,396	-£18,035,662

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,569,917	-£5,863,828	-£5,873,248	-£5,890,788	-£5,984,381	-£6,619,631	-£7,005,300
60% LAR : 40% CIR	5%	-£5,037,617	-£6,295,159	-£6,304,543	-£6,322,024	-£6,415,469	-£7,049,831	-£7,435,006
60% LAR : 40% CIR	10%	-£5,507,052	-£6,728,214	-£6,737,564	-£6,754,991	-£6,848,299	-£7,481,842	-£7,866,562
60% LAR : 40% CIR	15%	-£5,978,207	-£7,162,974	-£7,172,295	-£7,189,671	-£7,282,855	-£7,915,648	-£8,299,951
60% LAR : 40% CIR	20%	-£6,451,064	-£7,599,425	-£7,608,720	-£7,626,050	-£7,719,120	-£8,351,231	-£8,735,156
60% LAR : 40% CIR	25%	-£6,925,607	-£8,037,550	-£8,046,820	-£8,064,111	-£8,157,078	-£8,788,575	-£9,172,159
60% LAR : 40% CIR	**30%**	**-£7,401,818**	**-£8,477,332**	**-£8,486,583**	**-£8,503,836**	**-£8,596,712**	**-£9,227,662**	**-£9,614,807**
60% LAR : 40% CIR	35%	-£7,879,684	-£8,918,757	-£8,927,989	-£8,945,210	-£9,038,006	-£9,673,218	-£10,062,075
60% LAR : 40% CIR	40%	-£8,359,187	-£9,361,868	-£9,371,226	-£9,388,682	-£9,482,823	-£10,122,492	-£10,511,116
60% LAR : 40% CIR	45%	-£8,840,309	-£9,813,313	-£9,822,657	-£9,840,089	-£9,934,171	-£10,573,485	-£10,961,911
60% LAR : 40% CIR	50%	-£9,323,036	-£10,266,373	-£10,275,708	-£10,293,120	-£10,387,155	-£11,026,178	-£11,414,444

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,826,390	-£3,120,301	-£3,129,721	-£3,147,261	-£3,240,854	-£3,876,104	-£4,261,773
60% LAR : 40% CIR	5%	-£2,294,090	-£3,551,632	-£3,561,016	-£3,578,497	-£3,671,942	-£4,306,303	-£4,691,479
60% LAR : 40% CIR	10%	-£2,763,525	-£3,984,686	-£3,994,037	-£4,011,464	-£4,104,772	-£4,738,315	-£5,123,035
60% LAR : 40% CIR	15%	-£3,234,680	-£4,419,447	-£4,428,768	-£4,446,144	-£4,539,327	-£5,172,120	-£5,556,424
60% LAR : 40% CIR	20%	-£3,707,537	-£4,855,898	-£4,865,192	-£4,882,523	-£4,975,593	-£5,607,704	-£5,991,629
60% LAR : 40% CIR	25%	-£4,182,079	-£5,294,023	-£5,303,293	-£5,320,583	-£5,413,551	-£6,045,048	-£6,428,632
60% LAR : 40% CIR	**30%**	**-£4,658,291**	**-£5,733,805**	**-£5,743,055**	**-£5,760,309**	**-£5,853,184**	**-£6,484,135**	**-£6,871,280**
60% LAR : 40% CIR	35%	-£5,136,157	-£6,175,230	-£6,184,461	-£6,201,683	-£6,294,479	-£6,929,690	-£7,318,547
60% LAR : 40% CIR	40%	-£5,615,660	-£6,618,341	-£6,627,699	-£6,645,155	-£6,739,296	-£7,378,965	-£7,767,589
60% LAR : 40% CIR	45%	-£6,096,782	-£7,069,785	-£7,079,130	-£7,096,562	-£7,190,644	-£7,829,958	-£8,218,384
60% LAR : 40% CIR	50%	-£6,579,509	-£7,522,845	-£7,532,180	-£7,549,593	-£7,643,627	-£8,282,651	-£8,670,917

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,416,720	£122,808	£113,388	£95,848	£2,255	-£632,995	-£1,018,664
60% LAR : 40% CIR	5%	£949,019	-£308,523	-£317,907	-£335,388	-£428,833	-£1,063,194	-£1,448,370
60% LAR : 40% CIR	10%	£479,584	-£741,577	-£750,928	-£768,354	-£861,663	-£1,495,205	-£1,879,926
60% LAR : 40% CIR	15%	£8,430	-£1,176,338	-£1,185,659	-£1,203,035	-£1,296,218	-£1,929,011	-£2,313,315
60% LAR : 40% CIR	20%	-£464,427	-£1,612,789	-£1,622,083	-£1,639,414	-£1,732,484	-£2,364,595	-£2,748,520
60% LAR : 40% CIR	25%	-£938,970	-£2,050,914	-£2,060,184	-£2,077,474	-£2,170,442	-£2,801,939	-£3,185,523
60% LAR : 40% CIR	**30%**	**-£1,415,182**	**-£2,490,696**	**-£2,499,946**	**-£2,517,200**	**-£2,610,075**	**-£3,241,026**	**-£3,628,170**
60% LAR : 40% CIR	35%	-£1,893,048	-£2,932,121	-£2,941,352	-£2,958,574	-£3,051,370	-£3,686,581	-£4,075,438
60% LAR : 40% CIR	40%	-£2,372,550	-£3,375,232	-£3,384,590	-£3,402,046	-£3,496,187	-£4,135,856	-£4,524,480
60% LAR : 40% CIR	45%	-£2,853,673	-£3,826,676	-£3,836,021	-£3,853,453	-£3,947,535	-£4,586,849	-£4,975,275
60% LAR : 40% CIR	50%	-£3,336,400	-£4,279,736	-£4,289,071	-£4,306,484	-£4,400,518	-£5,039,542	-£5,427,808

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR in Perp	
Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£6,907,521	£5,579,714	£5,570,295	£5,552,754	£5,459,162	£4,823,912	£4,438,243
60% LAR : 40% CIR	5%	£6,333,834	£5,044,092	£5,034,708	£5,017,227	£4,923,782	£4,289,420	£3,904,245
60% LAR : 40% CIR	10%	£5,758,412	£4,506,746	£4,497,395	£4,479,968	£4,386,660	£3,753,117	£3,368,397
60% LAR : 40% CIR	15%	£5,181,271	£3,967,694	£3,958,373	£3,940,997	£3,847,813	£3,215,020	£2,830,716
60% LAR : 40% CIR	20%	£4,602,429	£3,426,951	£3,417,657	£3,400,326	£3,307,256	£2,675,145	£2,291,219
60% LAR : 40% CIR	25%	£4,021,899	£2,884,534	£2,875,264	£2,857,974	£2,765,006	£2,133,509	£1,749,925
60% LAR : 40% CIR	**30%**	**£3,439,701**	**£2,340,460**	**£2,331,211**	**£2,313,957**	**£2,221,081**	**£1,590,130**	**£1,206,850**
60% LAR : 40% CIR	35%	£2,855,848	£1,794,744	£1,785,513	£1,768,291	£1,675,495	£1,045,025	£662,012
60% LAR : 40% CIR	40%	£2,270,359	£1,247,403	£1,238,186	£1,220,993	£1,128,265	£498,211	£115,427
60% LAR : 40% CIR	45%	£1,683,251	£698,453	£689,248	£672,078	£579,409	-£51,063	-£439,489
60% LAR : 40% CIR	50%	£1,094,537	£147,909	£138,715	£121,564	£28,942	-£609,640	-£997,904

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,071,406	-£10,399,213	-£10,408,632	-£10,426,173	-£10,519,766	-£11,155,016	-£11,540,685
60% LAR : 40% CIR	5%	-£9,645,093	-£10,934,836	-£10,944,219	-£10,961,701	-£11,055,145	-£11,689,507	-£12,074,682
60% LAR : 40% CIR	10%	-£10,220,516	-£11,472,181	-£11,481,532	-£11,498,959	-£11,592,267	-£12,225,810	-£12,610,530
60% LAR : 40% CIR	15%	-£10,797,656	-£12,011,233	-£12,020,555	-£12,037,931	-£12,131,115	-£12,763,907	-£13,148,211
60% LAR : 40% CIR	20%	-£11,376,499	-£12,551,976	-£12,561,271	-£12,578,601	-£12,671,671	-£13,303,782	-£13,687,708
60% LAR : 40% CIR	25%	-£11,957,028	-£13,094,393	-£13,103,663	-£13,120,954	-£13,213,921	-£13,845,418	-£14,229,002
60% LAR : 40% CIR	**30%**	**-£12,539,227**	**-£13,638,467**	**-£13,647,717**	**-£13,664,970**	**-£13,757,847**	**-£14,388,797**	**-£14,772,077**
60% LAR : 40% CIR	35%	-£13,123,079	-£14,184,183	-£14,193,414	-£14,210,636	-£14,303,432	-£14,933,902	-£15,316,915
60% LAR : 40% CIR	40%	-£13,708,568	-£14,731,524	-£14,740,741	-£14,757,934	-£14,850,662	-£15,480,717	-£15,863,500
60% LAR : 40% CIR	45%	-£14,295,676	-£15,280,475	-£15,289,679	-£15,306,849	-£15,399,518	-£16,029,990	-£16,418,417
60% LAR : 40% CIR	50%	-£14,884,390	-£15,831,018	-£15,840,212	-£15,857,363	-£15,949,985	-£16,588,567	-£16,976,832

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,450,188	-£3,777,995	-£3,787,414	-£3,804,955	-£3,898,548	-£4,533,797	-£4,919,466
60% LAR : 40% CIR	5%	-£3,023,875	-£4,313,618	-£4,323,001	-£4,340,483	-£4,433,927	-£5,068,289	-£5,453,464
60% LAR : 40% CIR	10%	-£3,599,298	-£4,850,963	-£4,860,314	-£4,877,741	-£4,971,049	-£5,604,592	-£5,989,312
60% LAR : 40% CIR	15%	-£4,176,438	-£5,390,015	-£5,399,336	-£5,416,712	-£5,509,897	-£6,142,689	-£6,526,993
60% LAR : 40% CIR	20%	-£4,755,280	-£5,930,758	-£5,940,053	-£5,957,383	-£6,050,453	-£6,682,564	-£7,066,490
60% LAR : 40% CIR	25%	-£5,335,810	-£6,473,175	-£6,482,445	-£6,499,735	-£6,592,703	-£7,224,200	-£7,607,784
60% LAR : 40% CIR	**30%**	**-£5,918,008**	**-£7,017,249**	**-£7,026,498**	**-£7,043,752**	**-£7,136,628**	**-£7,767,579**	**-£8,150,859**
60% LAR : 40% CIR	35%	-£6,501,861	-£7,562,965	-£7,572,196	-£7,589,418	-£7,682,214	-£8,312,684	-£8,695,697
60% LAR : 40% CIR	40%	-£7,087,350	-£8,110,306	-£8,119,523	-£8,136,716	-£8,229,444	-£8,859,498	-£9,242,282
60% LAR : 40% CIR	45%	-£7,674,458	-£8,659,256	-£8,668,461	-£8,685,631	-£8,778,300	-£9,408,772	-£9,797,198
60% LAR : 40% CIR	50%	-£8,263,172	-£9,209,800	-£9,218,994	-£9,236,145	-£9,328,767	-£9,967,349	-£10,355,613

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£293,339	-£1,034,468	-£1,043,887	-£1,061,428	-£1,155,020	-£1,790,270	-£2,175,939
60% LAR : 40% CIR	5%	-£280,348	-£1,570,090	-£1,579,474	-£1,596,955	-£1,690,400	-£2,324,761	-£2,709,937
60% LAR : 40% CIR	10%	-£855,770	-£2,107,435	-£2,116,787	-£2,134,214	-£2,227,522	-£2,861,065	-£3,245,785
60% LAR : 40% CIR	15%	-£1,432,911	-£2,646,488	-£2,655,809	-£2,673,185	-£2,766,369	-£3,399,161	-£3,783,466
60% LAR : 40% CIR	20%	-£2,011,753	-£3,187,231	-£3,196,525	-£3,213,856	-£3,306,926	-£3,939,037	-£4,322,963
60% LAR : 40% CIR	25%	-£2,592,282	-£3,729,648	-£3,738,918	-£3,756,208	-£3,849,176	-£4,480,673	-£4,864,257
60% LAR : 40% CIR	**30%**	**-£3,174,481**	**-£4,273,722**	**-£4,282,971**	**-£4,300,224**	**-£4,393,101**	**-£5,024,051**	**-£5,407,332**
60% LAR : 40% CIR	35%	-£3,758,334	-£4,819,438	-£4,828,669	-£4,845,891	-£4,938,687	-£5,569,156	-£5,952,170
60% LAR : 40% CIR	40%	-£4,343,823	-£5,366,779	-£5,375,996	-£5,393,189	-£5,485,916	-£6,115,971	-£6,498,754
60% LAR : 40% CIR	45%	-£4,930,931	-£5,915,729	-£5,924,934	-£5,942,104	-£6,034,773	-£6,665,245	-£7,053,671
60% LAR : 40% CIR	50%	-£5,519,645	-£6,466,272	-£6,475,467	-£6,492,618	-£6,585,240	-£7,223,821	-£7,612,086

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,536,448	£2,208,641	£2,199,222	£2,181,681	£2,088,089	£1,452,839	£1,067,170
60% LAR : 40% CIR	5%	£2,962,761	£1,673,019	£1,663,635	£1,646,154	£1,552,709	£918,348	£533,172
60% LAR : 40% CIR	10%	£2,387,339	£1,135,674	£1,126,322	£1,108,895	£1,015,587	£382,045	-£2,676
60% LAR : 40% CIR	15%	£1,810,198	£596,621	£587,300	£569,924	£476,740	-£156,052	-£540,357
60% LAR : 40% CIR	20%	£1,231,356	£55,878	£46,584	£29,254	-£63,817	-£695,928	-£1,079,854
60% LAR : 40% CIR	25%	£650,827	-£486,539	-£495,809	-£513,099	-£606,066	-£1,237,564	-£1,621,148
60% LAR : 40% CIR	**30%**	**£68,628**	**-£1,030,613**	**-£1,039,862**	**-£1,057,115**	**-£1,149,992**	**-£1,780,942**	**-£2,164,222**
60% LAR : 40% CIR	35%	-£515,225	-£1,576,329	-£1,585,560	-£1,602,782	-£1,695,577	-£2,326,047	-£2,709,061
60% LAR : 40% CIR	40%	-£1,100,713	-£2,123,670	-£2,132,887	-£2,150,080	-£2,242,807	-£2,872,862	-£3,255,645
60% LAR : 40% CIR	45%	-£1,687,822	-£2,672,620	-£2,681,825	-£2,698,995	-£2,791,664	-£3,422,136	-£3,810,562
60% LAR : 40% CIR	50%	-£2,276,535	-£3,223,163	-£3,232,358	-£3,249,509	-£3,342,131	-£3,980,712	-£4,368,977

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR in Perp	
Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£8,179,358	£6,831,214	£6,821,794	£6,804,254	£6,710,662	£6,075,412	£5,689,743
60% LAR : 40% CIR	5%	£7,542,080	£6,233,017	£6,223,633	£6,206,152	£6,112,707	£5,478,345	£5,093,170
60% LAR : 40% CIR	10%	£6,903,065	£5,633,097	£5,623,745	£5,606,318	£5,513,010	£4,879,467	£4,494,747
60% LAR : 40% CIR	15%	£6,262,333	£5,031,469	£5,022,147	£5,004,771	£4,911,588	£4,278,795	£3,894,492
60% LAR : 40% CIR	20%	£5,619,898	£4,428,151	£4,418,857	£4,401,526	£4,308,456	£3,676,345	£3,292,420
60% LAR : 40% CIR	25%	£4,975,776	£3,823,160	£3,813,888	£3,796,599	£3,703,632	£3,072,135	£2,688,550
60% LAR : 40% CIR	**30%**	**£4,329,986**	**£3,216,510**	**£3,207,261**	**£3,190,007**	**£3,097,131**	**£2,466,180**	**£2,082,900**
60% LAR : 40% CIR	35%	£3,682,543	£2,608,219	£2,598,987	£2,581,766	£2,488,970	£1,858,500	£1,475,486
60% LAR : 40% CIR	40%	£3,033,461	£1,998,303	£1,989,087	£1,971,893	£1,879,165	£1,249,110	£866,328
60% LAR : 40% CIR	45%	£2,382,760	£1,386,778	£1,377,573	£1,360,403	£1,267,734	£638,030	£255,441
60% LAR : 40% CIR	50%	£1,730,456	£773,660	£764,466	£747,314	£654,693	£25,273	-£362,607

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,799,569	-£9,147,713	-£9,157,133	-£9,174,673	-£9,268,265	-£9,903,515	-£10,289,184
60% LAR : 40% CIR	5%	-£8,436,848	-£9,745,910	-£9,755,295	-£9,772,775	-£9,866,221	-£10,500,582	-£10,885,758
60% LAR : 40% CIR	10%	-£9,075,862	-£10,345,831	-£10,355,182	-£10,372,609	-£10,465,917	-£11,099,460	-£11,484,180
60% LAR : 40% CIR	15%	-£9,716,594	-£10,947,459	-£10,956,780	-£10,974,156	-£11,067,339	-£11,700,132	-£12,084,436
60% LAR : 40% CIR	20%	-£10,359,029	-£11,550,776	-£11,560,071	-£11,577,401	-£11,670,471	-£12,302,582	-£12,686,507
60% LAR : 40% CIR	25%	-£11,003,151	-£12,155,768	-£12,165,039	-£12,182,328	-£12,275,296	-£12,906,793	-£13,290,377
60% LAR : 40% CIR	**30%**	**-£11,648,941**	**-£12,762,417**	**-£12,771,667**	**-£12,788,920**	**-£12,881,797**	**-£13,512,747**	**-£13,896,027**
60% LAR : 40% CIR	35%	-£12,296,384	-£13,370,708	-£13,379,940	-£13,397,161	-£13,489,958	-£14,120,427	-£14,503,441
60% LAR : 40% CIR	40%	-£12,945,466	-£13,980,624	-£13,989,840	-£14,007,035	-£14,099,762	-£14,729,817	-£15,112,599
60% LAR : 40% CIR	45%	-£13,596,167	-£14,592,149	-£14,601,354	-£14,618,524	-£14,711,193	-£15,340,898	-£15,723,486
60% LAR : 40% CIR	50%	-£14,248,471	-£15,205,267	-£15,214,462	-£15,231,613	-£15,324,234	-£15,953,655	-£16,341,535

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,178,351	-£2,526,495	-£2,535,915	-£2,553,455	-£2,647,047	-£3,282,297	-£3,667,966
60% LAR : 40% CIR	5%	-£1,815,630	-£3,124,692	-£3,134,077	-£3,151,557	-£3,245,002	-£3,879,364	-£4,264,539
60% LAR : 40% CIR	10%	-£2,454,644	-£3,724,613	-£3,733,964	-£3,751,391	-£3,844,699	-£4,478,242	-£4,862,962
60% LAR : 40% CIR	15%	-£3,095,376	-£4,326,240	-£4,335,562	-£4,352,938	-£4,446,121	-£5,078,914	-£5,463,217
60% LAR : 40% CIR	20%	-£3,737,811	-£4,929,558	-£4,938,853	-£4,956,183	-£5,049,253	-£5,681,364	-£6,065,289
60% LAR : 40% CIR	25%	-£4,381,933	-£5,534,550	-£5,543,821	-£5,561,110	-£5,654,077	-£6,285,575	-£6,669,159
60% LAR : 40% CIR	**30%**	**-£5,027,723**	**-£6,141,199**	**-£6,150,449**	**-£6,167,702**	**-£6,260,578**	**-£6,891,529**	**-£7,274,809**
60% LAR : 40% CIR	35%	-£5,675,166	-£6,749,490	-£6,758,722	-£6,775,943	-£6,868,739	-£7,499,209	-£7,882,223
60% LAR : 40% CIR	40%	-£6,324,248	-£7,359,406	-£7,368,622	-£7,385,816	-£7,478,544	-£8,108,599	-£8,491,381
60% LAR : 40% CIR	45%	-£6,974,949	-£7,970,931	-£7,980,136	-£7,997,306	-£8,089,975	-£8,719,679	-£9,102,268
60% LAR : 40% CIR	50%	-£7,627,253	-£8,584,049	-£8,593,244	-£8,610,395	-£8,703,016	-£9,332,436	-£9,720,316

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,565,176	£217,033	£207,612	£190,073	£96,480	-£538,770	-£924,439
60% LAR : 40% CIR	5%	£927,898	-£381,165	-£390,549	-£408,030	-£501,475	-£1,135,837	-£1,521,012
60% LAR : 40% CIR	10%	£288,884	-£981,085	-£990,437	-£1,007,863	-£1,101,172	-£1,734,714	-£2,119,435
60% LAR : 40% CIR	15%	-£351,849	-£1,582,713	-£1,592,035	-£1,609,411	-£1,702,594	-£2,335,387	-£2,719,690
60% LAR : 40% CIR	20%	-£994,284	-£2,186,031	-£2,195,325	-£2,212,656	-£2,305,726	-£2,937,837	-£3,321,762
60% LAR : 40% CIR	25%	-£1,638,406	-£2,791,022	-£2,800,293	-£2,817,583	-£2,910,550	-£3,542,047	-£3,925,631
60% LAR : 40% CIR	**30%**	**-£2,284,196**	**-£3,397,672**	**-£3,406,921**	**-£3,424,175**	**-£3,517,051**	**-£4,148,002**	**-£4,531,282**
60% LAR : 40% CIR	35%	-£2,931,639	-£4,005,962	-£4,015,195	-£4,032,416	-£4,125,212	-£4,755,682	-£5,138,696
60% LAR : 40% CIR	40%	-£3,580,720	-£4,615,879	-£4,625,095	-£4,642,289	-£4,735,017	-£5,365,071	-£5,747,854
60% LAR : 40% CIR	45%	-£4,231,421	-£5,227,404	-£5,236,609	-£5,253,779	-£5,346,448	-£5,976,152	-£6,358,741
60% LAR : 40% CIR	50%	-£4,883,726	-£5,840,522	-£5,849,716	-£5,866,868	-£5,959,489	-£6,588,909	-£6,976,789

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,808,285	£3,460,142	£3,450,721	£3,433,182	£3,339,589	£2,704,339	£2,318,670
60% LAR : 40% CIR	5%	£4,171,007	£2,861,945	£2,852,560	£2,835,080	£2,741,634	£2,107,272	£1,722,097
60% LAR : 40% CIR	10%	£3,531,993	£2,262,024	£2,252,672	£2,235,246	£2,141,937	£1,508,395	£1,123,674
60% LAR : 40% CIR	15%	£2,891,260	£1,660,396	£1,651,075	£1,633,698	£1,540,515	£907,722	£523,419
60% LAR : 40% CIR	20%	£2,248,825	£1,057,079	£1,047,784	£1,030,454	£937,383	£305,272	-£78,653
60% LAR : 40% CIR	25%	£1,604,704	£452,087	£442,816	£425,526	£332,559	-£298,938	-£682,522
60% LAR : 40% CIR	**30%**	**£958,913**	**-£154,563**	**-£163,812**	**-£181,065**	**-£273,942**	**-£904,892**	**-£1,288,173**
60% LAR : 40% CIR	35%	£311,470	-£762,853	-£772,086	-£789,306	-£882,103	-£1,512,573	-£1,895,587
60% LAR : 40% CIR	40%	-£337,611	-£1,372,770	-£1,381,986	-£1,399,180	-£1,491,908	-£2,121,962	-£2,504,745
60% LAR : 40% CIR	45%	-£988,312	-£1,984,295	-£1,993,500	-£2,010,670	-£2,103,339	-£2,733,043	-£3,115,632
60% LAR : 40% CIR	50%	-£1,640,616	-£2,597,413	-£2,606,607	-£2,623,759	-£2,716,380	-£3,345,800	-£3,733,680

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR in Perp		Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft

No Units	18	Sales value inflation		Base
Site Area	0.16 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£658,254	-£1,883,657	-£1,893,220	-£1,911,028	-£2,006,049	-£2,650,992	-£3,042,546
60% LAR : 40% CIR	5%	-£874,842	-£2,067,450	-£2,076,977	-£2,094,725	-£2,189,595	-£2,833,636	-£3,224,689
60% LAR : 40% CIR	10%	-£1,093,191	-£2,252,993	-£2,262,487	-£2,280,179	-£2,374,910	-£3,018,120	-£3,408,711
60% LAR : 40% CIR	15%	-£1,313,286	-£2,440,268	-£2,449,731	-£2,467,373	-£2,561,978	-£3,204,426	-£3,594,594
60% LAR : 40% CIR	20%	-£1,535,109	-£2,629,259	-£2,638,695	-£2,656,290	-£2,750,780	-£3,392,536	-£3,782,320
60% LAR : 40% CIR	25%	-£1,758,644	-£2,819,950	-£2,829,362	-£2,846,915	-£2,941,302	-£3,582,435	-£3,971,871
60% LAR : 40% CIR	**30%**	**-£1,983,874**	**-£3,012,324**	**-£3,021,715**	**-£3,039,232**	**-£3,133,525**	**-£3,774,102**	**-£4,163,231**
60% LAR : 40% CIR	35%	-£2,210,782	-£3,206,364	-£3,215,736	-£3,233,221	-£3,327,433	-£3,967,522	-£4,356,381
60% LAR : 40% CIR	40%	-£2,439,353	-£3,402,054	-£3,411,412	-£3,428,868	-£3,523,009	-£4,162,678	-£4,551,302
60% LAR : 40% CIR	45%	-£2,669,568	-£3,599,378	-£3,608,724	-£3,626,156	-£3,720,238	-£4,359,552	-£4,747,978
60% LAR : 40% CIR	50%	-£2,901,411	-£3,798,319	-£3,807,654	-£3,825,068	-£3,919,102	-£4,558,126	-£4,946,392

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£16,637,181	-£17,862,584	-£17,872,148	-£17,889,956	-£17,984,976	-£18,629,919	-£19,021,473
60% LAR : 40% CIR	5%	-£16,853,769	-£18,046,377	-£18,055,905	-£18,073,652	-£18,168,523	-£18,812,564	-£19,203,616
60% LAR : 40% CIR	10%	-£17,072,119	-£18,231,920	-£18,241,414	-£18,259,106	-£18,353,838	-£18,997,047	-£19,387,638
60% LAR : 40% CIR	15%	-£17,292,214	-£18,419,195	-£18,428,658	-£18,446,300	-£18,540,905	-£19,183,353	-£19,573,521
60% LAR : 40% CIR	20%	-£17,514,036	-£18,608,186	-£18,617,622	-£18,635,217	-£18,729,707	-£19,371,464	-£19,761,247
60% LAR : 40% CIR	25%	-£17,737,571	-£18,798,877	-£18,808,289	-£18,825,843	-£18,920,229	-£19,561,362	-£19,950,799
60% LAR : 40% CIR	**30%**	**-£17,962,801**	**-£18,991,251**	**-£19,000,642**	**-£19,018,159**	**-£19,112,452**	**-£19,753,029**	**-£20,142,158**
60% LAR : 40% CIR	35%	-£18,189,709	-£19,185,291	-£19,194,663	-£19,212,148	-£19,306,360	-£19,946,450	-£20,335,308
60% LAR : 40% CIR	40%	-£18,418,280	-£19,380,982	-£19,390,339	-£19,407,795	-£19,501,937	-£20,141,605	-£20,530,229
60% LAR : 40% CIR	45%	-£18,648,495	-£19,578,306	-£19,587,651	-£19,605,083	-£19,699,165	-£20,338,479	-£20,726,905
60% LAR : 40% CIR	50%	-£18,880,338	-£19,777,247	-£19,786,582	-£19,803,995	-£19,898,030	-£20,537,053	-£20,925,319

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,015,963	-£11,241,366	-£11,250,930	-£11,268,738	-£11,363,758	-£12,008,701	-£12,400,255
60% LAR : 40% CIR	5%	-£10,232,551	-£11,425,159	-£11,434,687	-£11,452,434	-£11,547,304	-£12,191,345	-£12,582,398
60% LAR : 40% CIR	10%	-£10,450,900	-£11,610,702	-£11,620,196	-£11,637,888	-£11,732,619	-£12,375,829	-£12,766,420
60% LAR : 40% CIR	15%	-£10,670,996	-£11,797,977	-£11,807,440	-£11,825,082	-£11,919,687	-£12,562,135	-£12,952,303
60% LAR : 40% CIR	20%	-£10,892,818	-£11,986,968	-£11,996,404	-£12,013,999	-£12,108,489	-£12,750,246	-£13,140,029
60% LAR : 40% CIR	25%	-£11,116,353	-£12,177,659	-£12,187,071	-£12,204,624	-£12,299,011	-£12,940,144	-£13,329,581
60% LAR : 40% CIR	**30%**	**-£11,341,583**	**-£12,370,033**	**-£12,379,424**	**-£12,396,941**	**-£12,491,234**	**-£13,131,811**	**-£13,520,940**
60% LAR : 40% CIR	35%	-£11,568,491	-£12,564,073	-£12,573,445	-£12,590,930	-£12,685,142	-£13,325,232	-£13,714,090
60% LAR : 40% CIR	40%	-£11,797,062	-£12,759,763	-£12,769,121	-£12,786,577	-£12,880,718	-£13,520,387	-£13,909,011
60% LAR : 40% CIR	45%	-£12,027,277	-£12,957,087	-£12,966,433	-£12,983,865	-£13,077,947	-£13,717,261	-£14,105,687
60% LAR : 40% CIR	50%	-£12,259,120	-£13,156,029	-£13,165,364	-£13,182,777	-£13,276,811	-£13,915,835	-£14,304,101

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,272,436	-£8,497,839	-£8,507,402	-£8,525,210	-£8,620,231	-£9,265,174	-£9,656,728
60% LAR : 40% CIR	5%	-£7,489,023	-£8,681,632	-£8,691,159	-£8,708,907	-£8,803,777	-£9,447,818	-£9,838,870
60% LAR : 40% CIR	10%	-£7,707,373	-£8,867,175	-£8,876,668	-£8,894,360	-£8,989,092	-£9,632,302	-£10,022,893
60% LAR : 40% CIR	15%	-£7,927,468	-£9,054,450	-£9,063,913	-£9,081,554	-£9,176,160	-£9,818,608	-£10,208,776
60% LAR : 40% CIR	20%	-£8,149,291	-£9,243,441	-£9,252,877	-£9,270,472	-£9,364,962	-£10,006,718	-£10,396,502
60% LAR : 40% CIR	25%	-£8,372,826	-£9,434,132	-£9,443,544	-£9,461,097	-£9,555,484	-£10,196,616	-£10,586,053
60% LAR : 40% CIR	**30%**	**-£8,598,056**	**-£9,626,506**	**-£9,635,897**	**-£9,653,413**	**-£9,747,707**	**-£10,388,284**	**-£10,777,413**
60% LAR : 40% CIR	35%	-£8,824,964	-£9,820,546	-£9,829,918	-£9,847,403	-£9,941,615	-£10,581,704	-£10,970,562
60% LAR : 40% CIR	40%	-£9,053,535	-£10,016,236	-£10,025,594	-£10,043,050	-£10,137,191	-£10,776,860	-£11,165,484
60% LAR : 40% CIR	45%	-£9,283,750	-£10,213,560	-£10,222,906	-£10,240,338	-£10,334,420	-£10,973,734	-£11,362,160
60% LAR : 40% CIR	50%	-£9,515,593	-£10,412,501	-£10,421,836	-£10,439,250	-£10,533,284	-£11,172,308	-£11,560,574

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,029,327	-£5,254,730	-£5,264,293	-£5,282,101	-£5,377,122	-£6,022,065	-£6,413,619
60% LAR : 40% CIR	5%	-£4,245,914	-£5,438,523	-£5,448,050	-£5,465,798	-£5,560,668	-£6,204,709	-£6,595,761
60% LAR : 40% CIR	10%	-£4,464,264	-£5,624,066	-£5,633,559	-£5,651,251	-£5,745,983	-£6,389,193	-£6,779,784
60% LAR : 40% CIR	15%	-£4,684,359	-£5,811,341	-£5,820,804	-£5,838,445	-£5,933,051	-£6,575,499	-£6,965,667
60% LAR : 40% CIR	20%	-£4,906,182	-£6,000,332	-£6,009,768	-£6,027,363	-£6,121,853	-£6,763,609	-£7,153,393
60% LAR : 40% CIR	25%	-£5,129,717	-£6,191,023	-£6,200,435	-£6,217,988	-£6,312,375	-£6,953,507	-£7,342,944
60% LAR : 40% CIR	**30%**	**-£5,354,947**	**-£6,383,397**	**-£6,392,788**	**-£6,410,304**	**-£6,504,597**	**-£7,145,174**	**-£7,534,303**
60% LAR : 40% CIR	35%	-£5,581,855	-£6,577,437	-£6,586,809	-£6,604,294	-£6,698,506	-£7,338,595	-£7,727,453
60% LAR : 40% CIR	40%	-£5,810,425	-£6,773,127	-£6,782,485	-£6,799,940	-£6,894,082	-£7,533,751	-£7,922,375
60% LAR : 40% CIR	45%	-£6,040,640	-£6,970,451	-£6,979,796	-£6,997,229	-£7,091,311	-£7,730,624	-£8,119,051
60% LAR : 40% CIR	50%	-£6,272,484	-£7,169,392	-£7,178,727	-£7,196,141	-£7,290,175	-£7,929,199	-£8,317,464

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR in Perp

Value Area	**Zone B - Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£199,530	-£1,036,593	-£1,046,157	-£1,063,965	-£1,158,985	-£1,803,928	-£2,195,482
60% LAR : 40% CIR	5%	-£57,055	-£1,262,740	-£1,272,267	-£1,290,014	-£1,384,885	-£2,028,926	-£2,419,978
60% LAR : 40% CIR	10%	-£318,446	-£1,490,635	-£1,500,129	-£1,517,821	-£1,612,553	-£2,255,762	-£2,646,353
60% LAR : 40% CIR	15%	-£581,582	-£1,720,263	-£1,729,727	-£1,747,369	-£1,841,973	-£2,484,421	-£2,874,589
60% LAR : 40% CIR	20%	-£846,446	-£1,951,608	-£1,961,045	-£1,978,640	-£2,073,130	-£2,714,885	-£3,104,668
60% LAR : 40% CIR	25%	-£1,113,022	-£2,184,652	-£2,194,064	-£2,211,617	-£2,306,004	-£2,947,136	-£3,336,573
60% LAR : 40% CIR	**30%**	**-£1,381,294**	**-£2,419,379**	**-£2,428,770**	**-£2,446,287**	**-£2,540,580**	**-£3,181,157**	**-£3,570,286**
60% LAR : 40% CIR	35%	-£1,651,244	-£2,655,772	-£2,665,145	-£2,682,630	-£2,776,841	-£3,416,931	-£3,805,788
60% LAR : 40% CIR	40%	-£1,922,855	-£2,893,816	-£2,903,173	-£2,920,630	-£3,014,771	-£3,654,440	-£4,043,064
60% LAR : 40% CIR	45%	-£2,196,112	-£3,133,494	-£3,142,838	-£3,160,270	-£3,254,353	-£3,893,667	-£4,282,093
60% LAR : 40% CIR	50%	-£2,470,997	-£3,374,788	-£3,384,123	-£3,401,536	-£3,495,570	-£4,134,594	-£4,522,859

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,779,397	-£17,015,521	-£17,025,084	-£17,042,892	-£17,137,913	-£17,782,855	-£18,174,410
60% LAR : 40% CIR	5%	-£16,035,982	-£17,241,667	-£17,251,194	-£17,268,942	-£17,363,812	-£18,007,853	-£18,398,905
60% LAR : 40% CIR	10%	-£16,297,373	-£17,469,562	-£17,479,057	-£17,496,749	-£17,591,480	-£18,234,689	-£18,625,280
60% LAR : 40% CIR	15%	-£16,560,509	-£17,699,190	-£17,708,655	-£17,726,296	-£17,820,901	-£18,463,349	-£18,853,517
60% LAR : 40% CIR	20%	-£16,825,374	-£17,930,535	-£17,939,972	-£17,957,567	-£18,052,057	-£18,693,812	-£19,083,596
60% LAR : 40% CIR	25%	-£17,091,950	-£18,163,579	-£18,172,991	-£18,190,545	-£18,284,931	-£18,926,064	-£19,315,501
60% LAR : 40% CIR	**30%**	**-£17,360,221**	**-£18,398,306**	**-£18,407,697**	**-£18,425,214**	**-£18,519,507**	**-£19,160,084**	**-£19,549,213**
60% LAR : 40% CIR	35%	-£17,630,171	-£18,634,700	-£18,644,072	-£18,661,557	-£18,755,769	-£19,395,858	-£19,784,715
60% LAR : 40% CIR	40%	-£17,901,782	-£18,872,743	-£18,882,100	-£18,899,557	-£18,993,699	-£19,633,367	-£20,021,991
60% LAR : 40% CIR	45%	-£18,175,039	-£19,112,421	-£19,121,765	-£19,139,198	-£19,233,281	-£19,872,594	-£20,261,021
60% LAR : 40% CIR	50%	-£18,449,925	-£19,353,715	-£19,363,050	-£19,380,463	-£19,474,497	-£20,113,521	-£20,501,787

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,158,179	-£10,394,302	-£10,403,866	-£10,421,674	-£10,516,694	-£11,161,637	-£11,553,191
60% LAR : 40% CIR	5%	-£9,414,764	-£10,620,449	-£10,629,976	-£10,647,724	-£10,742,594	-£11,386,635	-£11,777,687
60% LAR : 40% CIR	10%	-£9,676,155	-£10,848,344	-£10,857,839	-£10,875,531	-£10,970,262	-£11,613,471	-£12,004,062
60% LAR : 40% CIR	15%	-£9,939,291	-£11,077,972	-£11,087,436	-£11,105,078	-£11,199,682	-£11,842,130	-£12,232,298
60% LAR : 40% CIR	20%	-£10,204,155	-£11,309,317	-£11,318,754	-£11,336,349	-£11,430,839	-£12,072,594	-£12,462,378
60% LAR : 40% CIR	25%	-£10,470,731	-£11,542,361	-£11,551,773	-£11,569,326	-£11,663,713	-£12,304,846	-£12,694,282
60% LAR : 40% CIR	**30%**	**-£10,739,003**	**-£11,777,088**	**-£11,786,479**	**-£11,803,996**	**-£11,898,289**	**-£12,538,866**	**-£12,927,995**
60% LAR : 40% CIR	35%	-£11,008,953	-£12,013,482	-£12,022,854	-£12,040,339	-£12,134,551	-£12,774,640	-£13,163,497
60% LAR : 40% CIR	40%	-£11,280,564	-£12,251,525	-£12,260,882	-£12,278,339	-£12,372,480	-£13,012,149	-£13,400,773
60% LAR : 40% CIR	45%	-£11,553,821	-£12,491,203	-£12,500,547	-£12,517,979	-£12,612,062	-£13,251,376	-£13,639,802
60% LAR : 40% CIR	50%	-£11,828,706	-£12,732,497	-£12,741,832	-£12,759,245	-£12,853,279	-£13,492,303	-£13,880,568

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,414,652	-£7,650,775	-£7,660,338	-£7,678,146	-£7,773,167	-£8,418,110	-£8,809,664
60% LAR : 40% CIR	5%	-£6,671,236	-£7,876,921	-£7,886,449	-£7,904,196	-£7,999,067	-£8,643,108	-£9,034,160
60% LAR : 40% CIR	10%	-£6,932,628	-£8,104,817	-£8,114,311	-£8,132,003	-£8,226,735	-£8,869,944	-£9,260,535
60% LAR : 40% CIR	15%	-£7,195,764	-£8,334,445	-£8,343,909	-£8,361,551	-£8,456,155	-£9,098,603	-£9,488,771
60% LAR : 40% CIR	20%	-£7,460,628	-£8,565,790	-£8,575,226	-£8,592,821	-£8,687,311	-£9,329,067	-£9,718,850
60% LAR : 40% CIR	25%	-£7,727,204	-£8,798,834	-£8,808,246	-£8,825,799	-£8,920,186	-£9,561,318	-£9,950,755
60% LAR : 40% CIR	**30%**	**-£7,995,476**	**-£9,033,561**	**-£9,042,952**	**-£9,060,469**	**-£9,154,762**	**-£9,795,339**	**-£10,184,468**
60% LAR : 40% CIR	35%	-£8,265,425	-£9,269,954	-£9,279,327	-£9,296,811	-£9,391,023	-£10,031,113	-£10,419,970
60% LAR : 40% CIR	40%	-£8,537,037	-£9,507,998	-£9,517,355	-£9,534,811	-£9,628,953	-£10,268,622	-£10,657,246
60% LAR : 40% CIR	45%	-£8,810,294	-£9,747,675	-£9,757,020	-£9,774,452	-£9,868,535	-£10,507,849	-£10,896,275
60% LAR : 40% CIR	50%	-£9,085,179	-£9,988,970	-£9,998,305	-£10,015,717	-£10,109,752	-£10,748,775	-£11,137,041

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,171,542	-£4,407,666	-£4,417,229	-£4,435,037	-£4,530,058	-£5,175,001	-£5,566,555
60% LAR : 40% CIR	5%	-£3,428,127	-£4,633,812	-£4,643,340	-£4,661,087	-£4,755,958	-£5,399,999	-£5,791,051
60% LAR : 40% CIR	10%	-£3,689,519	-£4,861,708	-£4,871,202	-£4,888,894	-£4,983,626	-£5,626,835	-£6,017,426
60% LAR : 40% CIR	15%	-£3,952,655	-£5,091,336	-£5,100,800	-£5,118,441	-£5,213,046	-£5,855,494	-£6,245,662
60% LAR : 40% CIR	20%	-£4,217,519	-£5,322,680	-£5,332,117	-£5,349,712	-£5,444,202	-£6,085,958	-£6,475,741
60% LAR : 40% CIR	25%	-£4,484,095	-£5,555,725	-£5,565,137	-£5,582,690	-£5,677,076	-£6,318,209	-£6,707,646
60% LAR : 40% CIR	**30%**	**-£4,752,367**	**-£5,790,452**	**-£5,799,843**	**-£5,817,360**	**-£5,911,653**	**-£6,552,230**	**-£6,941,359**
60% LAR : 40% CIR	35%	-£5,022,316	-£6,026,845	-£6,036,218	-£6,053,702	-£6,147,914	-£6,788,004	-£7,176,861
60% LAR : 40% CIR	40%	-£5,293,928	-£6,264,889	-£6,274,246	-£6,291,702	-£6,385,844	-£7,025,513	-£7,414,137
60% LAR : 40% CIR	45%	-£5,567,185	-£6,504,566	-£6,513,911	-£6,531,343	-£6,625,426	-£7,264,740	-£7,653,166
60% LAR : 40% CIR	50%	-£5,842,070	-£6,745,861	-£6,755,196	-£6,772,608	-£6,866,643	-£7,505,666	-£7,893,932

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR in Perp		**Value Area**	**Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft**

No Units	**18**	**Sales value inflation**		**Base**
Site Area	**0.16 Ha**	**Build cost inflation**		**Base**
		Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£623,476	-£613,061	-£622,624	-£640,432	-£735,453	-£1,380,396	-£1,771,950
60% LAR : 40% CIR	5%	£346,551	-£860,384	-£869,911	-£887,659	-£982,529	-£1,626,570	-£2,017,622
60% LAR : 40% CIR	10%	£67,892	-£1,109,457	-£1,118,950	-£1,136,642	-£1,231,374	-£1,874,584	-£2,265,175
60% LAR : 40% CIR	15%	-£215,730	-£1,360,261	-£1,369,725	-£1,387,366	-£1,481,971	-£2,124,419	-£2,514,587
60% LAR : 40% CIR	20%	-£502,115	-£1,612,782	-£1,622,219	-£1,639,814	-£1,734,304	-£2,376,059	-£2,765,843
60% LAR : 40% CIR	25%	-£790,212	-£1,867,003	-£1,876,415	-£1,893,968	-£1,988,355	-£2,629,487	-£3,018,924
60% LAR : 40% CIR	**30%**	**-£1,080,003**	**-£2,122,907**	**-£2,132,298**	**-£2,149,814**	**-£2,244,108**	**-£2,884,685**	**-£3,273,814**
60% LAR : 40% CIR	35%	-£1,371,474	-£2,380,477	-£2,389,849	-£2,407,334	-£2,501,546	-£3,141,635	-£3,530,492
60% LAR : 40% CIR	40%	-£1,664,606	-£2,639,697	-£2,649,054	-£2,666,511	-£2,760,652	-£3,400,321	-£3,788,944
60% LAR : 40% CIR	45%	-£1,959,384	-£2,900,551	-£2,909,896	-£2,927,328	-£3,021,411	-£3,660,725	-£4,049,150
60% LAR : 40% CIR	50%	-£2,255,789	-£3,163,022	-£3,172,356	-£3,189,770	-£3,283,804	-£3,922,828	-£4,311,094

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,355,452	-£16,591,988	-£16,601,552	-£16,619,359	-£16,714,380	-£17,359,323	-£17,750,877
60% LAR : 40% CIR	5%	-£15,632,376	-£16,839,311	-£16,848,839	-£16,866,586	-£16,961,456	-£17,605,497	-£17,996,550
60% LAR : 40% CIR	10%	-£15,911,036	-£17,088,384	-£17,097,878	-£17,115,570	-£17,210,301	-£17,853,511	-£18,244,102
60% LAR : 40% CIR	15%	-£16,194,657	-£17,339,188	-£17,348,652	-£17,366,294	-£17,460,898	-£18,103,346	-£18,493,514
60% LAR : 40% CIR	20%	-£16,481,042	-£17,591,709	-£17,601,146	-£17,618,741	-£17,713,231	-£18,354,987	-£18,744,770
60% LAR : 40% CIR	25%	-£16,769,139	-£17,845,930	-£17,855,342	-£17,872,896	-£17,967,282	-£18,608,415	-£18,997,852
60% LAR : 40% CIR	**30%**	**-£17,058,931**	**-£18,101,834**	**-£18,111,225**	**-£18,128,742**	**-£18,223,035**	**-£18,863,612**	**-£19,252,741**
60% LAR : 40% CIR	35%	-£17,350,401	-£18,359,404	-£18,368,776	-£18,386,261	-£18,480,473	-£19,120,563	-£19,509,420
60% LAR : 40% CIR	40%	-£17,643,534	-£18,618,624	-£18,627,981	-£18,645,438	-£18,739,579	-£19,379,248	-£19,767,871
60% LAR : 40% CIR	45%	-£17,938,311	-£18,879,479	-£18,888,823	-£18,906,255	-£19,000,338	-£19,639,652	-£20,028,077
60% LAR : 40% CIR	50%	-£18,234,717	-£19,141,950	-£19,151,284	-£19,168,697	-£19,262,731	-£19,901,755	-£20,290,021

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,734,233	-£9,970,770	-£9,980,333	-£9,998,141	-£10,093,162	-£10,738,105	-£11,129,659
60% LAR : 40% CIR	5%	-£9,011,158	-£10,218,093	-£10,227,620	-£10,245,368	-£10,340,238	-£10,984,279	-£11,375,331
60% LAR : 40% CIR	10%	-£9,289,818	-£10,467,166	-£10,476,659	-£10,494,351	-£10,589,083	-£11,232,293	-£11,622,884
60% LAR : 40% CIR	15%	-£9,573,439	-£10,717,970	-£10,727,434	-£10,745,075	-£10,839,680	-£11,482,128	-£11,872,296
60% LAR : 40% CIR	20%	-£9,859,824	-£10,970,491	-£10,979,928	-£10,997,523	-£11,092,013	-£11,733,768	-£12,123,552
60% LAR : 40% CIR	25%	-£10,147,921	-£11,224,712	-£11,234,124	-£11,251,677	-£11,346,064	-£11,987,196	-£12,376,633
60% LAR : 40% CIR	**30%**	**-£10,437,712**	**-£11,480,616**	**-£11,490,007**	**-£11,507,524**	**-£11,601,817**	**-£12,242,394**	**-£12,631,523**
60% LAR : 40% CIR	35%	-£10,729,183	-£11,738,186	-£11,747,558	-£11,765,043	-£11,859,255	-£12,499,344	-£12,888,202
60% LAR : 40% CIR	40%	-£11,022,316	-£11,997,406	-£12,006,763	-£12,024,220	-£12,118,361	-£12,758,030	-£13,146,653
60% LAR : 40% CIR	45%	-£11,317,093	-£12,258,260	-£12,267,605	-£12,285,037	-£12,379,120	-£13,018,434	-£13,406,859
60% LAR : 40% CIR	50%	-£11,613,498	-£12,520,731	-£12,530,065	-£12,547,479	-£12,641,513	-£13,280,537	-£13,668,803

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,990,706	-£7,227,243	-£7,236,806	-£7,254,614	-£7,349,635	-£7,994,578	-£8,386,132
60% LAR : 40% CIR	5%	-£6,267,631	-£7,474,566	-£7,484,093	-£7,501,841	-£7,596,711	-£8,240,752	-£8,631,804
60% LAR : 40% CIR	10%	-£6,546,290	-£7,723,639	-£7,733,132	-£7,750,824	-£7,845,556	-£8,488,766	-£8,879,357
60% LAR : 40% CIR	15%	-£6,829,912	-£7,974,443	-£7,983,907	-£8,001,548	-£8,096,153	-£8,738,601	-£9,128,769
60% LAR : 40% CIR	20%	-£7,116,297	-£8,226,964	-£8,236,401	-£8,253,996	-£8,348,486	-£8,990,241	-£9,380,025
60% LAR : 40% CIR	25%	-£7,404,394	-£8,481,185	-£8,490,597	-£8,508,150	-£8,602,536	-£9,243,669	-£9,633,106
60% LAR : 40% CIR	**30%**	**-£7,694,185**	**-£8,737,089**	**-£8,746,480**	**-£8,763,996**	**-£8,858,289**	**-£9,498,866**	**-£9,887,995**
60% LAR : 40% CIR	35%	-£7,985,656	-£8,994,659	-£9,004,031	-£9,021,516	-£9,115,728	-£9,755,817	-£10,144,674
60% LAR : 40% CIR	40%	-£8,278,788	-£9,253,879	-£9,263,236	-£9,280,692	-£9,374,834	-£10,014,503	-£10,403,126
60% LAR : 40% CIR	45%	-£8,573,566	-£9,514,733	-£9,524,077	-£9,541,510	-£9,635,593	-£10,274,906	-£10,663,332
60% LAR : 40% CIR	50%	-£8,869,971	-£9,777,204	-£9,786,538	-£9,803,952	-£9,897,986	-£10,537,010	-£10,925,275

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,747,597	-£3,984,134	-£3,993,697	-£4,011,505	-£4,106,526	-£4,751,469	-£5,143,023
60% LAR : 40% CIR	5%	-£3,024,522	-£4,231,457	-£4,240,984	-£4,258,731	-£4,353,602	-£4,997,643	-£5,388,695
60% LAR : 40% CIR	10%	-£3,303,181	-£4,480,530	-£4,490,023	-£4,507,715	-£4,602,447	-£5,245,657	-£5,636,247
60% LAR : 40% CIR	15%	-£3,586,802	-£4,731,333	-£4,740,798	-£4,758,439	-£4,853,044	-£5,495,492	-£5,885,660
60% LAR : 40% CIR	20%	-£3,873,188	-£4,983,855	-£4,993,292	-£5,010,887	-£5,105,377	-£5,747,132	-£6,136,915
60% LAR : 40% CIR	25%	-£4,161,285	-£5,238,076	-£5,247,488	-£5,265,041	-£5,359,427	-£6,000,560	-£6,389,997
60% LAR : 40% CIR	**30%**	**-£4,451,076**	**-£5,493,979**	**-£5,503,371**	**-£5,520,887**	**-£5,615,180**	**-£6,255,757**	**-£6,644,886**
60% LAR : 40% CIR	35%	-£4,742,547	-£5,751,549	-£5,760,922	-£5,778,407	-£5,872,618	-£6,512,708	-£6,901,565
60% LAR : 40% CIR	40%	-£5,035,679	-£6,010,770	-£6,020,127	-£6,037,583	-£6,131,725	-£6,771,394	-£7,160,017
60% LAR : 40% CIR	45%	-£5,330,457	-£6,271,624	-£6,280,968	-£6,298,401	-£6,392,484	-£7,031,797	-£7,420,223
60% LAR : 40% CIR	50%	-£5,626,862	-£6,534,095	-£6,543,429	-£6,560,843	-£6,654,877	-£7,293,901	-£7,682,166

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR in Perp

Value Area	**Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft**	

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,047,422	-£189,529	-£199,093	-£216,901	-£311,922	-£956,864	-£1,348,418
60% LAR : 40% CIR	5%	£749,299	-£458,029	-£467,556	-£485,304	-£580,174	-£1,224,215	-£1,615,268
60% LAR : 40% CIR	10%	£449,442	-£728,278	-£737,771	-£755,463	-£850,196	-£1,493,405	-£1,883,996
60% LAR : 40% CIR	15%	£147,866	-£1,000,259	-£1,009,722	-£1,027,364	-£1,121,970	-£1,764,418	-£2,154,585
60% LAR : 40% CIR	20%	-£157,784	-£1,273,956	-£1,283,393	-£1,300,988	-£1,395,478	-£2,037,235	-£2,427,017
60% LAR : 40% CIR	25%	-£467,401	-£1,549,354	-£1,558,766	-£1,576,320	-£1,670,706	-£2,311,838	-£2,701,275
60% LAR : 40% CIR	**30%**	**-£778,714**	**-£1,826,434**	**-£1,835,825**	**-£1,853,342**	**-£1,947,635**	**-£2,588,212**	**-£2,977,341**
60% LAR : 40% CIR	35%	-£1,091,705	-£2,105,181	-£2,114,553	-£2,132,038	-£2,226,250	-£2,866,340	-£3,255,197
60% LAR : 40% CIR	40%	-£1,406,358	-£2,385,578	-£2,394,935	-£2,412,392	-£2,506,533	-£3,146,202	-£3,534,825
60% LAR : 40% CIR	45%	-£1,722,656	-£2,667,609	-£2,676,953	-£2,694,386	-£2,788,469	-£3,427,781	-£3,816,208
60% LAR : 40% CIR	50%	-£2,040,582	-£2,951,256	-£2,960,591	-£2,978,004	-£3,072,038	-£3,711,062	-£4,099,327

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£14,931,505	-£16,168,457	-£16,178,020	-£16,195,828	-£16,290,849	-£16,935,792	-£17,327,346
60% LAR : 40% CIR	5%	-£15,229,628	-£16,436,956	-£16,446,483	-£16,464,231	-£16,559,102	-£17,203,143	-£17,594,195
60% LAR : 40% CIR	10%	-£15,529,485	-£16,707,205	-£16,716,699	-£16,734,391	-£16,829,123	-£17,472,332	-£17,862,923
60% LAR : 40% CIR	15%	-£15,831,062	-£16,979,187	-£16,988,650	-£17,006,291	-£17,100,897	-£17,743,345	-£18,133,513
60% LAR : 40% CIR	20%	-£16,136,711	-£17,252,884	-£17,262,320	-£17,279,915	-£17,374,405	-£18,016,162	-£18,405,944
60% LAR : 40% CIR	25%	-£16,446,329	-£17,528,281	-£17,537,693	-£17,555,247	-£17,649,633	-£18,290,766	-£18,680,203
60% LAR : 40% CIR	**30%**	**-£16,757,641**	**-£17,805,362**	**-£17,814,753**	**-£17,832,269**	**-£17,926,563**	**-£18,567,140**	**-£18,956,268**
60% LAR : 40% CIR	35%	-£17,070,632	-£18,084,108	-£18,093,481	-£18,110,965	-£18,205,177	-£18,845,267	-£19,234,124
60% LAR : 40% CIR	40%	-£17,385,285	-£18,364,505	-£18,373,862	-£18,391,319	-£18,485,460	-£19,125,129	-£19,513,752
60% LAR : 40% CIR	45%	-£17,701,584	-£18,646,536	-£18,655,881	-£18,673,313	-£18,767,396	-£19,406,708	-£19,795,135
60% LAR : 40% CIR	50%	-£18,019,510	-£18,930,183	-£18,939,518	-£18,956,931	-£19,050,966	-£19,689,989	-£20,078,254

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,310,287	-£9,547,239	-£9,556,802	-£9,574,610	-£9,669,631	-£10,314,573	-£10,706,128
60% LAR : 40% CIR	5%	-£8,608,410	-£9,815,738	-£9,825,265	-£9,843,013	-£9,937,884	-£10,581,924	-£10,972,977
60% LAR : 40% CIR	10%	-£8,908,267	-£10,085,987	-£10,095,480	-£10,113,172	-£10,207,905	-£10,851,114	-£11,241,705
60% LAR : 40% CIR	15%	-£9,209,843	-£10,357,968	-£10,367,432	-£10,385,073	-£10,479,679	-£11,122,127	-£11,512,295
60% LAR : 40% CIR	20%	-£9,515,493	-£10,631,665	-£10,641,102	-£10,658,697	-£10,753,187	-£11,394,944	-£11,784,726
60% LAR : 40% CIR	25%	-£9,825,110	-£10,907,063	-£10,916,475	-£10,934,029	-£11,028,415	-£11,669,547	-£12,058,984
60% LAR : 40% CIR	**30%**	**-£10,136,423**	**-£11,184,143**	**-£11,193,534**	**-£11,211,051**	**-£11,305,344**	**-£11,945,921**	**-£12,335,050**
60% LAR : 40% CIR	35%	-£10,449,414	-£11,462,890	-£11,472,262	-£11,489,747	-£11,583,959	-£12,224,049	-£12,612,906
60% LAR : 40% CIR	40%	-£10,764,067	-£11,743,287	-£11,752,644	-£11,770,101	-£11,864,242	-£12,503,911	-£12,892,534
60% LAR : 40% CIR	45%	-£11,080,365	-£12,025,318	-£12,034,662	-£12,052,095	-£12,146,178	-£12,785,490	-£13,173,917
60% LAR : 40% CIR	50%	-£11,398,291	-£12,308,965	-£12,318,300	-£12,335,713	-£12,429,748	-£13,068,771	-£13,457,036

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,566,760	-£6,803,711	-£6,813,275	-£6,831,083	-£6,926,103	-£7,571,046	-£7,962,600
60% LAR : 40% CIR	5%	-£5,864,882	-£7,072,211	-£7,081,737	-£7,099,486	-£7,194,356	-£7,838,397	-£8,229,449
60% LAR : 40% CIR	10%	-£6,164,740	-£7,342,460	-£7,351,953	-£7,369,645	-£7,464,378	-£8,107,587	-£8,498,177
60% LAR : 40% CIR	15%	-£6,466,316	-£7,614,441	-£7,623,904	-£7,641,546	-£7,736,151	-£8,378,599	-£8,768,767
60% LAR : 40% CIR	20%	-£6,771,965	-£7,888,138	-£7,897,575	-£7,915,170	-£8,009,660	-£8,651,416	-£9,041,199
60% LAR : 40% CIR	25%	-£7,081,583	-£8,163,536	-£8,172,948	-£8,190,502	-£8,284,887	-£8,926,020	-£9,315,457
60% LAR : 40% CIR	**30%**	**-£7,392,896**	**-£8,440,616**	**-£8,450,007**	**-£8,467,524**	**-£8,561,817**	**-£9,202,394**	**-£9,591,523**
60% LAR : 40% CIR	35%	-£7,705,887	-£8,719,363	-£8,728,735	-£8,746,220	-£8,840,432	-£9,480,521	-£9,869,379
60% LAR : 40% CIR	40%	-£8,020,539	-£8,999,760	-£9,009,117	-£9,026,573	-£9,120,715	-£9,760,384	-£10,149,007
60% LAR : 40% CIR	45%	-£8,336,838	-£9,281,791	-£9,291,135	-£9,308,567	-£9,402,650	-£10,041,963	-£10,430,389
60% LAR : 40% CIR	50%	-£8,654,764	-£9,565,437	-£9,574,772	-£9,592,186	-£9,686,220	-£10,325,244	-£10,713,509

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,323,651	-£3,560,602	-£3,570,166	-£3,587,974	-£3,682,994	-£4,327,937	-£4,719,491
60% LAR : 40% CIR	5%	-£2,621,773	-£3,829,102	-£3,838,628	-£3,856,377	-£3,951,247	-£4,595,288	-£4,986,340
60% LAR : 40% CIR	10%	-£2,921,631	-£4,099,350	-£4,108,844	-£4,126,536	-£4,221,269	-£4,864,478	-£5,255,068
60% LAR : 40% CIR	15%	-£3,223,207	-£4,371,332	-£4,380,795	-£4,398,437	-£4,493,042	-£5,135,490	-£5,525,658
60% LAR : 40% CIR	20%	-£3,528,856	-£4,645,029	-£4,654,466	-£4,672,061	-£4,766,551	-£5,408,307	-£5,798,090
60% LAR : 40% CIR	25%	-£3,838,474	-£4,920,427	-£4,929,838	-£4,947,393	-£5,041,778	-£5,682,911	-£6,072,348
60% LAR : 40% CIR	**30%**	**-£4,149,787**	**-£5,197,507**	**-£5,206,898**	**-£5,224,415**	**-£5,318,708**	**-£5,959,285**	**-£6,348,414**
60% LAR : 40% CIR	35%	-£4,462,778	-£5,476,254	-£5,485,626	-£5,503,111	-£5,597,323	-£6,237,412	-£6,626,269
60% LAR : 40% CIR	40%	-£4,777,430	-£5,756,651	-£5,766,008	-£5,783,464	-£5,877,606	-£6,517,275	-£6,905,898
60% LAR : 40% CIR	45%	-£5,093,729	-£6,038,682	-£6,048,026	-£6,065,458	-£6,159,541	-£6,798,854	-£7,187,280
60% LAR : 40% CIR	50%	-£5,411,655	-£6,322,328	-£6,331,663	-£6,349,077	-£6,443,111	-£7,082,135	-£7,470,400

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR in Perp

Value Area	**Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,895,313	£647,652	£638,233	£620,692	£527,100	-£109,801	-£501,355
60% LAR : 40% CIR	5%	£1,554,796	£341,472	£332,087	£314,607	£221,162	-£419,504	-£810,557
60% LAR : 40% CIR	10%	£1,212,544	£33,568	£24,216	£6,791	-£87,838	-£731,048	-£1,121,639
60% LAR : 40% CIR	15%	£868,574	-£280,255	-£289,719	-£307,360	-£401,965	-£1,044,413	-£1,434,581
60% LAR : 40% CIR	20%	£522,900	-£596,306	-£605,742	-£623,337	-£717,827	-£1,359,583	-£1,749,367
60% LAR : 40% CIR	25%	£175,542	-£914,056	-£923,468	-£941,022	-£1,035,408	-£1,676,540	-£2,065,977
60% LAR : 40% CIR	**30%**	**-£176,134**	**-£1,233,490**	**-£1,242,881**	**-£1,260,397**	**-£1,354,690**	**-£1,995,268**	**-£2,384,396**
60% LAR : 40% CIR	35%	-£532,166	-£1,554,590	-£1,563,962	-£1,581,447	-£1,675,659	-£2,315,748	-£2,704,605
60% LAR : 40% CIR	40%	-£889,861	-£1,877,340	-£1,886,697	-£1,904,152	-£1,998,295	-£2,637,964	-£3,026,587
60% LAR : 40% CIR	45%	-£1,249,201	-£2,201,723	-£2,211,068	-£2,228,501	-£2,322,583	-£2,961,896	-£3,350,323
60% LAR : 40% CIR	50%	-£1,610,168	-£2,527,724	-£2,537,059	-£2,554,472	-£2,648,506	-£3,287,530	-£3,675,795

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£14,083,615	-£15,331,275	-£15,340,694	-£15,358,235	-£15,451,827	-£16,088,728	-£16,480,282
60% LAR : 40% CIR	5%	-£14,424,131	-£15,637,455	-£15,646,840	-£15,664,320	-£15,757,765	-£16,398,431	-£16,789,484
60% LAR : 40% CIR	10%	-£14,766,383	-£15,945,359	-£15,954,711	-£15,972,137	-£16,066,765	-£16,709,975	-£17,100,566
60% LAR : 40% CIR	15%	-£15,110,353	-£16,259,182	-£16,268,646	-£16,286,287	-£16,380,892	-£17,023,340	-£17,413,508
60% LAR : 40% CIR	20%	-£15,456,027	-£16,575,233	-£16,584,669	-£16,602,264	-£16,696,754	-£17,338,510	-£17,728,294
60% LAR : 40% CIR	25%	-£15,803,386	-£16,892,983	-£16,902,395	-£16,919,949	-£17,014,335	-£17,655,468	-£18,044,904
60% LAR : 40% CIR	**30%**	**-£16,155,061**	**-£17,212,417**	**-£17,221,808**	**-£17,239,325**	**-£17,333,618**	**-£17,974,196**	**-£18,363,324**
60% LAR : 40% CIR	35%	-£16,511,093	-£17,533,517	-£17,542,889	-£17,560,374	-£17,654,586	-£18,294,675	-£18,683,533
60% LAR : 40% CIR	40%	-£16,868,788	-£17,856,267	-£17,865,624	-£17,883,080	-£17,977,222	-£18,616,891	-£19,005,514
60% LAR : 40% CIR	45%	-£17,228,128	-£18,180,650	-£18,189,995	-£18,207,428	-£18,301,510	-£18,940,824	-£19,329,250
60% LAR : 40% CIR	50%	-£17,589,096	-£18,506,652	-£18,515,987	-£18,533,399	-£18,627,433	-£19,266,457	-£19,654,723

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,462,396	-£8,710,057	-£8,719,476	-£8,737,017	-£8,830,609	-£9,467,510	-£9,859,064
60% LAR : 40% CIR	5%	-£7,802,913	-£9,016,237	-£9,025,622	-£9,043,102	-£9,136,547	-£9,777,213	-£10,168,266
60% LAR : 40% CIR	10%	-£8,145,165	-£9,324,141	-£9,333,493	-£9,350,918	-£9,445,547	-£10,088,757	-£10,479,348
60% LAR : 40% CIR	15%	-£8,489,135	-£9,637,964	-£9,647,428	-£9,665,069	-£9,759,674	-£10,402,122	-£10,792,290
60% LAR : 40% CIR	20%	-£8,834,809	-£9,954,015	-£9,963,451	-£9,981,046	-£10,075,536	-£10,717,292	-£11,107,076
60% LAR : 40% CIR	25%	-£9,182,167	-£10,271,765	-£10,281,177	-£10,298,731	-£10,393,117	-£11,034,249	-£11,423,686
60% LAR : 40% CIR	**30%**	**-£9,533,843**	**-£10,591,199**	**-£10,600,590**	**-£10,618,106**	**-£10,712,400**	**-£11,352,978**	**-£11,742,106**
60% LAR : 40% CIR	35%	-£9,889,875	-£10,912,299	-£10,921,671	-£10,939,156	-£11,033,368	-£11,673,457	-£12,062,314
60% LAR : 40% CIR	40%	-£10,247,570	-£11,235,049	-£11,244,406	-£11,261,862	-£11,356,004	-£11,995,673	-£12,384,296
60% LAR : 40% CIR	45%	-£10,606,910	-£11,559,432	-£11,568,777	-£11,586,210	-£11,680,292	-£12,319,606	-£12,708,032
60% LAR : 40% CIR	50%	-£10,967,877	-£11,885,433	-£11,894,768	-£11,912,181	-£12,006,215	-£12,645,239	-£13,033,505

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,718,869	-£5,966,529	-£5,975,949	-£5,993,489	-£6,087,082	-£6,723,982	-£7,115,536
60% LAR : 40% CIR	5%	-£5,059,385	-£6,272,710	-£6,282,095	-£6,299,575	-£6,393,020	-£7,033,686	-£7,424,739
60% LAR : 40% CIR	10%	-£5,401,637	-£6,580,614	-£6,589,965	-£6,607,391	-£6,702,020	-£7,345,230	-£7,735,820
60% LAR : 40% CIR	15%	-£5,745,608	-£6,894,436	-£6,903,901	-£6,921,542	-£7,016,147	-£7,658,595	-£8,048,763
60% LAR : 40% CIR	20%	-£6,091,281	-£7,210,488	-£7,219,924	-£7,237,519	-£7,332,008	-£7,973,765	-£8,363,548
60% LAR : 40% CIR	25%	-£6,438,640	-£7,528,238	-£7,537,649	-£7,555,204	-£7,649,589	-£8,290,722	-£8,680,159
60% LAR : 40% CIR	**30%**	**-£6,790,316**	**-£7,847,671**	**-£7,857,062**	**-£7,874,579**	**-£7,968,872**	**-£8,609,450**	**-£8,998,578**
60% LAR : 40% CIR	35%	-£7,146,348	-£8,168,771	-£8,178,144	-£8,195,629	-£8,289,840	-£8,929,930	-£9,318,787
60% LAR : 40% CIR	40%	-£7,504,043	-£8,491,522	-£8,500,879	-£8,518,334	-£8,612,477	-£9,252,146	-£9,640,769
60% LAR : 40% CIR	45%	-£7,863,382	-£8,815,905	-£8,825,249	-£8,842,683	-£8,936,765	-£9,576,078	-£9,964,505
60% LAR : 40% CIR	50%	-£8,224,350	-£9,141,906	-£9,151,241	-£9,168,654	-£9,262,688	-£9,901,712	-£10,289,977

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,475,760	-£2,723,420	-£2,732,840	-£2,750,380	-£2,843,973	-£3,480,873	-£3,872,427
60% LAR : 40% CIR	5%	-£1,816,276	-£3,029,601	-£3,038,986	-£3,056,466	-£3,149,910	-£3,790,577	-£4,181,630
60% LAR : 40% CIR	10%	-£2,158,528	-£3,337,505	-£3,346,856	-£3,364,282	-£3,458,911	-£4,102,121	-£4,492,711
60% LAR : 40% CIR	15%	-£2,502,499	-£3,651,327	-£3,660,791	-£3,678,433	-£3,773,038	-£4,415,485	-£4,805,653
60% LAR : 40% CIR	20%	-£2,848,172	-£3,967,379	-£3,976,814	-£3,994,409	-£4,088,899	-£4,730,656	-£5,120,439
60% LAR : 40% CIR	25%	-£3,195,531	-£4,285,129	-£4,294,540	-£4,312,095	-£4,406,480	-£5,047,613	-£5,437,050
60% LAR : 40% CIR	**30%**	**-£3,547,206**	**-£4,604,562**	**-£4,613,953**	**-£4,631,470**	**-£4,725,763**	**-£5,366,341**	**-£5,755,469**
60% LAR : 40% CIR	35%	-£3,903,239	-£4,925,662	-£4,935,035	-£4,952,519	-£5,046,731	-£5,686,821	-£6,075,678
60% LAR : 40% CIR	40%	-£4,260,934	-£5,248,413	-£5,257,770	-£5,275,225	-£5,369,368	-£6,009,036	-£6,397,660
60% LAR : 40% CIR	45%	-£4,620,273	-£5,572,796	-£5,582,140	-£5,599,574	-£5,693,656	-£6,332,969	-£6,721,396
60% LAR : 40% CIR	50%	-£4,981,241	-£5,898,797	-£5,908,132	-£5,925,545	-£6,019,579	-£6,658,603	-£7,046,868

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR in Perp	

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,743,204	£1,481,986	£1,472,567	£1,455,026	£1,361,433	£726,184	£340,514
60% LAR : 40% CIR	5%	£2,360,293	£1,134,088	£1,124,704	£1,107,223	£1,013,778	£379,417	-£5,846
60% LAR : 40% CIR	10%	£1,975,647	£784,468	£775,116	£757,690	£664,382	£30,839	-£359,280
60% LAR : 40% CIR	15%	£1,589,282	£433,140	£423,820	£406,443	£313,259	-£324,409	-£714,577
60% LAR : 40% CIR	20%	£1,201,214	£80,123	£70,828	£53,498	-£40,176	-£681,932	-£1,071,715
60% LAR : 40% CIR	25%	£811,461	-£278,758	-£288,171	-£305,724	-£400,109	-£1,041,243	-£1,430,680
60% LAR : 40% CIR	**30%**	**£420,038**	**-£640,545**	**-£649,936**	**-£667,453**	**-£761,746**	**-£1,402,324**	**-£1,791,452**
60% LAR : 40% CIR	35%	£26,961	-£1,003,998	-£1,013,371	-£1,030,854	-£1,125,067	-£1,765,157	-£2,154,014
60% LAR : 40% CIR	40%	-£373,364	-£1,369,101	-£1,378,459	-£1,395,914	-£1,490,056	-£2,129,725	-£2,518,349
60% LAR : 40% CIR	45%	-£775,745	-£1,735,838	-£1,745,183	-£1,762,615	-£1,856,698	-£2,496,012	-£2,884,437
60% LAR : 40% CIR	50%	-£1,179,754	-£2,104,192	-£2,113,527	-£2,130,940	-£2,224,975	-£2,863,998	-£3,252,263

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£13,235,723	-£14,496,941	-£14,506,361	-£14,523,901	-£14,617,494	-£15,252,744	-£15,638,413
60% LAR : 40% CIR	5%	-£13,618,634	-£14,844,839	-£14,854,223	-£14,871,704	-£14,965,149	-£15,599,510	-£15,984,773
60% LAR : 40% CIR	10%	-£14,003,281	-£15,194,460	-£15,203,811	-£15,221,237	-£15,314,545	-£15,948,088	-£16,338,208
60% LAR : 40% CIR	15%	-£14,389,646	-£15,545,787	-£15,555,108	-£15,572,485	-£15,665,668	-£16,303,336	-£16,693,504
60% LAR : 40% CIR	20%	-£14,777,713	-£15,898,804	-£15,908,099	-£15,925,429	-£16,019,103	-£16,660,859	-£17,050,642
60% LAR : 40% CIR	25%	-£15,167,467	-£16,257,685	-£16,267,098	-£16,284,651	-£16,379,037	-£17,020,170	-£17,409,607
60% LAR : 40% CIR	**30%**	**-£15,558,889**	**-£16,619,472**	**-£16,628,863**	**-£16,646,380**	**-£16,740,673**	**-£17,381,251**	**-£17,770,379**
60% LAR : 40% CIR	35%	-£15,951,966	-£16,982,925	-£16,992,298	-£17,009,782	-£17,103,994	-£17,744,084	-£18,132,941
60% LAR : 40% CIR	40%	-£16,352,291	-£17,348,028	-£17,357,386	-£17,374,842	-£17,468,983	-£18,108,652	-£18,497,276
60% LAR : 40% CIR	45%	-£16,754,672	-£17,714,766	-£17,724,110	-£17,741,542	-£17,835,625	-£18,474,939	-£18,863,364
60% LAR : 40% CIR	50%	-£17,158,682	-£18,083,119	-£18,092,454	-£18,109,868	-£18,203,902	-£18,842,926	-£19,231,190

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,614,505	-£7,875,723	-£7,885,142	-£7,902,683	-£7,996,276	-£8,631,526	-£9,017,195
60% LAR : 40% CIR	5%	-£6,997,416	-£8,223,621	-£8,233,005	-£8,250,486	-£8,343,931	-£8,978,292	-£9,363,555
60% LAR : 40% CIR	10%	-£7,382,063	-£8,573,241	-£8,582,593	-£8,600,019	-£8,693,327	-£9,326,870	-£9,716,990
60% LAR : 40% CIR	15%	-£7,768,427	-£8,924,569	-£8,933,890	-£8,951,267	-£9,044,450	-£9,682,118	-£10,072,286
60% LAR : 40% CIR	20%	-£8,156,495	-£9,277,586	-£9,286,881	-£9,304,211	-£9,397,885	-£10,039,641	-£10,429,424
60% LAR : 40% CIR	25%	-£8,546,248	-£9,636,467	-£9,645,880	-£9,663,433	-£9,757,818	-£10,398,952	-£10,788,389
60% LAR : 40% CIR	**30%**	**-£8,937,671**	**-£9,998,254**	**-£10,007,645**	**-£10,025,162**	**-£10,119,455**	**-£10,760,033**	**-£11,149,161**
60% LAR : 40% CIR	35%	-£9,330,748	-£10,361,707	-£10,371,080	-£10,388,563	-£10,482,776	-£11,122,866	-£11,511,723
60% LAR : 40% CIR	40%	-£9,731,073	-£10,726,810	-£10,736,168	-£10,753,623	-£10,847,765	-£11,487,434	-£11,876,058
60% LAR : 40% CIR	45%	-£10,133,454	-£11,093,547	-£11,102,892	-£11,120,324	-£11,214,407	-£11,853,721	-£12,242,146
60% LAR : 40% CIR	50%	-£10,537,463	-£11,461,901	-£11,471,236	-£11,488,649	-£11,582,684	-£12,221,707	-£12,609,972

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,870,978	-£5,132,196	-£5,141,615	-£5,159,156	-£5,252,748	-£5,887,998	-£6,273,667
60% LAR : 40% CIR	5%	-£4,253,889	-£5,480,094	-£5,489,478	-£5,506,959	-£5,600,403	-£6,234,765	-£6,620,028
60% LAR : 40% CIR	10%	-£4,638,535	-£5,829,714	-£5,839,066	-£5,856,491	-£5,949,800	-£6,583,342	-£6,973,462
60% LAR : 40% CIR	15%	-£5,024,900	-£6,181,042	-£6,190,362	-£6,207,739	-£6,300,922	-£6,938,591	-£7,328,759
60% LAR : 40% CIR	20%	-£5,412,968	-£6,534,059	-£6,543,354	-£6,560,684	-£6,654,358	-£7,296,113	-£7,685,897
60% LAR : 40% CIR	25%	-£5,802,721	-£6,892,940	-£6,902,352	-£6,919,906	-£7,014,291	-£7,655,425	-£8,044,862
60% LAR : 40% CIR	**30%**	**-£6,194,144**	**-£7,254,727**	**-£7,264,118**	**-£7,281,634**	**-£7,375,928**	**-£8,016,506**	**-£8,405,633**
60% LAR : 40% CIR	35%	-£6,587,221	-£7,618,180	-£7,627,552	-£7,645,036	-£7,739,249	-£8,379,339	-£8,768,196
60% LAR : 40% CIR	40%	-£6,987,545	-£7,983,283	-£7,992,641	-£8,010,096	-£8,104,238	-£8,743,906	-£9,132,531
60% LAR : 40% CIR	45%	-£7,389,927	-£8,350,020	-£8,359,365	-£8,376,797	-£8,470,880	-£9,110,194	-£9,498,619
60% LAR : 40% CIR	50%	-£7,793,936	-£8,718,374	-£8,727,709	-£8,745,122	-£8,839,156	-£9,478,180	-£9,866,445

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£627,868	-£1,889,087	-£1,898,506	-£1,916,047	-£2,009,639	-£2,644,889	-£3,030,558
60% LAR : 40% CIR	5%	-£1,010,779	-£2,236,985	-£2,246,368	-£2,263,850	-£2,357,294	-£2,991,656	-£3,376,918
60% LAR : 40% CIR	10%	-£1,395,426	-£2,586,605	-£2,595,957	-£2,613,382	-£2,706,690	-£3,340,233	-£3,730,353
60% LAR : 40% CIR	15%	-£1,781,791	-£2,937,933	-£2,947,253	-£2,964,630	-£3,057,813	-£3,695,482	-£4,085,650
60% LAR : 40% CIR	20%	-£2,169,859	-£3,290,950	-£3,300,245	-£3,317,575	-£3,411,249	-£4,053,004	-£4,442,788
60% LAR : 40% CIR	25%	-£2,559,612	-£3,649,830	-£3,659,243	-£3,676,797	-£3,771,182	-£4,412,316	-£4,801,753
60% LAR : 40% CIR	**30%**	**-£2,951,035**	**-£4,011,618**	**-£4,021,009**	**-£4,038,525**	**-£4,132,818**	**-£4,773,396**	**-£5,162,524**
60% LAR : 40% CIR	35%	-£3,344,112	-£4,375,071	-£4,384,443	-£4,401,927	-£4,496,140	-£5,136,229	-£5,525,087
60% LAR : 40% CIR	40%	-£3,744,436	-£4,740,174	-£4,749,531	-£4,766,987	-£4,861,129	-£5,500,797	-£5,889,421
60% LAR : 40% CIR	45%	-£4,146,818	-£5,106,911	-£5,116,255	-£5,133,688	-£5,227,771	-£5,867,084	-£6,255,510
60% LAR : 40% CIR	50%	-£4,550,827	-£5,475,265	-£5,484,600	-£5,502,013	-£5,596,047	-£6,235,071	-£6,623,336

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR in Perp	
Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£4,438,987	£3,150,653	£3,141,233	£3,123,693	£3,030,100	£2,394,850	£2,009,180
60% LAR : 40% CIR	5%	£3,971,286	£2,719,322	£2,709,938	£2,692,457	£2,599,012	£1,964,650	£1,579,475
60% LAR : 40% CIR	10%	£3,501,851	£2,286,268	£2,276,917	£2,259,490	£2,166,182	£1,532,640	£1,147,919
60% LAR : 40% CIR	15%	£3,030,697	£1,851,507	£1,842,186	£1,824,809	£1,731,626	£1,098,834	£714,530
60% LAR : 40% CIR	20%	£2,557,840	£1,415,057	£1,405,762	£1,388,431	£1,295,362	£663,250	£279,325
60% LAR : 40% CIR	25%	£2,083,298	£976,932	£967,661	£950,371	£857,404	£225,907	-£160,084
60% LAR : 40% CIR	**30%**	**£1,607,085**	**£537,149**	**£527,899**	**£510,646**	**£417,769**	**-£216,434**	**-£605,562**
60% LAR : 40% CIR	35%	£1,129,220	£95,725	£86,492	£69,271	-£23,883	-£663,974	-£1,052,831
60% LAR : 40% CIR	40%	£649,718	-£352,625	-£361,982	-£379,438	-£473,580	-£1,113,248	-£1,501,872
60% LAR : 40% CIR	45%	£168,595	-£804,068	-£813,412	-£830,845	-£924,928	-£1,564,241	-£1,952,668
60% LAR : 40% CIR	50%	-£318,926	-£1,257,128	-£1,266,463	-£1,283,877	-£1,377,911	-£2,016,935	-£2,405,199

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,539,941	-£12,828,274	-£12,837,695	-£12,855,234	-£12,948,827	-£13,584,078	-£13,969,747
60% LAR : 40% CIR	5%	-£12,007,641	-£13,259,605	-£13,268,990	-£13,286,470	-£13,379,916	-£14,014,277	-£14,399,452
60% LAR : 40% CIR	10%	-£12,477,076	-£13,692,659	-£13,702,011	-£13,719,437	-£13,812,745	-£14,446,287	-£14,831,009
60% LAR : 40% CIR	15%	-£12,948,231	-£14,127,420	-£14,136,741	-£14,154,118	-£14,247,301	-£14,880,093	-£15,264,398
60% LAR : 40% CIR	20%	-£13,421,088	-£14,563,870	-£14,573,165	-£14,590,496	-£14,683,566	-£15,315,677	-£15,699,602
60% LAR : 40% CIR	25%	-£13,895,630	-£15,001,996	-£15,011,267	-£15,028,556	-£15,121,523	-£15,753,021	-£16,139,011
60% LAR : 40% CIR	**30%**	**-£14,371,842**	**-£15,441,778**	**-£15,451,028**	**-£15,468,281**	**-£15,561,158**	**-£16,195,361**	**-£16,584,489**
60% LAR : 40% CIR	35%	-£14,849,707	-£15,883,203	-£15,892,435	-£15,909,656	-£16,002,811	-£16,642,901	-£17,031,758
60% LAR : 40% CIR	40%	-£15,329,210	-£16,331,552	-£16,340,909	-£16,358,366	-£16,452,507	-£17,092,176	-£17,480,799
60% LAR : 40% CIR	45%	-£15,810,333	-£16,782,995	-£16,792,340	-£16,809,772	-£16,903,855	-£17,543,169	-£17,931,595
60% LAR : 40% CIR	50%	-£16,297,853	-£17,236,055	-£17,245,390	-£17,262,804	-£17,356,838	-£17,995,862	-£18,384,127

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,918,722	-£6,207,056	-£6,216,476	-£6,234,016	-£6,327,609	-£6,962,859	-£7,348,529
60% LAR : 40% CIR	5%	-£5,386,423	-£6,638,387	-£6,647,771	-£6,665,252	-£6,758,697	-£7,393,059	-£7,778,234
60% LAR : 40% CIR	10%	-£5,855,858	-£7,071,441	-£7,080,792	-£7,098,219	-£7,191,527	-£7,825,069	-£8,209,790
60% LAR : 40% CIR	15%	-£6,327,013	-£7,506,202	-£7,515,523	-£7,532,900	-£7,626,083	-£8,258,875	-£8,643,179
60% LAR : 40% CIR	20%	-£6,799,869	-£7,942,652	-£7,951,947	-£7,969,278	-£8,062,347	-£8,694,459	-£9,078,384
60% LAR : 40% CIR	25%	-£7,274,411	-£8,380,777	-£8,390,048	-£8,407,338	-£8,500,305	-£9,131,802	-£9,517,793
60% LAR : 40% CIR	**30%**	**-£7,750,624**	**-£8,820,560**	**-£8,829,810**	**-£8,847,063**	**-£8,939,940**	**-£9,574,143**	**-£9,963,271**
60% LAR : 40% CIR	35%	-£8,228,489	-£9,261,985	-£9,271,217	-£9,288,438	-£9,381,592	-£10,021,683	-£10,410,540
60% LAR : 40% CIR	40%	-£8,707,991	-£9,710,334	-£9,719,691	-£9,737,147	-£9,831,289	-£10,470,958	-£10,859,581
60% LAR : 40% CIR	45%	-£9,189,115	-£10,161,777	-£10,171,121	-£10,188,554	-£10,282,637	-£10,921,950	-£11,310,377
60% LAR : 40% CIR	50%	-£9,676,635	-£10,614,837	-£10,624,172	-£10,641,586	-£10,735,620	-£11,374,644	-£11,762,908

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,175,195	-£3,463,529	-£3,472,949	-£3,490,489	-£3,584,081	-£4,219,332	-£4,605,001
60% LAR : 40% CIR	5%	-£2,642,896	-£3,894,859	-£3,904,244	-£3,921,724	-£4,015,170	-£4,649,532	-£5,034,707
60% LAR : 40% CIR	10%	-£3,112,331	-£4,327,914	-£4,337,265	-£4,354,692	-£4,448,000	-£5,081,542	-£5,466,263
60% LAR : 40% CIR	15%	-£3,583,485	-£4,762,675	-£4,771,995	-£4,789,372	-£4,882,556	-£5,515,348	-£5,899,652
60% LAR : 40% CIR	20%	-£4,056,342	-£5,199,125	-£5,208,420	-£5,225,751	-£5,318,820	-£5,950,932	-£6,334,857
60% LAR : 40% CIR	25%	-£4,530,884	-£5,637,250	-£5,646,521	-£5,663,811	-£5,756,778	-£6,388,275	-£6,774,266
60% LAR : 40% CIR	**30%**	**-£5,007,097**	**-£6,077,033**	**-£6,086,283**	**-£6,103,536**	**-£6,196,413**	**-£6,830,616**	**-£7,219,744**
60% LAR : 40% CIR	35%	-£5,484,962	-£6,518,457	-£6,527,690	-£6,544,910	-£6,638,065	-£7,278,156	-£7,667,013
60% LAR : 40% CIR	40%	-£5,964,464	-£6,966,807	-£6,976,163	-£6,993,620	-£7,087,762	-£7,727,430	-£8,116,053
60% LAR : 40% CIR	45%	-£6,445,587	-£7,418,250	-£7,427,594	-£7,445,026	-£7,539,109	-£8,178,423	-£8,566,849
60% LAR : 40% CIR	50%	-£6,933,107	-£7,871,310	-£7,880,645	-£7,898,058	-£7,992,093	-£8,631,116	-£9,019,381

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,067,914	-£220,420	-£229,840	-£247,380	-£340,972	-£976,223	-£1,361,892
60% LAR : 40% CIR	5%	£600,213	-£651,750	-£661,135	-£678,615	-£772,061	-£1,406,422	-£1,791,598
60% LAR : 40% CIR	10%	£130,778	-£1,084,805	-£1,094,156	-£1,111,583	-£1,204,891	-£1,838,433	-£2,223,154
60% LAR : 40% CIR	15%	-£340,376	-£1,519,566	-£1,528,886	-£1,546,263	-£1,639,446	-£2,272,239	-£2,656,543
60% LAR : 40% CIR	20%	-£813,233	-£1,956,016	-£1,965,311	-£1,982,642	-£2,075,711	-£2,707,823	-£3,091,748
60% LAR : 40% CIR	25%	-£1,287,775	-£2,394,141	-£2,403,412	-£2,420,701	-£2,513,669	-£3,145,166	-£3,531,157
60% LAR : 40% CIR	**30%**	**-£1,763,987**	**-£2,833,924**	**-£2,843,174**	**-£2,860,427**	**-£2,953,303**	**-£3,587,507**	**-£3,976,635**
60% LAR : 40% CIR	35%	-£2,241,853	-£3,275,348	-£3,284,580	-£3,301,801	-£3,394,956	-£4,035,047	-£4,423,904
60% LAR : 40% CIR	40%	-£2,721,355	-£3,723,697	-£3,733,054	-£3,750,511	-£3,844,653	-£4,484,321	-£4,872,944
60% LAR : 40% CIR	45%	-£3,202,478	-£4,175,141	-£4,184,485	-£4,201,917	-£4,296,000	-£4,935,314	-£5,323,740
60% LAR : 40% CIR	50%	-£3,689,998	-£4,628,201	-£4,637,536	-£4,654,949	-£4,748,984	-£5,388,007	-£5,776,272

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR in Perp	
Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£6,558,715	£5,236,487	£5,227,067	£5,209,527	£5,115,933	£4,480,683	£4,095,014
60% LAR : 40% CIR	5%	£5,985,028	£4,700,864	£4,691,480	£4,673,999	£4,580,554	£3,946,192	£3,561,017
60% LAR : 40% CIR	10%	£5,409,607	£4,163,518	£4,154,167	£4,136,741	£4,043,433	£3,409,890	£3,025,170
60% LAR : 40% CIR	15%	£4,832,466	£3,624,466	£3,615,144	£3,597,768	£3,504,585	£2,871,792	£2,487,488
60% LAR : 40% CIR	20%	£4,253,623	£3,083,723	£3,074,428	£3,057,098	£2,964,028	£2,331,917	£1,947,992
60% LAR : 40% CIR	25%	£3,673,094	£2,541,307	£2,532,036	£2,514,746	£2,421,779	£1,790,282	£1,406,697
60% LAR : 40% CIR	**30%**	**£3,090,895**	**£1,997,232**	**£1,987,982**	**£1,970,729**	**£1,877,852**	**£1,246,902**	**£863,622**
60% LAR : 40% CIR	35%	£2,507,043	£1,451,516	£1,442,285	£1,425,063	£1,332,267	£701,797	£318,784
60% LAR : 40% CIR	40%	£1,921,555	£904,175	£894,959	£877,765	£785,038	£154,982	-£231,276
60% LAR : 40% CIR	45%	£1,334,445	£355,224	£346,021	£328,851	£236,182	-£399,528	-£787,955
60% LAR : 40% CIR	50%	£745,732	-£198,299	-£207,634	-£225,046	-£319,080	-£958,104	-£1,346,370

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,420,212	-£10,742,441	-£10,751,861	-£10,769,400	-£10,862,994	-£11,498,244	-£11,883,913
60% LAR : 40% CIR	5%	-£9,993,899	-£11,278,063	-£11,287,448	-£11,304,928	-£11,398,374	-£12,032,735	-£12,417,911
60% LAR : 40% CIR	10%	-£10,569,320	-£11,815,409	-£11,824,761	-£11,842,186	-£11,935,495	-£12,569,037	-£12,953,758
60% LAR : 40% CIR	15%	-£11,146,461	-£12,354,461	-£12,363,783	-£12,381,159	-£12,474,342	-£13,107,135	-£13,491,440
60% LAR : 40% CIR	20%	-£11,725,304	-£12,895,204	-£12,904,499	-£12,921,829	-£13,014,899	-£13,647,010	-£14,030,935
60% LAR : 40% CIR	25%	-£12,305,834	-£13,437,620	-£13,446,892	-£13,464,181	-£13,557,148	-£14,188,645	-£14,572,231
60% LAR : 40% CIR	**30%**	**-£12,888,032**	**-£13,981,695**	**-£13,990,945**	**-£14,008,198**	**-£14,101,075**	**-£14,732,025**	**-£15,115,305**
60% LAR : 40% CIR	35%	-£13,471,884	-£14,527,411	-£14,536,643	-£14,553,865	-£14,646,660	-£15,277,130	-£15,660,144
60% LAR : 40% CIR	40%	-£14,057,373	-£15,074,752	-£15,083,968	-£15,101,163	-£15,193,889	-£15,823,945	-£16,210,204
60% LAR : 40% CIR	45%	-£14,644,482	-£15,623,703	-£15,632,907	-£15,650,077	-£15,742,746	-£16,378,456	-£16,766,882
60% LAR : 40% CIR	50%	-£15,233,196	-£16,177,226	-£16,186,561	-£16,203,973	-£16,298,008	-£16,937,031	-£17,325,297

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,798,994	-£4,121,222	-£4,130,643	-£4,148,182	-£4,241,776	-£4,877,026	-£5,262,695
60% LAR : 40% CIR	5%	-£3,372,681	-£4,656,845	-£4,666,230	-£4,683,710	-£4,777,155	-£5,411,517	-£5,796,692
60% LAR : 40% CIR	10%	-£3,948,102	-£5,194,191	-£5,203,542	-£5,220,968	-£5,314,276	-£5,947,819	-£6,332,539
60% LAR : 40% CIR	15%	-£4,525,243	-£5,733,243	-£5,742,565	-£5,759,941	-£5,853,124	-£6,485,917	-£6,870,221
60% LAR : 40% CIR	20%	-£5,104,086	-£6,273,986	-£6,283,281	-£6,300,611	-£6,393,681	-£7,025,792	-£7,409,717
60% LAR : 40% CIR	25%	-£5,684,615	-£6,816,402	-£6,825,673	-£6,842,963	-£6,935,930	-£7,567,427	-£7,951,012
60% LAR : 40% CIR	**30%**	**-£6,266,814**	**-£7,360,477**	**-£7,369,727**	**-£7,386,980**	**-£7,479,857**	**-£8,110,807**	**-£8,494,087**
60% LAR : 40% CIR	35%	-£6,850,666	-£7,906,193	-£7,915,425	-£7,932,646	-£8,025,442	-£8,655,912	-£9,038,926
60% LAR : 40% CIR	40%	-£7,436,154	-£8,453,534	-£8,462,750	-£8,479,944	-£8,572,671	-£9,202,727	-£9,588,985
60% LAR : 40% CIR	45%	-£8,023,264	-£9,002,485	-£9,011,688	-£9,028,859	-£9,121,528	-£9,757,237	-£10,145,664
60% LAR : 40% CIR	50%	-£8,611,977	-£9,556,008	-£9,565,343	-£9,582,755	-£9,676,789	-£10,315,813	-£10,704,079

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£55,467	-£1,377,695	-£1,387,115	-£1,404,655	-£1,498,249	-£2,133,498	-£2,519,167
60% LAR : 40% CIR	5%	-£629,153	-£1,913,318	-£1,922,702	-£1,940,183	-£2,033,628	-£2,667,990	-£3,053,165
60% LAR : 40% CIR	10%	-£1,204,575	-£2,450,664	-£2,460,015	-£2,477,441	-£2,570,749	-£3,204,292	-£3,589,012
60% LAR : 40% CIR	15%	-£1,781,716	-£2,989,716	-£2,999,037	-£3,016,413	-£3,109,597	-£3,742,390	-£4,126,694
60% LAR : 40% CIR	20%	-£2,360,559	-£3,530,459	-£3,539,754	-£3,557,084	-£3,650,154	-£4,282,265	-£4,666,190
60% LAR : 40% CIR	25%	-£2,941,088	-£4,072,875	-£4,082,146	-£4,099,435	-£4,192,403	-£4,823,900	-£5,207,485
60% LAR : 40% CIR	**30%**	**-£3,523,287**	**-£4,616,950**	**-£4,626,199**	**-£4,643,453**	**-£4,736,329**	**-£5,367,280**	**-£5,750,560**
60% LAR : 40% CIR	35%	-£4,107,138	-£5,162,666	-£5,171,897	-£5,189,119	-£5,281,915	-£5,912,385	-£6,295,398
60% LAR : 40% CIR	40%	-£4,692,627	-£5,710,007	-£5,719,223	-£5,736,417	-£5,829,144	-£6,459,199	-£6,845,458
60% LAR : 40% CIR	45%	-£5,279,737	-£6,258,957	-£6,268,161	-£6,285,331	-£6,378,000	-£7,013,710	-£7,402,137
60% LAR : 40% CIR	50%	-£5,868,450	-£6,812,480	-£6,821,815	-£6,839,228	-£6,933,262	-£7,572,286	-£7,960,552

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,187,643	£1,865,414	£1,855,994	£1,838,454	£1,744,861	£1,109,611	£723,942
60% LAR : 40% CIR	5%	£2,613,956	£1,329,792	£1,320,407	£1,302,927	£1,209,481	£575,119	£189,944
60% LAR : 40% CIR	10%	£2,038,534	£792,445	£783,094	£765,668	£672,360	£38,817	-£345,903
60% LAR : 40% CIR	15%	£1,461,393	£253,393	£244,072	£226,696	£133,513	-£499,281	-£883,585
60% LAR : 40% CIR	20%	£882,550	-£287,350	-£296,644	-£313,975	-£407,045	-£1,039,156	-£1,423,081
60% LAR : 40% CIR	25%	£302,021	-£829,766	-£839,037	-£856,326	-£949,294	-£1,580,791	-£1,964,376
60% LAR : 40% CIR	**30%**	**-£280,178**	**-£1,373,841**	**-£1,383,090**	**-£1,400,344**	**-£1,493,220**	**-£2,124,171**	**-£2,507,451**
60% LAR : 40% CIR	35%	-£864,029	-£1,919,557	-£1,928,788	-£1,946,010	-£2,038,806	-£2,669,276	-£3,052,289
60% LAR : 40% CIR	40%	-£1,449,518	-£2,466,898	-£2,476,114	-£2,493,308	-£2,586,035	-£3,216,090	-£3,602,349
60% LAR : 40% CIR	45%	-£2,036,628	-£3,015,848	-£3,025,052	-£3,042,222	-£3,134,891	-£3,770,601	-£4,159,028
60% LAR : 40% CIR	50%	-£2,625,341	-£3,569,371	-£3,578,706	-£3,596,119	-£3,690,153	-£4,329,177	-£4,717,443

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR in Perp		Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,830,552	£6,487,987	£6,478,567	£6,461,027	£6,367,434	£5,732,184	£5,346,515
60% LAR : 40% CIR	5%	£7,193,274	£5,889,789	£5,880,405	£5,862,924	£5,769,479	£5,135,118	£4,749,942
60% LAR : 40% CIR	10%	£6,554,260	£5,289,868	£5,280,517	£5,263,091	£5,169,783	£4,536,240	£4,151,519
60% LAR : 40% CIR	15%	£5,913,527	£4,688,240	£4,678,920	£4,661,543	£4,568,360	£3,935,568	£3,551,263
60% LAR : 40% CIR	20%	£5,271,093	£4,084,923	£4,075,629	£4,058,298	£3,965,228	£3,333,117	£2,949,192
60% LAR : 40% CIR	25%	£4,626,972	£3,479,931	£3,470,661	£3,453,371	£3,360,403	£2,728,906	£2,345,322
60% LAR : 40% CIR	**30%**	**£3,981,181**	**£2,873,282**	**£2,864,032**	**£2,846,779**	**£2,753,902**	**£2,122,952**	**£1,739,672**
60% LAR : 40% CIR	35%	£3,333,737	£2,264,991	£2,255,760	£2,238,538	£2,145,742	£1,515,273	£1,132,259
60% LAR : 40% CIR	40%	£2,684,657	£1,655,075	£1,645,859	£1,628,664	£1,535,938	£905,883	£523,100
60% LAR : 40% CIR	45%	£2,033,956	£1,043,550	£1,034,346	£1,017,175	£924,507	£294,801	-£89,127
60% LAR : 40% CIR	50%	£1,381,651	£430,432	£421,237	£404,086	£311,465	-£322,807	-£711,072

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,148,375	-£9,490,940	-£9,500,360	-£9,517,900	-£9,611,494	-£10,246,744	-£10,632,413
60% LAR : 40% CIR	5%	-£8,785,653	-£10,089,138	-£10,098,522	-£10,116,003	-£10,209,448	-£10,843,809	-£11,228,985
60% LAR : 40% CIR	10%	-£9,424,668	-£10,689,059	-£10,698,410	-£10,715,836	-£10,809,144	-£11,442,687	-£11,827,408
60% LAR : 40% CIR	15%	-£10,065,400	-£11,290,687	-£11,300,007	-£11,317,384	-£11,410,567	-£12,043,360	-£12,427,664
60% LAR : 40% CIR	20%	-£10,707,835	-£11,894,004	-£11,903,298	-£11,920,629	-£12,013,699	-£12,645,810	-£13,029,735
60% LAR : 40% CIR	25%	-£11,351,956	-£12,498,996	-£12,508,266	-£12,525,556	-£12,618,524	-£13,250,021	-£13,633,605
60% LAR : 40% CIR	**30%**	**-£11,997,746**	**-£13,105,645**	**-£13,114,895**	**-£13,132,148**	**-£13,225,025**	**-£13,855,975**	**-£14,239,255**
60% LAR : 40% CIR	35%	-£12,645,190	-£13,713,936	-£13,723,167	-£13,740,389	-£13,833,185	-£14,463,655	-£14,846,668
60% LAR : 40% CIR	40%	-£13,294,270	-£14,323,853	-£14,333,069	-£14,350,263	-£14,442,989	-£15,073,044	-£15,455,827
60% LAR : 40% CIR	45%	-£13,944,972	-£14,935,378	-£14,944,581	-£14,961,753	-£15,054,420	-£15,684,126	-£16,068,054
60% LAR : 40% CIR	50%	-£14,597,277	-£15,548,496	-£15,557,690	-£15,574,842	-£15,667,463	-£16,301,734	-£16,689,999

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,527,157	-£2,869,722	-£2,879,142	-£2,896,682	-£2,990,276	-£3,625,525	-£4,011,194
60% LAR : 40% CIR	5%	-£2,164,435	-£3,467,920	-£3,477,304	-£3,494,785	-£3,588,230	-£4,222,591	-£4,607,767
60% LAR : 40% CIR	10%	-£2,803,449	-£4,067,841	-£4,077,192	-£4,094,618	-£4,187,926	-£4,821,469	-£5,206,190
60% LAR : 40% CIR	15%	-£3,444,182	-£4,669,469	-£4,678,789	-£4,696,166	-£4,789,349	-£5,422,141	-£5,806,446
60% LAR : 40% CIR	20%	-£4,086,617	-£5,272,786	-£5,282,080	-£5,299,411	-£5,392,481	-£6,024,592	-£6,408,517
60% LAR : 40% CIR	25%	-£4,730,737	-£5,877,778	-£5,887,048	-£5,904,338	-£5,997,306	-£6,628,803	-£7,012,387
60% LAR : 40% CIR	**30%**	**-£5,376,528**	**-£6,484,427**	**-£6,493,677**	**-£6,510,930**	**-£6,603,807**	**-£7,234,757**	**-£7,618,037**
60% LAR : 40% CIR	35%	-£6,023,972	-£7,092,718	-£7,101,949	-£7,119,171	-£7,211,967	-£7,842,437	-£8,225,450
60% LAR : 40% CIR	40%	-£6,673,052	-£7,702,635	-£7,711,850	-£7,729,045	-£7,821,771	-£8,451,826	-£8,834,609
60% LAR : 40% CIR	45%	-£7,323,753	-£8,314,159	-£8,323,363	-£8,340,534	-£8,433,202	-£9,062,908	-£9,446,836
60% LAR : 40% CIR	50%	-£7,976,058	-£8,927,277	-£8,936,472	-£8,953,624	-£9,046,244	-£9,680,516	-£10,068,781

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,216,370	-£126,195	-£135,615	-£153,155	-£246,748	-£881,998	-£1,267,667
60% LAR : 40% CIR	5%	£579,092	-£724,393	-£733,777	-£751,258	-£844,702	-£1,479,064	-£1,864,239
60% LAR : 40% CIR	10%	-£59,922	-£1,324,314	-£1,333,665	-£1,351,091	-£1,444,399	-£2,077,942	-£2,462,663
60% LAR : 40% CIR	15%	-£700,654	-£1,925,941	-£1,935,262	-£1,952,639	-£2,045,822	-£2,678,614	-£3,062,918
60% LAR : 40% CIR	20%	-£1,343,089	-£2,529,259	-£2,538,553	-£2,555,884	-£2,648,954	-£3,281,065	-£3,664,990
60% LAR : 40% CIR	25%	-£1,987,210	-£3,134,251	-£3,143,521	-£3,160,811	-£3,253,778	-£3,885,276	-£4,268,860
60% LAR : 40% CIR	**30%**	**-£2,633,000**	**-£3,740,900**	**-£3,750,150**	**-£3,767,403**	**-£3,860,279**	**-£4,491,230**	**-£4,874,510**
60% LAR : 40% CIR	35%	-£3,280,445	-£4,349,191	-£4,358,422	-£4,375,644	-£4,468,439	-£5,098,909	-£5,481,923
60% LAR : 40% CIR	40%	-£3,929,525	-£4,959,107	-£4,968,323	-£4,985,517	-£5,078,244	-£5,708,299	-£6,091,082
60% LAR : 40% CIR	45%	-£4,580,226	-£5,570,632	-£5,579,836	-£5,597,007	-£5,689,675	-£6,319,380	-£6,703,309
60% LAR : 40% CIR	50%	-£5,232,531	-£6,183,750	-£6,192,945	-£6,210,096	-£6,302,717	-£6,936,989	-£7,325,254

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,459,479	£3,116,914	£3,107,494	£3,089,954	£2,996,361	£2,361,111	£1,975,442
60% LAR : 40% CIR	5%	£3,822,201	£2,518,716	£2,509,333	£2,491,851	£2,398,407	£1,764,045	£1,378,870
60% LAR : 40% CIR	10%	£3,183,187	£1,918,796	£1,909,444	£1,892,018	£1,798,710	£1,165,167	£780,446
60% LAR : 40% CIR	15%	£2,542,455	£1,317,168	£1,307,847	£1,290,470	£1,197,287	£564,495	£180,191
60% LAR : 40% CIR	20%	£1,900,020	£713,850	£704,557	£687,225	£594,155	-£37,956	-£421,881
60% LAR : 40% CIR	25%	£1,255,899	£108,859	£99,588	£82,298	-£10,669	-£642,166	-£1,025,751
60% LAR : 40% CIR	**30%**	**£610,109**	**-£497,791**	**-£507,040**	**-£524,294**	**-£617,170**	**-£1,248,121**	**-£1,631,401**
60% LAR : 40% CIR	35%	-£37,336	-£1,106,082	-£1,115,313	-£1,132,535	-£1,225,330	-£1,855,800	-£2,238,814
60% LAR : 40% CIR	40%	-£686,416	-£1,715,998	-£1,725,214	-£1,742,408	-£1,835,135	-£2,465,190	-£2,847,973
60% LAR : 40% CIR	45%	-£1,337,117	-£2,327,523	-£2,336,727	-£2,353,898	-£2,446,566	-£3,076,271	-£3,460,199
60% LAR : 40% CIR	50%	-£1,989,422	-£2,940,641	-£2,949,835	-£2,966,987	-£3,059,608	-£3,693,880	-£4,082,144

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR for 15 Years

Value Area	**Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,894	-£1,218,051	-£1,227,616	-£1,245,423	-£1,340,443	-£1,985,386	-£2,376,940
60% LAR : 40% CIR	5%	-£198,421	-£1,401,844	-£1,411,372	-£1,429,119	-£1,523,990	-£2,168,030	-£2,559,084
60% LAR : 40% CIR	10%	-£416,770	-£1,587,387	-£1,596,881	-£1,614,574	-£1,709,305	-£2,352,514	-£2,743,105
60% LAR : 40% CIR	15%	-£636,864	-£1,774,662	-£1,784,126	-£1,801,768	-£1,896,372	-£2,538,820	-£2,928,988
60% LAR : 40% CIR	20%	-£858,688	-£1,963,653	-£1,973,090	-£1,990,685	-£2,085,175	-£2,726,931	-£3,116,714
60% LAR : 40% CIR	25%	-£1,082,223	-£2,154,344	-£2,163,756	-£2,181,311	-£2,275,696	-£2,916,829	-£3,306,266
60% LAR : 40% CIR	**30%**	**-£1,307,452**	**-£2,346,718**	**-£2,356,109**	**-£2,373,626**	**-£2,467,919**	**-£3,108,497**	**-£3,497,625**
60% LAR : 40% CIR	35%	-£1,534,361	-£2,540,759	-£2,550,131	-£2,567,615	-£2,661,827	-£3,301,918	-£3,690,775
60% LAR : 40% CIR	40%	-£1,762,931	-£2,736,449	-£2,745,806	-£2,763,263	-£2,857,404	-£3,497,073	-£3,885,696
60% LAR : 40% CIR	45%	-£1,993,146	-£2,933,774	-£2,943,118	-£2,960,550	-£3,054,633	-£3,693,947	-£4,082,372
60% LAR : 40% CIR	50%	-£2,224,990	-£3,132,715	-£3,142,050	-£3,159,462	-£3,253,496	-£3,892,520	-£4,280,786

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,961,033	-£17,196,978	-£17,206,543	-£17,224,350	-£17,319,371	-£17,964,313	-£18,355,867
60% LAR : 40% CIR	5%	-£16,177,348	-£17,380,772	-£17,390,299	-£17,408,046	-£17,502,918	-£18,146,958	-£18,538,011
60% LAR : 40% CIR	10%	-£16,395,698	-£17,566,314	-£17,575,808	-£17,593,501	-£17,688,233	-£18,331,442	-£18,722,032
60% LAR : 40% CIR	15%	-£16,615,792	-£17,753,589	-£17,763,053	-£17,780,695	-£17,875,300	-£18,517,748	-£18,907,915
60% LAR : 40% CIR	20%	-£16,837,615	-£17,942,581	-£17,952,018	-£17,969,613	-£18,064,102	-£18,705,858	-£19,095,641
60% LAR : 40% CIR	25%	-£17,061,150	-£18,133,272	-£18,142,683	-£18,160,238	-£18,254,623	-£18,895,756	-£19,285,193
60% LAR : 40% CIR	**30%**	**-£17,286,379**	**-£18,325,645**	**-£18,335,036**	**-£18,352,553**	**-£18,446,846**	**-£19,087,424**	**-£19,476,552**
60% LAR : 40% CIR	35%	-£17,513,288	-£18,519,686	-£18,529,059	-£18,546,542	-£18,640,754	-£19,280,845	-£19,669,702
60% LAR : 40% CIR	40%	-£17,741,858	-£18,715,377	-£18,724,733	-£18,742,190	-£18,836,332	-£19,476,000	-£19,864,623
60% LAR : 40% CIR	45%	-£17,972,073	-£18,912,701	-£18,922,045	-£18,939,477	-£19,033,560	-£19,672,874	-£20,061,300
60% LAR : 40% CIR	50%	-£18,203,917	-£19,111,642	-£19,120,977	-£19,138,389	-£19,232,424	-£19,871,447	-£20,259,713

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,339,815	-£10,575,760	-£10,585,325	-£10,603,132	-£10,698,152	-£11,343,095	-£11,734,649
60% LAR : 40% CIR	5%	-£9,556,130	-£10,759,553	-£10,769,081	-£10,786,828	-£10,881,700	-£11,525,739	-£11,916,793
60% LAR : 40% CIR	10%	-£9,774,479	-£10,945,096	-£10,954,590	-£10,972,283	-£11,067,015	-£11,710,223	-£12,100,814
60% LAR : 40% CIR	15%	-£9,994,573	-£11,132,371	-£11,141,835	-£11,159,477	-£11,254,081	-£11,896,529	-£12,286,697
60% LAR : 40% CIR	20%	-£10,216,397	-£11,321,362	-£11,330,799	-£11,348,394	-£11,442,884	-£12,084,640	-£12,474,423
60% LAR : 40% CIR	25%	-£10,439,932	-£11,512,053	-£11,521,465	-£11,539,020	-£11,633,405	-£12,274,538	-£12,663,975
60% LAR : 40% CIR	**30%**	**-£10,665,161**	**-£11,704,427**	**-£11,713,818**	**-£11,731,335**	**-£11,825,628**	**-£12,466,206**	**-£12,855,334**
60% LAR : 40% CIR	35%	-£10,892,070	-£11,898,468	-£11,907,840	-£11,925,324	-£12,019,536	-£12,659,627	-£13,048,484
60% LAR : 40% CIR	40%	-£11,120,640	-£12,094,158	-£12,103,515	-£12,120,972	-£12,215,114	-£12,854,782	-£13,243,405
60% LAR : 40% CIR	45%	-£11,350,855	-£12,291,483	-£12,300,827	-£12,318,259	-£12,412,342	-£13,051,656	-£13,440,081
60% LAR : 40% CIR	50%	-£11,582,699	-£12,490,424	-£12,499,759	-£12,517,171	-£12,611,206	-£13,250,229	-£13,638,495

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,596,288	-£7,832,233	-£7,841,797	-£7,859,604	-£7,954,625	-£8,599,568	-£8,991,122
60% LAR : 40% CIR	5%	-£6,812,602	-£8,016,026	-£8,025,553	-£8,043,301	-£8,138,172	-£8,782,212	-£9,173,266
60% LAR : 40% CIR	10%	-£7,030,952	-£8,201,569	-£8,211,063	-£8,228,756	-£8,323,487	-£8,966,696	-£9,357,287
60% LAR : 40% CIR	15%	-£7,251,046	-£8,388,844	-£8,398,308	-£8,415,950	-£8,510,554	-£9,153,002	-£9,543,170
60% LAR : 40% CIR	20%	-£7,472,870	-£8,577,835	-£8,587,272	-£8,604,867	-£8,699,357	-£9,341,112	-£9,730,896
60% LAR : 40% CIR	25%	-£7,696,405	-£8,768,526	-£8,777,938	-£8,795,492	-£8,889,878	-£9,531,011	-£9,920,447
60% LAR : 40% CIR	**30%**	**-£7,921,634**	**-£8,960,900**	**-£8,970,291**	**-£8,987,808**	**-£9,082,101**	**-£9,722,679**	**-£10,111,807**
60% LAR : 40% CIR	35%	-£8,148,543	-£9,154,941	-£9,164,313	-£9,181,797	-£9,276,009	-£9,916,099	-£10,304,957
60% LAR : 40% CIR	40%	-£8,377,112	-£9,350,631	-£9,359,988	-£9,377,445	-£9,471,586	-£10,111,255	-£10,499,878
60% LAR : 40% CIR	45%	-£8,607,327	-£9,547,955	-£9,557,300	-£9,574,732	-£9,668,815	-£10,308,129	-£10,696,554
60% LAR : 40% CIR	50%	-£8,839,172	-£9,746,896	-£9,756,231	-£9,773,644	-£9,867,678	-£10,506,702	-£10,894,968

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,353,179	-£4,589,124	-£4,598,688	-£4,616,495	-£4,711,516	-£5,356,459	-£5,748,013
60% LAR : 40% CIR	5%	-£3,569,493	-£4,772,917	-£4,782,444	-£4,800,192	-£4,895,063	-£5,539,103	-£5,930,156
60% LAR : 40% CIR	10%	-£3,787,843	-£4,958,460	-£4,967,953	-£4,985,646	-£5,080,378	-£5,723,587	-£6,114,178
60% LAR : 40% CIR	15%	-£4,007,937	-£5,145,735	-£5,155,199	-£5,172,840	-£5,267,445	-£5,909,893	-£6,300,061
60% LAR : 40% CIR	20%	-£4,229,761	-£5,334,726	-£5,344,163	-£5,361,758	-£5,456,248	-£6,098,003	-£6,487,787
60% LAR : 40% CIR	25%	-£4,453,296	-£5,525,417	-£5,534,829	-£5,552,383	-£5,646,769	-£6,287,901	-£6,677,338
60% LAR : 40% CIR	**30%**	**-£4,678,525**	**-£5,717,791**	**-£5,727,182**	**-£5,744,698**	**-£5,838,992**	**-£6,479,570**	**-£6,868,698**
60% LAR : 40% CIR	35%	-£4,905,433	-£5,911,832	-£5,921,204	-£5,938,688	-£6,032,900	-£6,672,990	-£7,061,847
60% LAR : 40% CIR	40%	-£5,134,003	-£6,107,522	-£6,116,879	-£6,134,336	-£6,228,477	-£6,868,146	-£7,256,769
60% LAR : 40% CIR	45%	-£5,364,218	-£6,304,846	-£6,314,191	-£6,331,623	-£6,425,706	-£7,065,020	-£7,453,445
60% LAR : 40% CIR	50%	-£5,596,063	-£6,503,787	-£6,513,122	-£6,530,535	-£6,624,569	-£7,263,593	-£7,651,859

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR for 15 Years	

Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£865,786	-£370,987	-£380,551	-£398,359	-£493,380	-£1,138,322	-£1,529,876
60% LAR : 40% CIR	5%	£610,058	-£597,134	-£606,661	-£624,409	-£719,279	-£1,363,320	-£1,754,373
60% LAR : 40% CIR	10%	£352,596	-£825,030	-£834,524	-£852,216	-£946,947	-£1,590,157	-£1,980,748
60% LAR : 40% CIR	15%	£93,414	-£1,054,658	-£1,064,121	-£1,081,763	-£1,176,369	-£1,818,816	-£2,208,984
60% LAR : 40% CIR	20%	-£170,025	-£1,286,002	-£1,295,439	-£1,313,034	-£1,407,524	-£2,049,280	-£2,439,064
60% LAR : 40% CIR	25%	-£436,601	-£1,519,046	-£1,528,459	-£1,546,012	-£1,640,398	-£2,281,531	-£2,670,969
60% LAR : 40% CIR	**30%**	**-£704,873**	**-£1,753,773**	**-£1,763,164**	**-£1,780,681**	**-£1,874,974**	**-£2,515,552**	**-£2,904,681**
60% LAR : 40% CIR	35%	-£974,822	-£1,990,168	-£1,999,540	-£2,017,024	-£2,111,236	-£2,751,326	-£3,140,183
60% LAR : 40% CIR	40%	-£1,246,433	-£2,228,211	-£2,237,568	-£2,255,024	-£2,349,166	-£2,988,835	-£3,377,458
60% LAR : 40% CIR	45%	-£1,519,690	-£2,467,888	-£2,477,233	-£2,494,665	-£2,588,747	-£3,228,061	-£3,616,488
60% LAR : 40% CIR	50%	-£1,794,575	-£2,709,182	-£2,718,517	-£2,735,931	-£2,829,965	-£3,468,989	-£3,857,253

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,113,141	-£16,349,915	-£16,359,478	-£16,377,286	-£16,472,307	-£17,117,250	-£17,508,804
60% LAR : 40% CIR	5%	-£15,368,869	-£16,576,061	-£16,585,588	-£16,603,336	-£16,698,206	-£17,342,247	-£17,733,301
60% LAR : 40% CIR	10%	-£15,626,332	-£16,803,957	-£16,813,451	-£16,831,143	-£16,925,875	-£17,569,084	-£17,959,675
60% LAR : 40% CIR	15%	-£15,885,513	-£17,033,586	-£17,043,049	-£17,060,690	-£17,155,296	-£17,797,744	-£18,187,912
60% LAR : 40% CIR	20%	-£16,148,952	-£17,264,929	-£17,274,366	-£17,291,961	-£17,386,451	-£18,028,207	-£18,417,991
60% LAR : 40% CIR	25%	-£16,415,528	-£17,497,973	-£17,507,386	-£17,524,940	-£17,619,325	-£18,260,458	-£18,649,896
60% LAR : 40% CIR	**30%**	**-£16,683,800**	**-£17,732,701**	**-£17,742,092**	**-£17,759,608**	**-£17,853,901**	**-£18,494,479**	**-£18,883,608**
60% LAR : 40% CIR	35%	-£16,953,750	-£17,969,095	-£17,978,467	-£17,995,951	-£18,090,163	-£18,730,253	-£19,119,111
60% LAR : 40% CIR	40%	-£17,225,360	-£18,207,139	-£18,216,495	-£18,233,951	-£18,328,094	-£18,967,762	-£19,356,385
60% LAR : 40% CIR	45%	-£17,498,617	-£18,446,815	-£18,456,160	-£18,473,593	-£18,567,675	-£19,206,988	-£19,595,415
60% LAR : 40% CIR	50%	-£17,773,502	-£18,688,109	-£18,697,444	-£18,714,858	-£18,808,892	-£19,447,916	-£19,836,181

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,491,923	-£9,728,696	-£9,738,260	-£9,756,068	-£9,851,089	-£10,496,031	-£10,887,586
60% LAR : 40% CIR	5%	-£8,747,651	-£9,954,843	-£9,964,370	-£9,982,118	-£10,076,988	-£10,721,029	-£11,112,082
60% LAR : 40% CIR	10%	-£9,005,114	-£10,182,739	-£10,192,233	-£10,209,925	-£10,304,656	-£10,947,866	-£11,338,457
60% LAR : 40% CIR	15%	-£9,264,295	-£10,412,367	-£10,421,831	-£10,439,472	-£10,534,078	-£11,176,526	-£11,566,693
60% LAR : 40% CIR	20%	-£9,527,734	-£10,643,711	-£10,653,148	-£10,670,743	-£10,765,233	-£11,406,989	-£11,796,773
60% LAR : 40% CIR	25%	-£9,794,310	-£10,876,755	-£10,886,168	-£10,903,722	-£10,998,107	-£11,639,240	-£12,028,678
60% LAR : 40% CIR	**30%**	**-£10,062,582**	**-£11,111,482**	**-£11,120,873**	**-£11,138,390**	**-£11,232,683**	**-£11,873,261**	**-£12,262,390**
60% LAR : 40% CIR	35%	-£10,332,532	-£11,347,877	-£11,357,249	-£11,374,733	-£11,468,945	-£12,109,035	-£12,497,892
60% LAR : 40% CIR	40%	-£10,604,142	-£11,585,920	-£11,595,277	-£11,612,733	-£11,706,875	-£12,346,544	-£12,735,167
60% LAR : 40% CIR	45%	-£10,877,399	-£11,825,597	-£11,834,942	-£11,852,374	-£11,946,457	-£12,585,770	-£12,974,197
60% LAR : 40% CIR	50%	-£11,152,284	-£12,066,891	-£12,076,226	-£12,093,640	-£12,187,674	-£12,826,698	-£13,214,963

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,748,396	-£6,985,169	-£6,994,733	-£7,012,541	-£7,107,561	-£7,752,504	-£8,144,058
60% LAR : 40% CIR	5%	-£6,004,124	-£7,211,316	-£7,220,843	-£7,238,590	-£7,333,461	-£7,977,502	-£8,368,555
60% LAR : 40% CIR	10%	-£6,261,586	-£7,439,212	-£7,448,705	-£7,466,397	-£7,561,129	-£8,204,339	-£8,594,930
60% LAR : 40% CIR	15%	-£6,520,768	-£7,668,840	-£7,678,303	-£7,695,945	-£7,790,550	-£8,432,998	-£8,823,166
60% LAR : 40% CIR	20%	-£6,784,207	-£7,900,184	-£7,909,621	-£7,927,216	-£8,021,705	-£8,663,462	-£9,053,245
60% LAR : 40% CIR	25%	-£7,050,783	-£8,133,228	-£8,142,641	-£8,160,194	-£8,254,580	-£8,895,712	-£9,285,150
60% LAR : 40% CIR	**30%**	**-£7,319,055**	**-£8,367,955**	**-£8,377,346**	**-£8,394,863**	**-£8,489,156**	**-£9,129,734**	**-£9,518,863**
60% LAR : 40% CIR	35%	-£7,589,004	-£8,604,349	-£8,613,722	-£8,631,206	-£8,725,417	-£9,365,508	-£9,754,365
60% LAR : 40% CIR	40%	-£7,860,615	-£8,842,393	-£8,851,750	-£8,869,206	-£8,963,348	-£9,603,017	-£9,991,640
60% LAR : 40% CIR	45%	-£8,133,872	-£9,082,070	-£9,091,415	-£9,108,847	-£9,202,929	-£9,842,243	-£10,230,669
60% LAR : 40% CIR	50%	-£8,408,757	-£9,323,364	-£9,332,699	-£9,350,113	-£9,444,147	-£10,083,171	-£10,471,435

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,505,287	-£3,742,060	-£3,751,624	-£3,769,431	-£3,864,452	-£4,509,395	-£4,900,949
60% LAR : 40% CIR	5%	-£2,761,015	-£3,968,207	-£3,977,734	-£3,995,481	-£4,090,352	-£4,734,393	-£5,125,446
60% LAR : 40% CIR	10%	-£3,018,477	-£4,196,103	-£4,205,596	-£4,223,288	-£4,318,020	-£4,961,230	-£5,351,821
60% LAR : 40% CIR	15%	-£3,277,659	-£4,425,731	-£4,435,194	-£4,452,836	-£4,547,441	-£5,189,889	-£5,580,057
60% LAR : 40% CIR	20%	-£3,541,098	-£4,657,075	-£4,666,512	-£4,684,107	-£4,778,596	-£5,420,353	-£5,810,136
60% LAR : 40% CIR	25%	-£3,807,674	-£4,890,119	-£4,899,532	-£4,917,085	-£5,011,471	-£5,652,603	-£6,042,041
60% LAR : 40% CIR	**30%**	**-£4,075,946**	**-£5,124,846**	**-£5,134,237**	**-£5,151,754**	**-£5,246,047**	**-£5,886,625**	**-£6,275,754**
60% LAR : 40% CIR	35%	-£4,345,895	-£5,361,240	-£5,370,613	-£5,388,096	-£5,482,308	-£6,122,399	-£6,511,256
60% LAR : 40% CIR	40%	-£4,617,506	-£5,599,284	-£5,608,641	-£5,626,097	-£5,720,239	-£6,359,908	-£6,748,531
60% LAR : 40% CIR	45%	-£4,890,763	-£5,838,960	-£5,848,306	-£5,865,738	-£5,959,820	-£6,599,134	-£6,987,560
60% LAR : 40% CIR	50%	-£5,165,648	-£6,080,255	-£6,089,590	-£6,107,003	-£6,201,038	-£6,840,061	-£7,228,326

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR for 15 Years	
Value Area	**Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,289,731	£51,755	£42,335	£24,795	-£69,848	-£714,791	-£1,106,345
60% LAR : 40% CIR	5%	£1,012,807	-£194,779	-£204,306	-£222,054	-£316,924	-£960,965	-£1,352,018
60% LAR : 40% CIR	10%	£734,147	-£443,851	-£453,345	-£471,037	-£565,769	-£1,208,978	-£1,599,569
60% LAR : 40% CIR	15%	£453,768	-£694,656	-£704,119	-£721,761	-£816,366	-£1,458,814	-£1,848,982
60% LAR : 40% CIR	20%	£171,686	-£947,177	-£956,613	-£974,208	-£1,068,698	-£1,710,454	-£2,100,238
60% LAR : 40% CIR	25%	-£113,791	-£1,201,397	-£1,210,810	-£1,228,363	-£1,322,749	-£1,963,882	-£2,353,319
60% LAR : 40% CIR	**30%**	**-£403,582**	**-£1,457,301**	**-£1,466,692**	**-£1,484,209**	**-£1,578,502**	**-£2,219,080**	**-£2,608,209**
60% LAR : 40% CIR	35%	-£695,053	-£1,714,872	-£1,724,244	-£1,741,728	-£1,835,940	-£2,476,029	-£2,864,888
60% LAR : 40% CIR	40%	-£988,185	-£1,974,092	-£1,983,449	-£2,000,905	-£2,095,047	-£2,734,715	-£3,123,339
60% LAR : 40% CIR	45%	-£1,282,962	-£2,234,945	-£2,244,291	-£2,261,723	-£2,355,805	-£2,995,119	-£3,383,545
60% LAR : 40% CIR	50%	-£1,579,368	-£2,497,417	-£2,506,752	-£2,524,164	-£2,618,199	-£3,257,223	-£3,645,488

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£14,689,196	-£15,927,173	-£15,936,593	-£15,954,133	-£16,048,775	-£16,693,718	-£17,085,272
60% LAR : 40% CIR	5%	-£14,966,121	-£16,173,706	-£16,183,234	-£16,200,981	-£16,295,852	-£16,939,892	-£17,330,945
60% LAR : 40% CIR	10%	-£15,244,780	-£16,422,778	-£16,432,272	-£16,449,964	-£16,544,697	-£17,187,905	-£17,578,496
60% LAR : 40% CIR	15%	-£15,525,160	-£16,673,583	-£16,683,046	-£16,700,688	-£16,795,293	-£17,437,741	-£17,827,909
60% LAR : 40% CIR	20%	-£15,807,241	-£16,926,104	-£16,935,540	-£16,953,135	-£17,047,625	-£17,689,382	-£18,079,165
60% LAR : 40% CIR	25%	-£16,092,718	-£17,180,324	-£17,189,737	-£17,207,291	-£17,301,676	-£17,942,809	-£18,332,247
60% LAR : 40% CIR	**30%**	**-£16,382,510**	**-£17,436,228**	**-£17,445,619**	**-£17,463,136**	**-£17,557,429**	**-£18,198,007**	**-£18,587,136**
60% LAR : 40% CIR	35%	-£16,673,980	-£17,693,799	-£17,703,171	-£17,720,655	-£17,814,867	-£18,454,957	-£18,843,815
60% LAR : 40% CIR	40%	-£16,967,113	-£17,953,020	-£17,962,376	-£17,979,832	-£18,073,975	-£18,713,642	-£19,102,266
60% LAR : 40% CIR	45%	-£17,261,889	-£18,213,873	-£18,223,218	-£18,240,650	-£18,334,732	-£18,974,046	-£19,362,472
60% LAR : 40% CIR	50%	-£17,558,295	-£18,476,344	-£18,485,679	-£18,503,091	-£18,597,127	-£19,236,150	-£19,624,415

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,067,978	-£9,305,954	-£9,315,375	-£9,332,914	-£9,427,557	-£10,072,500	-£10,464,054
60% LAR : 40% CIR	5%	-£8,344,903	-£9,552,488	-£9,562,016	-£9,579,763	-£9,674,633	-£10,318,674	-£10,709,727
60% LAR : 40% CIR	10%	-£8,623,562	-£9,801,560	-£9,811,054	-£9,828,746	-£9,923,478	-£10,566,687	-£10,957,278
60% LAR : 40% CIR	15%	-£8,903,942	-£10,052,365	-£10,061,828	-£10,079,470	-£10,174,075	-£10,816,523	-£11,206,691
60% LAR : 40% CIR	20%	-£9,186,023	-£10,304,886	-£10,314,322	-£10,331,917	-£10,426,407	-£11,068,164	-£11,457,947
60% LAR : 40% CIR	25%	-£9,471,500	-£10,559,106	-£10,568,519	-£10,586,072	-£10,680,458	-£11,321,591	-£11,711,029
60% LAR : 40% CIR	**30%**	**-£9,761,291**	**-£10,815,010**	**-£10,824,401**	**-£10,841,918**	**-£10,936,211**	**-£11,576,789**	**-£11,965,918**
60% LAR : 40% CIR	35%	-£10,052,762	-£11,072,581	-£11,081,953	-£11,099,437	-£11,193,649	-£11,833,739	-£12,222,597
60% LAR : 40% CIR	40%	-£10,345,894	-£11,331,801	-£11,341,158	-£11,358,614	-£11,452,756	-£12,092,424	-£12,481,048
60% LAR : 40% CIR	45%	-£10,640,671	-£11,592,654	-£11,602,000	-£11,619,432	-£11,713,514	-£12,352,828	-£12,741,254
60% LAR : 40% CIR	50%	-£10,937,077	-£11,855,126	-£11,864,461	-£11,881,873	-£11,975,908	-£12,614,932	-£13,003,197

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,324,451	-£6,562,427	-£6,571,847	-£6,589,387	-£6,684,030	-£7,328,973	-£7,720,527
60% LAR : 40% CIR	5%	-£5,601,375	-£6,808,961	-£6,818,488	-£6,836,236	-£6,931,106	-£7,575,147	-£7,966,199
60% LAR : 40% CIR	10%	-£5,880,035	-£7,058,033	-£7,067,526	-£7,085,218	-£7,179,951	-£7,823,160	-£8,213,751
60% LAR : 40% CIR	15%	-£6,160,414	-£7,308,838	-£7,318,301	-£7,335,942	-£7,430,548	-£8,072,996	-£8,463,164
60% LAR : 40% CIR	20%	-£6,442,495	-£7,561,359	-£7,570,795	-£7,588,390	-£7,682,880	-£8,324,636	-£8,714,420
60% LAR : 40% CIR	25%	-£6,727,973	-£7,815,579	-£7,824,992	-£7,842,545	-£7,936,931	-£8,578,063	-£8,967,501
60% LAR : 40% CIR	**30%**	**-£7,017,764**	**-£8,071,483**	**-£8,080,874**	**-£8,098,390**	**-£8,192,684**	**-£8,833,262**	**-£9,222,391**
60% LAR : 40% CIR	35%	-£7,309,235	-£8,329,054	-£8,338,426	-£8,355,910	-£8,450,122	-£9,090,211	-£9,479,069
60% LAR : 40% CIR	40%	-£7,602,367	-£8,588,274	-£8,597,631	-£8,615,087	-£8,709,229	-£9,348,897	-£9,737,521
60% LAR : 40% CIR	45%	-£7,897,144	-£8,849,127	-£8,858,473	-£8,875,905	-£8,969,987	-£9,609,301	-£9,997,727
60% LAR : 40% CIR	50%	-£8,193,550	-£9,111,598	-£9,120,933	-£9,138,346	-£9,232,381	-£9,871,405	-£10,259,670

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,081,342	-£3,319,318	-£3,328,738	-£3,346,278	-£3,440,921	-£4,085,864	-£4,477,418
60% LAR : 40% CIR	5%	-£2,358,266	-£3,565,852	-£3,575,379	-£3,593,127	-£3,687,997	-£4,332,038	-£4,723,090
60% LAR : 40% CIR	10%	-£2,636,926	-£3,814,924	-£3,824,417	-£3,842,109	-£3,936,842	-£4,580,051	-£4,970,642
60% LAR : 40% CIR	15%	-£2,917,305	-£4,065,729	-£4,075,192	-£4,092,833	-£4,187,439	-£4,829,887	-£5,220,055
60% LAR : 40% CIR	20%	-£3,199,386	-£4,318,250	-£4,327,686	-£4,345,281	-£4,439,771	-£5,081,527	-£5,471,311
60% LAR : 40% CIR	25%	-£3,484,863	-£4,572,470	-£4,581,883	-£4,599,436	-£4,693,822	-£5,334,954	-£5,724,392
60% LAR : 40% CIR	**30%**	**-£3,774,655**	**-£4,828,374**	**-£4,837,765**	**-£4,855,281**	**-£4,949,574**	**-£5,590,152**	**-£5,979,281**
60% LAR : 40% CIR	35%	-£4,066,126	-£5,085,945	-£5,095,317	-£5,112,801	-£5,207,013	-£5,847,102	-£6,235,960
60% LAR : 40% CIR	40%	-£4,359,258	-£5,345,165	-£5,354,522	-£5,371,977	-£5,466,120	-£6,105,788	-£6,494,412
60% LAR : 40% CIR	45%	-£4,654,035	-£5,606,018	-£5,615,363	-£5,632,796	-£5,726,878	-£6,366,191	-£6,754,618
60% LAR : 40% CIR	50%	-£4,950,441	-£5,868,489	-£5,877,824	-£5,895,237	-£5,989,272	-£6,628,296	-£7,016,560

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR for 15 Years	
Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,713,677	£468,921	£459,501	£441,961	£348,369	-£291,259	-£682,813
60% LAR : 40% CIR	5%	£1,415,555	£204,457	£195,073	£177,592	£84,147	-£558,609	-£949,662
60% LAR : 40% CIR	10%	£1,115,698	-£62,672	-£72,166	-£89,858	-£184,590	-£827,800	-£1,218,391
60% LAR : 40% CIR	15%	£814,122	-£334,654	-£344,118	-£361,759	-£456,364	-£1,098,812	-£1,488,980
60% LAR : 40% CIR	20%	£510,843	-£608,351	-£617,787	-£635,383	-£729,872	-£1,371,629	-£1,761,412
60% LAR : 40% CIR	25%	£205,879	-£883,748	-£893,161	-£910,714	-£1,005,101	-£1,646,233	-£2,035,670
60% LAR : 40% CIR	**30%**	**-£102,293**	**-£1,160,829**	**-£1,170,220**	**-£1,187,736**	**-£1,282,029**	**-£1,922,607**	**-£2,311,736**
60% LAR : 40% CIR	35%	-£415,283	-£1,439,576	-£1,448,949	-£1,466,432	-£1,560,644	-£2,200,734	-£2,589,592
60% LAR : 40% CIR	40%	-£729,937	-£1,719,972	-£1,729,330	-£1,746,786	-£1,840,927	-£2,480,596	-£2,869,220
60% LAR : 40% CIR	45%	-£1,046,234	-£2,002,003	-£2,011,347	-£2,028,780	-£2,122,863	-£2,762,176	-£3,150,603
60% LAR : 40% CIR	50%	-£1,364,161	-£2,285,651	-£2,294,986	-£2,312,398	-£2,406,433	-£3,045,456	-£3,433,722

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£14,265,250	-£15,510,006	-£15,519,426	-£15,536,966	-£15,630,558	-£16,270,186	-£16,661,740
60% LAR : 40% CIR	5%	-£14,563,372	-£15,774,470	-£15,783,855	-£15,801,335	-£15,894,780	-£16,537,537	-£16,928,589
60% LAR : 40% CIR	10%	-£14,863,230	-£16,041,599	-£16,051,094	-£16,068,786	-£16,163,517	-£16,806,727	-£17,197,318
60% LAR : 40% CIR	15%	-£15,164,805	-£16,313,581	-£16,323,045	-£16,340,686	-£16,435,291	-£17,077,739	-£17,467,907
60% LAR : 40% CIR	20%	-£15,468,084	-£16,587,279	-£16,596,715	-£16,614,311	-£16,708,800	-£17,350,556	-£17,740,339
60% LAR : 40% CIR	25%	-£15,773,048	-£16,862,675	-£16,872,088	-£16,889,642	-£16,984,028	-£17,625,161	-£18,014,598
60% LAR : 40% CIR	**30%**	**-£16,081,220**	**-£17,139,756**	**-£17,149,147**	**-£17,166,664**	**-£17,260,957**	**-£17,901,535**	**-£18,290,664**
60% LAR : 40% CIR	35%	-£16,394,210	-£17,418,503	-£17,427,876	-£17,445,360	-£17,539,571	-£18,179,661	-£18,568,519
60% LAR : 40% CIR	40%	-£16,708,864	-£17,698,899	-£17,708,257	-£17,725,713	-£17,819,855	-£18,459,523	-£18,848,147
60% LAR : 40% CIR	45%	-£17,025,161	-£17,980,930	-£17,990,275	-£18,007,707	-£18,101,790	-£18,741,104	-£19,129,530
60% LAR : 40% CIR	50%	-£17,343,088	-£18,264,578	-£18,273,913	-£18,291,326	-£18,385,360	-£19,024,384	-£19,412,649

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,644,032	-£8,888,788	-£8,898,208	-£8,915,748	-£9,009,340	-£9,648,968	-£10,040,522
60% LAR : 40% CIR	5%	-£7,942,154	-£9,153,252	-£9,162,636	-£9,180,117	-£9,273,562	-£9,916,319	-£10,307,371
60% LAR : 40% CIR	10%	-£8,242,011	-£9,420,381	-£9,429,876	-£9,447,568	-£9,542,299	-£10,185,509	-£10,576,100
60% LAR : 40% CIR	15%	-£8,543,587	-£9,692,363	-£9,701,827	-£9,719,468	-£9,814,073	-£10,456,521	-£10,846,689
60% LAR : 40% CIR	20%	-£8,846,866	-£9,966,061	-£9,975,496	-£9,993,092	-£10,087,581	-£10,729,338	-£11,119,121
60% LAR : 40% CIR	25%	-£9,151,830	-£10,241,457	-£10,250,870	-£10,268,423	-£10,362,810	-£11,003,943	-£11,393,380
60% LAR : 40% CIR	**30%**	**-£9,460,002**	**-£10,518,538**	**-£10,527,929**	**-£10,545,445**	**-£10,639,738**	**-£11,280,316**	**-£11,669,445**
60% LAR : 40% CIR	35%	-£9,772,992	-£10,797,285	-£10,806,658	-£10,824,141	-£10,918,353	-£11,558,443	-£11,947,301
60% LAR : 40% CIR	40%	-£10,087,646	-£11,077,681	-£11,087,039	-£11,104,495	-£11,198,636	-£11,838,305	-£12,226,929
60% LAR : 40% CIR	45%	-£10,403,943	-£11,359,712	-£11,369,056	-£11,386,489	-£11,480,572	-£12,119,885	-£12,508,312
60% LAR : 40% CIR	50%	-£10,721,870	-£11,643,360	-£11,652,695	-£11,670,107	-£11,764,142	-£12,403,165	-£12,791,431

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,900,504	-£6,145,260	-£6,154,681	-£6,172,220	-£6,265,813	-£6,905,440	-£7,296,994
60% LAR : 40% CIR	5%	-£5,198,627	-£6,409,724	-£6,419,109	-£6,436,589	-£6,530,035	-£7,172,791	-£7,563,844
60% LAR : 40% CIR	10%	-£5,498,484	-£6,676,854	-£6,686,348	-£6,704,040	-£6,798,772	-£7,441,982	-£7,832,573
60% LAR : 40% CIR	15%	-£5,800,060	-£6,948,835	-£6,958,299	-£6,975,941	-£7,070,546	-£7,712,994	-£8,103,161
60% LAR : 40% CIR	20%	-£6,103,339	-£7,222,533	-£7,231,969	-£7,249,565	-£7,344,054	-£7,985,811	-£8,375,594
60% LAR : 40% CIR	25%	-£6,408,303	-£7,497,930	-£7,507,343	-£7,524,896	-£7,619,283	-£8,260,415	-£8,649,852
60% LAR : 40% CIR	**30%**	**-£6,716,475**	**-£7,775,010**	**-£7,784,401**	**-£7,801,918**	**-£7,896,211**	**-£8,536,789**	**-£8,925,918**
60% LAR : 40% CIR	35%	-£7,029,465	-£8,053,758	-£8,063,130	-£8,080,614	-£8,174,826	-£8,814,916	-£9,203,774
60% LAR : 40% CIR	40%	-£7,344,118	-£8,334,154	-£8,343,512	-£8,360,968	-£8,455,109	-£9,094,778	-£9,483,402
60% LAR : 40% CIR	45%	-£7,660,416	-£8,616,185	-£8,625,529	-£8,642,961	-£8,737,045	-£9,376,358	-£9,764,785
60% LAR : 40% CIR	50%	-£7,978,343	-£8,899,833	-£8,909,168	-£8,926,580	-£9,020,614	-£9,659,638	-£10,047,904

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,657,395	-£2,902,151	-£2,911,571	-£2,929,111	-£3,022,704	-£3,662,331	-£4,053,885
60% LAR : 40% CIR	5%	-£1,955,518	-£3,166,615	-£3,176,000	-£3,193,480	-£3,286,926	-£3,929,682	-£4,320,735
60% LAR : 40% CIR	10%	-£2,255,375	-£3,433,745	-£3,443,239	-£3,460,931	-£3,555,663	-£4,198,873	-£4,589,464
60% LAR : 40% CIR	15%	-£2,556,950	-£3,705,726	-£3,715,190	-£3,732,832	-£3,827,436	-£4,469,884	-£4,860,052
60% LAR : 40% CIR	20%	-£2,860,229	-£3,979,424	-£3,988,860	-£4,006,456	-£4,100,945	-£4,742,701	-£5,132,485
60% LAR : 40% CIR	25%	-£3,165,194	-£4,254,821	-£4,264,234	-£4,281,787	-£4,376,173	-£5,017,306	-£5,406,743
60% LAR : 40% CIR	**30%**	**-£3,473,365**	**-£4,531,901**	**-£4,541,292**	**-£4,558,809**	**-£4,653,102**	**-£5,293,680**	**-£5,682,809**
60% LAR : 40% CIR	35%	-£3,786,356	-£4,810,649	-£4,820,021	-£4,837,505	-£4,931,717	-£5,571,806	-£5,960,665
60% LAR : 40% CIR	40%	-£4,101,009	-£5,091,045	-£5,100,403	-£5,117,858	-£5,212,000	-£5,851,669	-£6,240,293
60% LAR : 40% CIR	45%	-£4,417,307	-£5,373,076	-£5,382,420	-£5,399,852	-£5,493,935	-£6,133,249	-£6,521,676
60% LAR : 40% CIR	50%	-£4,735,234	-£5,656,724	-£5,666,059	-£5,683,471	-£5,777,505	-£6,416,529	-£6,804,795

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR for 15 Years		Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft

No Units	**18**	**Sales value inflation**		**Base**
Site Area	**0.16 Ha**	**Build cost inflation**		**Base**
		Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,561,568	£1,303,255	£1,293,835	£1,276,295	£1,182,702	£547,452	£161,783
60% LAR : 40% CIR	5%	£2,221,052	£997,074	£987,690	£970,209	£876,764	£242,403	-£144,951
60% LAR : 40% CIR	10%	£1,878,800	£689,170	£679,819	£662,392	£569,084	-£65,442	-£456,033
60% LAR : 40% CIR	15%	£1,534,830	£379,559	£370,238	£352,862	£259,679	-£378,808	-£768,976
60% LAR : 40% CIR	20%	£1,189,157	£68,258	£58,964	£41,633	-£52,222	-£693,977	-£1,083,761
60% LAR : 40% CIR	25%	£841,797	-£248,451	-£257,863	-£275,416	-£369,803	-£1,010,935	-£1,400,372
60% LAR : 40% CIR	**30%**	**£492,769**	**-£567,884**	**-£577,275**	**-£594,791**	**-£689,085**	**-£1,329,663**	**-£1,718,792**
60% LAR : 40% CIR	35%	£142,087	-£888,984	-£898,357	-£915,841	-£1,010,053	-£1,650,142	-£2,039,000
60% LAR : 40% CIR	40%	-£213,439	-£1,211,734	-£1,221,091	-£1,238,548	-£1,332,689	-£1,972,358	-£2,360,982
60% LAR : 40% CIR	45%	-£572,778	-£1,536,118	-£1,545,463	-£1,562,895	-£1,656,978	-£2,296,291	-£2,684,717
60% LAR : 40% CIR	50%	-£933,747	-£1,862,118	-£1,871,453	-£1,888,867	-£1,982,901	-£2,621,925	-£3,010,190

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£13,417,359	-£14,675,672	-£14,685,092	-£14,702,632	-£14,796,226	-£15,431,476	-£15,817,145
60% LAR : 40% CIR	5%	-£13,757,875	-£14,981,854	-£14,991,237	-£15,008,719	-£15,102,163	-£15,736,525	-£16,123,879
60% LAR : 40% CIR	10%	-£14,100,127	-£15,289,758	-£15,299,108	-£15,316,535	-£15,409,843	-£16,044,369	-£16,434,960
60% LAR : 40% CIR	15%	-£14,444,098	-£15,599,368	-£15,608,689	-£15,626,065	-£15,719,249	-£16,357,735	-£16,747,903
60% LAR : 40% CIR	20%	-£14,789,770	-£15,910,669	-£15,919,964	-£15,937,295	-£16,031,149	-£16,672,905	-£17,062,688
60% LAR : 40% CIR	25%	-£15,137,130	-£16,227,378	-£16,236,790	-£16,254,343	-£16,348,730	-£16,989,863	-£17,379,300
60% LAR : 40% CIR	**30%**	**-£15,486,158**	**-£16,546,811**	**-£16,556,202**	**-£16,573,719**	**-£16,668,012**	**-£17,308,590**	**-£17,697,719**
60% LAR : 40% CIR	35%	-£15,836,840	-£16,867,911	-£16,877,284	-£16,894,768	-£16,988,980	-£17,629,070	-£18,017,928
60% LAR : 40% CIR	40%	-£16,192,366	-£17,190,661	-£17,200,018	-£17,217,475	-£17,311,616	-£17,951,285	-£18,339,909
60% LAR : 40% CIR	45%	-£16,551,706	-£17,515,046	-£17,524,390	-£17,541,822	-£17,635,905	-£18,275,218	-£18,663,644
60% LAR : 40% CIR	50%	-£16,912,675	-£17,841,046	-£17,850,381	-£17,867,794	-£17,961,828	-£18,600,852	-£18,989,117

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,796,141	-£8,054,454	-£8,063,874	-£8,081,414	-£8,175,008	-£8,810,257	-£9,195,927
60% LAR : 40% CIR	5%	-£7,136,657	-£8,360,636	-£8,370,019	-£8,387,500	-£8,480,945	-£9,115,307	-£9,502,660
60% LAR : 40% CIR	10%	-£7,478,909	-£8,668,540	-£8,677,890	-£8,695,317	-£8,788,625	-£9,423,151	-£9,813,742
60% LAR : 40% CIR	15%	-£7,822,879	-£8,978,150	-£8,987,471	-£9,004,847	-£9,098,030	-£9,736,517	-£10,126,685
60% LAR : 40% CIR	20%	-£8,168,552	-£9,289,451	-£9,298,745	-£9,316,077	-£9,409,931	-£10,051,686	-£10,441,470
60% LAR : 40% CIR	25%	-£8,515,912	-£9,606,160	-£9,615,572	-£9,633,125	-£9,727,512	-£10,368,644	-£10,758,081
60% LAR : 40% CIR	**30%**	**-£8,864,940**	**-£9,925,593**	**-£9,934,984**	**-£9,952,501**	**-£10,046,794**	**-£10,687,372**	**-£11,076,501**
60% LAR : 40% CIR	35%	-£9,215,622	-£10,246,693	-£10,256,066	-£10,273,550	-£10,367,762	-£11,007,851	-£11,396,710
60% LAR : 40% CIR	40%	-£9,571,148	-£10,569,443	-£10,578,800	-£10,596,257	-£10,690,398	-£11,330,067	-£11,718,691
60% LAR : 40% CIR	45%	-£9,930,488	-£10,893,827	-£10,903,172	-£10,920,604	-£11,014,687	-£11,654,000	-£12,042,426
60% LAR : 40% CIR	50%	-£10,291,456	-£11,219,828	-£11,229,163	-£11,246,576	-£11,340,610	-£11,979,634	-£12,367,899

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,052,614	-£5,310,927	-£5,320,347	-£5,337,887	-£5,431,480	-£6,066,730	-£6,452,399
60% LAR : 40% CIR	5%	-£4,393,130	-£5,617,108	-£5,626,492	-£5,643,973	-£5,737,418	-£6,371,779	-£6,759,133
60% LAR : 40% CIR	10%	-£4,735,382	-£5,925,012	-£5,934,363	-£5,951,789	-£6,045,098	-£6,679,624	-£7,070,215
60% LAR : 40% CIR	15%	-£5,079,352	-£6,234,622	-£6,243,944	-£6,261,320	-£6,354,503	-£6,992,990	-£7,383,158
60% LAR : 40% CIR	20%	-£5,425,025	-£6,545,923	-£6,555,218	-£6,572,549	-£6,666,404	-£7,308,159	-£7,697,943
60% LAR : 40% CIR	25%	-£5,772,385	-£6,862,633	-£6,872,045	-£6,889,598	-£6,983,984	-£7,625,117	-£8,014,554
60% LAR : 40% CIR	**30%**	**-£6,121,413**	**-£7,182,066**	**-£7,191,457**	**-£7,208,973**	**-£7,303,266**	**-£7,943,844**	**-£8,332,973**
60% LAR : 40% CIR	35%	-£6,472,095	-£7,503,166	-£7,512,539	-£7,530,023	-£7,624,235	-£8,264,324	-£8,653,182
60% LAR : 40% CIR	40%	-£6,827,621	-£7,825,916	-£7,835,273	-£7,852,729	-£7,946,871	-£8,586,540	-£8,975,164
60% LAR : 40% CIR	45%	-£7,186,960	-£8,150,300	-£8,159,644	-£8,177,077	-£8,271,160	-£8,910,472	-£9,298,899
60% LAR : 40% CIR	50%	-£7,547,929	-£8,476,300	-£8,485,635	-£8,503,049	-£8,597,083	-£9,236,107	-£9,624,371

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£809,505	-£2,067,818	-£2,077,238	-£2,094,778	-£2,188,371	-£2,823,621	-£3,209,290
60% LAR : 40% CIR	5%	-£1,150,021	-£2,373,999	-£2,383,383	-£2,400,864	-£2,494,309	-£3,128,670	-£3,516,024
60% LAR : 40% CIR	10%	-£1,492,273	-£2,681,903	-£2,691,254	-£2,708,680	-£2,801,989	-£3,436,515	-£3,827,105
60% LAR : 40% CIR	15%	-£1,836,243	-£2,991,513	-£3,000,835	-£3,018,211	-£3,111,394	-£3,749,881	-£4,140,049
60% LAR : 40% CIR	20%	-£2,181,916	-£3,302,814	-£3,312,109	-£3,329,440	-£3,423,295	-£4,065,050	-£4,454,833
60% LAR : 40% CIR	25%	-£2,529,276	-£3,619,524	-£3,628,936	-£3,646,489	-£3,740,875	-£4,382,008	-£4,771,445
60% LAR : 40% CIR	**30%**	**-£2,878,304**	**-£3,938,956**	**-£3,948,348**	**-£3,965,864**	**-£4,060,157**	**-£4,700,735**	**-£5,089,864**
60% LAR : 40% CIR	35%	-£3,228,986	-£4,260,056	-£4,269,430	-£4,286,914	-£4,381,126	-£5,021,215	-£5,410,073
60% LAR : 40% CIR	40%	-£3,584,512	-£4,582,807	-£4,592,164	-£4,609,620	-£4,703,762	-£5,343,431	-£5,732,055
60% LAR : 40% CIR	45%	-£3,943,851	-£4,907,191	-£4,916,535	-£4,933,968	-£5,028,051	-£5,667,363	-£6,055,790
60% LAR : 40% CIR	50%	-£4,304,820	-£5,233,191	-£5,242,526	-£5,259,940	-£5,353,974	-£5,992,998	-£6,381,262

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR for 15 Years	
Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,409,460	£2,137,589	£2,128,168	£2,110,629	£2,017,035	£1,381,785	£996,116
60% LAR : 40% CIR	5%	£3,026,549	£1,789,691	£1,780,306	£1,762,826	£1,669,381	£1,035,020	£649,844
60% LAR : 40% CIR	10%	£2,641,902	£1,440,070	£1,430,719	£1,413,292	£1,319,984	£686,441	£301,721
60% LAR : 40% CIR	15%	£2,255,537	£1,088,743	£1,079,421	£1,062,045	£968,862	£336,069	-£48,971
60% LAR : 40% CIR	20%	£1,867,470	£735,725	£726,431	£709,100	£616,030	-£16,327	-£406,110
60% LAR : 40% CIR	25%	£1,477,716	£381,033	£371,763	£354,473	£261,505	-£375,637	-£765,074
60% LAR : 40% CIR	**30%**	**£1,086,293**	**£24,684**	**£15,434**	**-£1,847**	**-£96,140**	**-£736,718**	**-£1,125,847**
60% LAR : 40% CIR	35%	£693,217	-£338,392	-£347,766	-£365,249	-£459,461	-£1,099,551	-£1,488,409
60% LAR : 40% CIR	40%	£298,504	-£703,496	-£712,853	-£730,310	-£824,451	-£1,464,120	-£1,852,743
60% LAR : 40% CIR	45%	-£99,323	-£1,070,233	-£1,079,578	-£1,097,010	-£1,191,092	-£1,830,406	-£2,218,832
60% LAR : 40% CIR	50%	-£503,332	-£1,438,587	-£1,447,922	-£1,465,335	-£1,559,369	-£2,198,393	-£2,586,658

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,569,467	-£13,841,339	-£13,850,759	-£13,868,299	-£13,961,892	-£14,597,142	-£14,982,811
60% LAR : 40% CIR	5%	-£12,952,378	-£14,189,237	-£14,198,621	-£14,216,102	-£14,309,546	-£14,943,908	-£15,329,083
60% LAR : 40% CIR	10%	-£13,337,025	-£14,538,857	-£14,548,208	-£14,565,635	-£14,658,943	-£15,292,486	-£15,677,206
60% LAR : 40% CIR	15%	-£13,723,390	-£14,890,185	-£14,899,506	-£14,916,882	-£15,010,065	-£15,642,858	-£16,027,898
60% LAR : 40% CIR	20%	-£14,111,458	-£15,243,203	-£15,252,496	-£15,269,828	-£15,362,897	-£15,995,254	-£16,385,038
60% LAR : 40% CIR	25%	-£14,501,211	-£15,597,894	-£15,607,164	-£15,624,455	-£15,717,422	-£16,354,565	-£16,744,001
60% LAR : 40% CIR	**30%**	**-£14,892,634**	**-£15,954,243**	**-£15,963,493**	**-£15,980,774**	**-£16,075,067**	**-£16,715,645**	**-£17,104,774**
60% LAR : 40% CIR	35%	-£15,285,711	-£16,317,320	-£16,326,693	-£16,344,177	-£16,438,389	-£17,078,478	-£17,467,336
60% LAR : 40% CIR	40%	-£15,680,424	-£16,682,423	-£16,691,780	-£16,709,237	-£16,803,378	-£17,443,047	-£17,831,670
60% LAR : 40% CIR	45%	-£16,078,250	-£17,049,160	-£17,058,505	-£17,075,937	-£17,170,020	-£17,809,333	-£18,197,760
60% LAR : 40% CIR	50%	-£16,482,260	-£17,417,514	-£17,426,849	-£17,444,262	-£17,538,296	-£18,177,320	-£18,565,586

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,948,249	-£7,220,121	-£7,229,541	-£7,247,081	-£7,340,674	-£7,975,924	-£8,361,593
60% LAR : 40% CIR	5%	-£6,331,160	-£7,568,018	-£7,577,403	-£7,594,883	-£7,688,328	-£8,322,689	-£8,707,865
60% LAR : 40% CIR	10%	-£6,715,807	-£7,917,639	-£7,926,990	-£7,944,417	-£8,037,725	-£8,671,268	-£9,055,988
60% LAR : 40% CIR	15%	-£7,102,172	-£8,268,966	-£8,278,288	-£8,295,664	-£8,388,847	-£9,021,640	-£9,406,680
60% LAR : 40% CIR	20%	-£7,490,239	-£8,621,985	-£8,631,278	-£8,648,610	-£8,741,679	-£9,374,036	-£9,763,819
60% LAR : 40% CIR	25%	-£7,879,993	-£8,976,676	-£8,985,946	-£9,003,236	-£9,096,204	-£9,733,346	-£10,122,783
60% LAR : 40% CIR	**30%**	**-£8,271,416**	**-£9,333,025**	**-£9,342,275**	**-£9,359,556**	**-£9,453,849**	**-£10,094,427**	**-£10,483,556**
60% LAR : 40% CIR	35%	-£8,664,493	-£9,696,101	-£9,705,475	-£9,722,959	-£9,817,170	-£10,457,260	-£10,846,118
60% LAR : 40% CIR	40%	-£9,059,206	-£10,061,205	-£10,070,562	-£10,088,019	-£10,182,160	-£10,821,829	-£11,210,452
60% LAR : 40% CIR	45%	-£9,457,032	-£10,427,942	-£10,437,287	-£10,454,719	-£10,548,801	-£11,188,115	-£11,576,541
60% LAR : 40% CIR	50%	-£9,861,041	-£10,796,296	-£10,805,631	-£10,823,044	-£10,917,078	-£11,556,102	-£11,944,367

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,204,722	-£4,476,593	-£4,486,013	-£4,503,553	-£4,597,147	-£5,232,397	-£5,618,066
60% LAR : 40% CIR	5%	-£3,587,633	-£4,824,491	-£4,833,876	-£4,851,356	-£4,944,801	-£5,579,162	-£5,964,338
60% LAR : 40% CIR	10%	-£3,972,280	-£5,174,112	-£5,183,463	-£5,200,890	-£5,294,198	-£5,927,741	-£6,312,461
60% LAR : 40% CIR	15%	-£4,358,645	-£5,525,439	-£5,534,761	-£5,552,137	-£5,645,320	-£6,278,113	-£6,663,153
60% LAR : 40% CIR	20%	-£4,746,712	-£5,878,457	-£5,887,751	-£5,905,082	-£5,998,151	-£6,630,509	-£7,020,292
60% LAR : 40% CIR	25%	-£5,136,466	-£6,233,149	-£6,242,419	-£6,259,709	-£6,352,677	-£6,989,819	-£7,379,256
60% LAR : 40% CIR	**30%**	**-£5,527,889**	**-£6,589,498**	**-£6,598,748**	**-£6,616,029**	**-£6,710,322**	**-£7,350,900**	**-£7,740,029**
60% LAR : 40% CIR	35%	-£5,920,965	-£6,952,574	-£6,961,947	-£6,979,431	-£7,073,643	-£7,713,733	-£8,102,591
60% LAR : 40% CIR	40%	-£6,315,678	-£7,317,678	-£7,327,035	-£7,344,491	-£7,438,633	-£8,078,302	-£8,466,925
60% LAR : 40% CIR	45%	-£6,713,505	-£7,684,414	-£7,693,760	-£7,711,192	-£7,805,274	-£8,444,588	-£8,833,014
60% LAR : 40% CIR	50%	-£7,117,514	-£8,052,769	-£8,062,104	-£8,079,516	-£8,173,551	-£8,812,574	-£9,200,840

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£38,387	-£1,233,484	-£1,242,904	-£1,260,444	-£1,354,038	-£1,989,288	-£2,374,957
60% LAR : 40% CIR	5%	-£344,524	-£1,581,382	-£1,590,767	-£1,608,247	-£1,701,692	-£2,336,053	-£2,721,229
60% LAR : 40% CIR	10%	-£729,171	-£1,931,002	-£1,940,354	-£1,957,781	-£2,051,089	-£2,684,632	-£3,069,352
60% LAR : 40% CIR	15%	-£1,115,536	-£2,282,330	-£2,291,652	-£2,309,028	-£2,402,211	-£3,035,004	-£3,420,044
60% LAR : 40% CIR	20%	-£1,503,603	-£2,635,348	-£2,644,642	-£2,661,973	-£2,755,042	-£3,387,400	-£3,777,183
60% LAR : 40% CIR	25%	-£1,893,357	-£2,990,040	-£2,999,310	-£3,016,600	-£3,109,568	-£3,746,710	-£4,136,147
60% LAR : 40% CIR	**30%**	**-£2,284,779**	**-£3,346,389**	**-£3,355,638**	**-£3,372,919**	**-£3,467,213**	**-£4,107,791**	**-£4,496,920**
60% LAR : 40% CIR	35%	-£2,677,856	-£3,709,465	-£3,718,838	-£3,736,322	-£3,830,534	-£4,470,624	-£4,859,482
60% LAR : 40% CIR	40%	-£3,072,569	-£4,074,569	-£4,083,926	-£4,101,382	-£4,195,524	-£4,835,193	-£5,223,816
60% LAR : 40% CIR	45%	-£3,470,395	-£4,441,305	-£4,450,651	-£4,468,083	-£4,562,165	-£5,201,479	-£5,589,905
60% LAR : 40% CIR	50%	-£3,874,405	-£4,809,660	-£4,818,995	-£4,836,407	-£4,930,442	-£5,569,465	-£5,957,731

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR for 15 Years

Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£5,105,242	£3,806,255	£3,796,835	£3,779,295	£3,685,702	£3,050,452	£2,664,783
60% LAR : 40% CIR	5%	£4,637,543	£3,374,924	£3,365,540	£3,348,059	£3,254,614	£2,620,253	£2,235,078
60% LAR : 40% CIR	10%	£4,168,106	£2,941,870	£2,932,518	£2,915,093	£2,821,785	£2,188,242	£1,803,521
60% LAR : 40% CIR	15%	£3,696,952	£2,507,110	£2,497,788	£2,480,412	£2,387,229	£1,754,436	£1,370,131
60% LAR : 40% CIR	20%	£3,224,096	£2,070,659	£2,061,364	£2,044,034	£1,950,963	£1,318,853	£934,926
60% LAR : 40% CIR	25%	£2,749,553	£1,632,533	£1,623,263	£1,605,973	£1,513,006	£881,508	£497,924
60% LAR : 40% CIR	**30%**	**£2,273,341**	**£1,192,750**	**£1,183,501**	**£1,166,248**	**£1,073,371**	**£442,421**	**£59,141**
60% LAR : 40% CIR	35%	£1,795,476	£751,326	£742,095	£724,873	£632,077	£1,608	-£387,225
60% LAR : 40% CIR	40%	£1,315,973	£308,277	£299,060	£281,867	£189,140	-£447,643	-£836,267
60% LAR : 40% CIR	45%	£834,850	-£138,463	-£147,807	-£165,240	-£259,322	-£898,635	-£1,287,062
60% LAR : 40% CIR	50%	£352,124	-£591,523	-£600,858	-£618,271	-£712,305	-£1,351,329	-£1,739,594

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,873,685	-£12,172,673	-£12,182,092	-£12,199,633	-£12,293,225	-£12,928,475	-£13,314,144
60% LAR : 40% CIR	5%	-£11,341,385	-£12,604,003	-£12,613,387	-£12,630,868	-£12,724,313	-£13,358,674	-£13,743,850
60% LAR : 40% CIR	10%	-£11,810,821	-£13,037,057	-£13,046,409	-£13,063,835	-£13,157,143	-£13,790,686	-£14,175,406
60% LAR : 40% CIR	15%	-£12,281,975	-£13,471,818	-£13,481,139	-£13,498,515	-£13,591,698	-£14,224,492	-£14,608,796
60% LAR : 40% CIR	20%	-£12,754,831	-£13,908,269	-£13,917,563	-£13,934,894	-£14,027,964	-£14,660,075	-£15,044,001
60% LAR : 40% CIR	25%	-£13,229,374	-£14,346,394	-£14,355,664	-£14,372,954	-£14,465,922	-£15,097,419	-£15,481,003
60% LAR : 40% CIR	**30%**	**-£13,705,586**	**-£14,786,177**	**-£14,795,426**	**-£14,812,680**	**-£14,905,556**	**-£15,536,507**	**-£15,919,787**
60% LAR : 40% CIR	35%	-£14,183,452	-£15,227,601	-£15,236,832	-£15,254,054	-£15,346,850	-£15,977,320	-£16,366,152
60% LAR : 40% CIR	40%	-£14,662,954	-£15,670,650	-£15,679,867	-£15,697,060	-£15,789,788	-£16,426,570	-£16,815,194
60% LAR : 40% CIR	45%	-£15,144,077	-£16,117,390	-£16,126,735	-£16,144,167	-£16,238,249	-£16,877,563	-£17,265,989
60% LAR : 40% CIR	50%	-£15,626,803	-£16,570,450	-£16,579,785	-£16,597,198	-£16,691,232	-£17,330,256	-£17,718,522

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,252,467	-£5,551,454	-£5,560,874	-£5,578,414	-£5,672,007	-£6,307,257	-£6,692,926
60% LAR : 40% CIR	5%	-£4,720,166	-£5,982,785	-£5,992,169	-£6,009,650	-£6,103,095	-£6,737,456	-£7,122,632
60% LAR : 40% CIR	10%	-£5,189,603	-£6,415,839	-£6,425,191	-£6,442,616	-£6,535,925	-£7,169,467	-£7,554,188
60% LAR : 40% CIR	15%	-£5,660,757	-£6,850,600	-£6,859,921	-£6,877,297	-£6,970,480	-£7,603,273	-£7,987,578
60% LAR : 40% CIR	20%	-£6,133,613	-£7,287,051	-£7,296,345	-£7,313,676	-£7,406,746	-£8,038,857	-£8,422,783
60% LAR : 40% CIR	25%	-£6,608,156	-£7,725,176	-£7,734,446	-£7,751,736	-£7,844,704	-£8,476,201	-£8,859,785
60% LAR : 40% CIR	**30%**	**-£7,084,368**	**-£8,164,959**	**-£8,174,208**	**-£8,191,461**	**-£8,284,338**	**-£8,915,288**	**-£9,298,569**
60% LAR : 40% CIR	35%	-£7,562,233	-£8,606,383	-£8,615,614	-£8,632,836	-£8,725,632	-£9,356,101	-£9,744,934
60% LAR : 40% CIR	40%	-£8,041,736	-£9,049,432	-£9,058,649	-£9,075,842	-£9,168,570	-£9,805,352	-£10,193,976
60% LAR : 40% CIR	45%	-£8,522,859	-£9,496,172	-£9,505,517	-£9,522,949	-£9,617,031	-£10,256,344	-£10,644,771
60% LAR : 40% CIR	50%	-£9,005,585	-£9,949,232	-£9,958,567	-£9,975,980	-£10,070,014	-£10,709,038	-£11,097,304

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,508,940	-£2,807,927	-£2,817,346	-£2,834,887	-£2,928,480	-£3,563,730	-£3,949,399
60% LAR : 40% CIR	5%	-£1,976,639	-£3,239,258	-£3,248,642	-£3,266,123	-£3,359,567	-£3,993,929	-£4,379,104
60% LAR : 40% CIR	10%	-£2,446,075	-£3,672,312	-£3,681,663	-£3,699,089	-£3,792,397	-£4,425,940	-£4,810,660
60% LAR : 40% CIR	15%	-£2,917,230	-£4,107,072	-£4,116,394	-£4,133,770	-£4,226,953	-£4,859,746	-£5,244,050
60% LAR : 40% CIR	20%	-£3,390,086	-£4,543,523	-£4,552,818	-£4,570,148	-£4,663,218	-£5,295,329	-£5,679,255
60% LAR : 40% CIR	25%	-£3,864,629	-£4,981,648	-£4,990,919	-£5,008,209	-£5,101,176	-£5,732,673	-£6,116,258
60% LAR : 40% CIR	**30%**	**-£4,340,841**	**-£5,421,431**	**-£5,430,681**	**-£5,447,934**	**-£5,540,811**	**-£6,171,761**	**-£6,555,041**
60% LAR : 40% CIR	35%	-£4,818,706	-£5,862,856	-£5,872,087	-£5,889,309	-£5,982,104	-£6,612,574	-£7,001,407
60% LAR : 40% CIR	40%	-£5,298,209	-£6,305,905	-£6,315,122	-£6,332,315	-£6,425,042	-£7,061,824	-£7,450,449
60% LAR : 40% CIR	45%	-£5,779,332	-£6,752,645	-£6,761,989	-£6,779,422	-£6,873,504	-£7,512,817	-£7,901,244
60% LAR : 40% CIR	50%	-£6,262,058	-£7,205,705	-£7,215,040	-£7,232,453	-£7,326,487	-£7,965,511	-£8,353,776

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,734,169	£435,182	£425,763	£408,222	£314,629	-£320,620	-£706,290
60% LAR : 40% CIR	5%	£1,266,470	£3,851	-£5,532	-£23,014	-£116,458	-£750,820	-£1,135,995
60% LAR : 40% CIR	10%	£797,034	-£429,203	-£438,554	-£455,980	-£549,288	-£1,182,831	-£1,567,551
60% LAR : 40% CIR	15%	£325,879	-£863,963	-£873,285	-£890,661	-£983,844	-£1,616,637	-£2,000,941
60% LAR : 40% CIR	20%	-£146,977	-£1,300,414	-£1,309,709	-£1,327,039	-£1,420,109	-£2,052,220	-£2,436,146
60% LAR : 40% CIR	25%	-£621,520	-£1,738,539	-£1,747,809	-£1,765,100	-£1,858,067	-£2,489,564	-£2,873,148
60% LAR : 40% CIR	**30%**	**-£1,097,732**	**-£2,178,322**	**-£2,187,572**	**-£2,204,825**	**-£2,297,702**	**-£2,928,652**	**-£3,311,932**
60% LAR : 40% CIR	35%	-£1,575,597	-£2,619,746	-£2,628,978	-£2,646,200	-£2,738,995	-£3,369,465	-£3,758,298
60% LAR : 40% CIR	40%	-£2,055,100	-£3,062,796	-£3,072,012	-£3,089,206	-£3,181,933	-£3,818,715	-£4,207,339
60% LAR : 40% CIR	45%	-£2,536,223	-£3,509,536	-£3,518,880	-£3,536,312	-£3,630,394	-£4,269,708	-£4,658,135
60% LAR : 40% CIR	50%	-£3,018,949	-£3,962,596	-£3,971,931	-£3,989,343	-£4,083,378	-£4,722,401	-£5,110,667

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR for 15 Years

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,224,971	£5,892,088	£5,882,668	£5,865,128	£5,771,536	£5,136,286	£4,750,616
60% LAR : 40% CIR	5%	£6,651,284	£5,356,466	£5,347,082	£5,329,601	£5,236,156	£4,601,795	£4,216,619
60% LAR : 40% CIR	10%	£6,075,862	£4,819,120	£4,809,769	£4,792,343	£4,699,034	£4,065,492	£3,680,771
60% LAR : 40% CIR	15%	£5,498,722	£4,280,068	£4,270,746	£4,253,370	£4,160,187	£3,527,394	£3,143,090
60% LAR : 40% CIR	20%	£4,919,878	£3,739,326	£3,730,031	£3,712,700	£3,619,630	£2,987,520	£2,603,594
60% LAR : 40% CIR	25%	£4,339,349	£3,196,909	£3,187,638	£3,170,348	£3,077,381	£2,445,883	£2,062,299
60% LAR : 40% CIR	**30%**	**£3,757,150**	**£2,652,835**	**£2,643,584**	**£2,626,331**	**£2,533,455**	**£1,902,505**	**£1,519,224**
60% LAR : 40% CIR	35%	£3,173,299	£2,107,118	£2,097,886	£2,080,665	£1,987,869	£1,357,399	£974,385
60% LAR : 40% CIR	40%	£2,587,810	£1,559,777	£1,550,561	£1,533,366	£1,440,640	£810,585	£427,802
60% LAR : 40% CIR	45%	£2,000,701	£1,010,827	£1,001,622	£984,452	£891,783	£262,078	-£122,349
60% LAR : 40% CIR	50%	£1,411,987	£460,284	£451,089	£433,938	£341,317	-£292,499	-£680,764

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,753,957	-£10,086,839	-£10,096,259	-£10,113,799	-£10,207,391	-£10,842,641	-£11,228,311
60% LAR : 40% CIR	5%	-£9,327,643	-£10,622,461	-£10,631,845	-£10,649,326	-£10,742,771	-£11,377,132	-£11,762,308
60% LAR : 40% CIR	10%	-£9,903,065	-£11,159,807	-£11,169,158	-£11,186,585	-£11,279,893	-£11,913,436	-£12,298,156
60% LAR : 40% CIR	15%	-£10,480,206	-£11,698,860	-£11,708,181	-£11,725,557	-£11,818,740	-£12,451,534	-£12,835,837
60% LAR : 40% CIR	20%	-£11,059,049	-£12,239,602	-£12,248,896	-£12,266,228	-£12,359,297	-£12,991,408	-£13,375,334
60% LAR : 40% CIR	25%	-£11,639,578	-£12,782,019	-£12,791,289	-£12,808,579	-£12,901,547	-£13,533,044	-£13,916,628
60% LAR : 40% CIR	**30%**	**-£12,221,777**	**-£13,326,093**	**-£13,335,343**	**-£13,352,596**	**-£13,445,472**	**-£14,076,422**	**-£14,459,704**
60% LAR : 40% CIR	35%	-£12,805,628	-£13,871,809	-£13,881,041	-£13,898,262	-£13,991,059	-£14,621,528	-£15,004,542
60% LAR : 40% CIR	40%	-£13,391,117	-£14,419,150	-£14,428,367	-£14,445,561	-£14,538,287	-£15,168,342	-£15,551,126
60% LAR : 40% CIR	45%	-£13,978,227	-£14,968,100	-£14,977,305	-£14,994,475	-£15,087,144	-£15,716,849	-£16,101,276
60% LAR : 40% CIR	50%	-£14,566,940	-£15,518,643	-£15,527,838	-£15,544,990	-£15,637,611	-£16,271,427	-£16,659,691

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,132,738	-£3,465,621	-£3,475,041	-£3,492,581	-£3,586,173	-£4,221,423	-£4,607,093
60% LAR : 40% CIR	5%	-£2,706,425	-£4,001,243	-£4,010,627	-£4,028,108	-£4,121,553	-£4,755,914	-£5,141,090
60% LAR : 40% CIR	10%	-£3,281,847	-£4,538,589	-£4,547,940	-£4,565,366	-£4,658,675	-£5,292,217	-£5,676,938
60% LAR : 40% CIR	15%	-£3,858,987	-£5,077,642	-£5,086,963	-£5,104,339	-£5,197,522	-£5,830,315	-£6,214,619
60% LAR : 40% CIR	20%	-£4,437,831	-£5,618,383	-£5,627,678	-£5,645,009	-£5,738,079	-£6,370,190	-£6,754,116
60% LAR : 40% CIR	25%	-£5,018,360	-£6,160,801	-£6,170,071	-£6,187,361	-£6,280,328	-£6,911,826	-£7,295,410
60% LAR : 40% CIR	**30%**	**-£5,600,559**	**-£6,704,874**	**-£6,714,125**	**-£6,731,378**	**-£6,824,254**	**-£7,455,204**	**-£7,838,485**
60% LAR : 40% CIR	35%	-£6,184,410	-£7,250,591	-£7,259,823	-£7,277,044	-£7,369,840	-£8,000,310	-£8,383,324
60% LAR : 40% CIR	40%	-£6,769,899	-£7,797,932	-£7,807,149	-£7,824,343	-£7,917,069	-£8,547,124	-£8,929,907
60% LAR : 40% CIR	45%	-£7,357,008	-£8,346,882	-£8,356,087	-£8,373,257	-£8,465,926	-£9,095,631	-£9,480,058
60% LAR : 40% CIR	50%	-£7,945,722	-£8,897,425	-£8,906,620	-£8,923,772	-£9,016,392	-£9,650,208	-£10,038,473

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£610,789	-£722,093	-£731,514	-£749,053	-£842,646	-£1,477,896	-£1,863,566
60% LAR : 40% CIR	5%	£37,102	-£1,257,716	-£1,267,100	-£1,284,581	-£1,378,025	-£2,012,387	-£2,397,562
60% LAR : 40% CIR	10%	-£538,319	-£1,795,062	-£1,804,413	-£1,821,839	-£1,915,147	-£2,548,690	-£2,933,410
60% LAR : 40% CIR	15%	-£1,115,460	-£2,334,114	-£2,343,436	-£2,360,812	-£2,453,995	-£3,086,788	-£3,471,091
60% LAR : 40% CIR	20%	-£1,694,303	-£2,874,856	-£2,884,151	-£2,901,482	-£2,994,551	-£3,626,662	-£4,010,588
60% LAR : 40% CIR	25%	-£2,274,833	-£3,417,273	-£3,426,543	-£3,443,834	-£3,536,801	-£4,168,298	-£4,551,882
60% LAR : 40% CIR	**30%**	**-£2,857,031**	**-£3,961,347**	**-£3,970,598**	**-£3,987,851**	**-£4,080,727**	**-£4,711,677**	**-£5,094,958**
60% LAR : 40% CIR	35%	-£3,440,883	-£4,507,063	-£4,516,296	-£4,533,516	-£4,626,313	-£5,256,783	-£5,639,797
60% LAR : 40% CIR	40%	-£4,026,372	-£5,054,404	-£5,063,621	-£5,080,815	-£5,173,542	-£5,803,597	-£6,186,380
60% LAR : 40% CIR	45%	-£4,613,481	-£5,603,355	-£5,612,559	-£5,629,730	-£5,722,399	-£6,352,104	-£6,736,531
60% LAR : 40% CIR	50%	-£5,202,195	-£6,153,898	-£6,163,093	-£6,180,244	-£6,272,865	-£6,906,681	-£7,294,946

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,853,898	£2,521,016	£2,511,596	£2,494,056	£2,400,463	£1,765,213	£1,379,543
60% LAR : 40% CIR	5%	£3,280,211	£1,985,393	£1,976,009	£1,958,528	£1,865,084	£1,230,722	£845,547
60% LAR : 40% CIR	10%	£2,704,790	£1,448,047	£1,438,697	£1,421,270	£1,327,962	£694,419	£309,699
60% LAR : 40% CIR	15%	£2,127,649	£908,995	£899,673	£882,297	£789,114	£156,321	-£227,982
60% LAR : 40% CIR	20%	£1,548,806	£368,253	£358,958	£341,627	£248,558	-£383,553	-£767,479
60% LAR : 40% CIR	25%	£968,276	-£174,164	-£183,434	-£200,725	-£293,692	-£925,189	-£1,308,773
60% LAR : 40% CIR	**30%**	**£386,078**	**-£718,238**	**-£727,489**	**-£744,742**	**-£837,618**	**-£1,468,568**	**-£1,851,849**
60% LAR : 40% CIR	35%	-£197,774	-£1,263,954	-£1,273,186	-£1,290,407	-£1,383,204	-£2,013,674	-£2,396,688
60% LAR : 40% CIR	40%	-£783,263	-£1,811,295	-£1,820,512	-£1,837,706	-£1,930,433	-£2,560,488	-£2,943,271
60% LAR : 40% CIR	45%	-£1,370,372	-£2,360,246	-£2,369,450	-£2,386,620	-£2,479,289	-£3,108,995	-£3,493,422
60% LAR : 40% CIR	50%	-£1,959,086	-£2,910,789	-£2,919,983	-£2,937,135	-£3,029,756	-£3,663,572	-£4,051,837

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 80% MR for 15 Years		Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£8,496,808	£7,143,589	£7,134,169	£7,116,629	£7,023,036	£6,387,785	£6,002,116
60% LAR : 40% CIR	5%	£7,859,529	£6,545,391	£6,536,007	£6,518,526	£6,425,081	£5,790,720	£5,405,544
60% LAR : 40% CIR	10%	£7,220,515	£5,945,470	£5,936,119	£5,918,693	£5,825,385	£5,191,842	£4,807,122
60% LAR : 40% CIR	15%	£6,579,783	£5,343,843	£5,334,522	£5,317,146	£5,223,963	£4,591,169	£4,206,865
60% LAR : 40% CIR	20%	£5,937,348	£4,740,526	£4,731,231	£4,713,900	£4,620,831	£3,988,720	£3,604,794
60% LAR : 40% CIR	25%	£5,293,227	£4,135,534	£4,126,263	£4,108,974	£4,016,006	£3,384,509	£3,000,924
60% LAR : 40% CIR	**30%**	**£4,647,437**	**£3,528,885**	**£3,519,635**	**£3,502,381**	**£3,409,505**	**£2,778,555**	**£2,395,275**
60% LAR : 40% CIR	35%	£3,999,993	£2,920,594	£2,911,362	£2,894,141	£2,801,344	£2,170,874	£1,787,861
60% LAR : 40% CIR	40%	£3,350,912	£2,310,677	£2,301,460	£2,284,267	£2,191,540	£1,561,485	£1,178,702
60% LAR : 40% CIR	45%	£2,700,211	£1,699,152	£1,689,948	£1,672,777	£1,580,108	£950,403	£567,814
60% LAR : 40% CIR	50%	£2,047,906	£1,086,033	£1,076,839	£1,059,688	£967,066	£337,647	-£45,467

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,482,120	-£8,835,339	-£8,844,759	-£8,862,299	-£8,955,891	-£9,591,142	-£9,976,811
60% LAR : 40% CIR	5%	-£8,119,398	-£9,433,537	-£9,442,920	-£9,460,402	-£9,553,846	-£10,188,208	-£10,573,383
60% LAR : 40% CIR	10%	-£8,758,412	-£10,033,457	-£10,042,808	-£10,060,234	-£10,153,543	-£10,787,085	-£11,171,806
60% LAR : 40% CIR	15%	-£9,399,144	-£10,635,084	-£10,644,406	-£10,661,782	-£10,754,965	-£11,387,758	-£11,772,062
60% LAR : 40% CIR	20%	-£10,041,579	-£11,238,402	-£11,247,696	-£11,265,028	-£11,358,097	-£11,990,208	-£12,374,134
60% LAR : 40% CIR	25%	-£10,685,700	-£11,843,393	-£11,852,664	-£11,869,954	-£11,962,921	-£12,594,418	-£12,978,003
60% LAR : 40% CIR	**30%**	**-£11,331,490**	**-£12,450,043**	**-£12,459,292**	**-£12,476,547**	**-£12,569,422**	**-£13,200,373**	**-£13,583,653**
60% LAR : 40% CIR	35%	-£11,978,935	-£13,058,333	-£13,067,566	-£13,084,787	-£13,177,583	-£13,808,053	-£14,191,067
60% LAR : 40% CIR	40%	-£12,628,015	-£13,668,250	-£13,677,467	-£13,694,660	-£13,787,388	-£14,417,442	-£14,800,226
60% LAR : 40% CIR	45%	-£13,278,716	-£14,279,775	-£14,288,980	-£14,306,150	-£14,398,819	-£15,028,524	-£15,411,113
60% LAR : 40% CIR	50%	-£13,931,021	-£14,892,894	-£14,902,088	-£14,919,239	-£15,011,861	-£15,641,280	-£16,024,394

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£860,901	-£2,214,120	-£2,223,541	-£2,241,080	-£2,334,673	-£2,969,924	-£3,355,593
60% LAR : 40% CIR	5%	-£1,498,180	-£2,812,318	-£2,821,702	-£2,839,183	-£2,932,628	-£3,566,989	-£3,952,165
60% LAR : 40% CIR	10%	-£2,137,194	-£3,412,239	-£3,421,590	-£3,439,016	-£3,532,324	-£4,165,867	-£4,550,588
60% LAR : 40% CIR	15%	-£2,777,926	-£4,013,866	-£4,023,187	-£4,040,563	-£4,133,747	-£4,766,540	-£5,150,844
60% LAR : 40% CIR	20%	-£3,420,361	-£4,617,183	-£4,626,478	-£4,643,809	-£4,736,879	-£5,368,989	-£5,752,915
60% LAR : 40% CIR	25%	-£4,064,482	-£5,222,175	-£5,231,446	-£5,248,736	-£5,341,703	-£5,973,200	-£6,356,785
60% LAR : 40% CIR	**30%**	**-£4,710,272**	**-£5,828,825**	**-£5,838,074**	**-£5,855,328**	**-£5,948,204**	**-£6,579,154**	**-£6,962,434**
60% LAR : 40% CIR	35%	-£5,357,716	-£6,437,115	-£6,446,348	-£6,463,568	-£6,556,365	-£7,186,835	-£7,569,849
60% LAR : 40% CIR	40%	-£6,006,797	-£7,047,032	-£7,056,249	-£7,073,442	-£7,166,169	-£7,796,224	-£8,179,008
60% LAR : 40% CIR	45%	-£6,657,498	-£7,658,557	-£7,667,761	-£7,684,932	-£7,777,601	-£8,407,306	-£8,789,895
60% LAR : 40% CIR	50%	-£7,309,803	-£8,271,676	-£8,280,870	-£8,298,021	-£8,390,643	-£9,020,062	-£9,403,176

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,882,626	£529,407	£519,987	£502,447	£408,854	-£226,396	-£612,066
60% LAR : 40% CIR	5%	£1,245,348	-£68,791	-£78,175	-£95,656	-£189,101	-£823,462	-£1,208,638
60% LAR : 40% CIR	10%	£606,333	-£668,712	-£678,062	-£695,489	-£788,797	-£1,422,340	-£1,807,060
60% LAR : 40% CIR	15%	-£34,399	-£1,270,339	-£1,279,660	-£1,297,036	-£1,390,219	-£2,023,012	-£2,407,317
60% LAR : 40% CIR	20%	-£676,834	-£1,873,656	-£1,882,951	-£1,900,282	-£1,993,351	-£2,625,462	-£3,009,388
60% LAR : 40% CIR	25%	-£1,320,955	-£2,478,648	-£2,487,919	-£2,505,208	-£2,598,176	-£3,229,673	-£3,613,258
60% LAR : 40% CIR	**30%**	**-£1,966,745**	**-£3,085,297**	**-£3,094,547**	**-£3,111,801**	**-£3,204,677**	**-£3,835,627**	**-£4,218,907**
60% LAR : 40% CIR	35%	-£2,614,189	-£3,693,588	-£3,702,820	-£3,720,041	-£3,812,838	-£4,443,308	-£4,826,321
60% LAR : 40% CIR	40%	-£3,263,269	-£4,303,505	-£4,312,722	-£4,329,915	-£4,422,642	-£5,052,697	-£5,435,480
60% LAR : 40% CIR	45%	-£3,913,971	-£4,915,030	-£4,924,234	-£4,941,404	-£5,034,073	-£5,663,779	-£6,046,368
60% LAR : 40% CIR	50%	-£4,566,276	-£5,528,148	-£5,537,343	-£5,554,494	-£5,647,116	-£6,276,535	-£6,659,649

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,125,735	£3,772,516	£3,763,096	£3,745,556	£3,651,964	£3,016,713	£2,631,044
60% LAR : 40% CIR	5%	£4,488,457	£3,174,318	£3,164,934	£3,147,453	£3,054,008	£2,419,647	£2,034,471
60% LAR : 40% CIR	10%	£3,849,442	£2,574,397	£2,565,047	£2,547,620	£2,454,312	£1,820,769	£1,436,049
60% LAR : 40% CIR	15%	£3,208,710	£1,972,770	£1,963,449	£1,946,073	£1,852,890	£1,220,097	£835,792
60% LAR : 40% CIR	20%	£2,566,275	£1,369,453	£1,360,158	£1,342,827	£1,249,758	£617,647	£233,721
60% LAR : 40% CIR	25%	£1,922,154	£764,461	£755,190	£737,901	£644,933	£13,436	-£370,149
60% LAR : 40% CIR	**30%**	**£1,276,364**	**£157,812**	**£148,562**	**£131,308**	**£38,432**	**-£592,518**	**-£975,798**
60% LAR : 40% CIR	35%	£628,920	-£450,479	-£459,711	-£476,932	-£569,729	-£1,200,199	-£1,583,212
60% LAR : 40% CIR	40%	-£20,160	-£1,060,395	-£1,069,612	-£1,086,806	-£1,179,533	-£1,809,588	-£2,192,371
60% LAR : 40% CIR	45%	-£670,861	-£1,671,920	-£1,681,125	-£1,698,295	-£1,790,964	-£2,420,670	-£2,803,259
60% LAR : 40% CIR	50%	-£1,323,167	-£2,285,039	-£2,294,234	-£2,311,385	-£2,404,006	-£3,033,426	-£3,416,540

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR for 15 Years	
Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£251,565	-£1,483,472	-£1,493,035	-£1,510,843	-£1,605,864	-£2,250,807	-£2,642,361
60% LAR : 40% CIR	5%	-£468,154	-£1,667,265	-£1,676,792	-£1,694,540	-£1,789,410	-£2,433,451	-£2,824,503
60% LAR : 40% CIR	10%	-£686,504	-£1,852,808	-£1,862,301	-£1,879,993	-£1,974,725	-£2,617,935	-£3,008,526
60% LAR : 40% CIR	15%	-£906,598	-£2,040,083	-£2,049,546	-£2,067,187	-£2,161,793	-£2,804,241	-£3,194,409
60% LAR : 40% CIR	20%	-£1,128,421	-£2,229,074	-£2,238,510	-£2,256,105	-£2,350,595	-£2,992,351	-£3,382,135
60% LAR : 40% CIR	25%	-£1,351,956	-£2,419,765	-£2,429,177	-£2,446,730	-£2,541,117	-£3,182,249	-£3,571,686
60% LAR : 40% CIR	**30%**	**-£1,577,185**	**-£2,612,139**	**-£2,621,530**	**-£2,639,046**	**-£2,733,340**	**-£3,373,917**	**-£3,763,046**
60% LAR : 40% CIR	35%	-£1,804,094	-£2,806,179	-£2,815,551	-£2,833,036	-£2,927,248	-£3,567,337	-£3,956,195
60% LAR : 40% CIR	40%	-£2,032,664	-£3,001,869	-£3,011,227	-£3,028,683	-£3,122,824	-£3,762,493	-£4,151,117
60% LAR : 40% CIR	45%	-£2,262,879	-£3,199,193	-£3,208,539	-£3,225,971	-£3,320,053	-£3,959,367	-£4,347,793
60% LAR : 40% CIR	50%	-£2,494,724	-£3,398,134	-£3,407,469	-£3,424,883	-£3,518,917	-£4,157,941	-£4,546,207

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£16,230,493	-£17,462,399	-£17,471,963	-£17,489,771	-£17,584,791	-£18,229,734	-£18,621,288
60% LAR : 40% CIR	5%	-£16,447,081	-£17,646,192	-£17,655,720	-£17,673,467	-£17,768,337	-£18,412,378	-£18,803,431
60% LAR : 40% CIR	10%	-£16,665,431	-£17,831,735	-£17,841,229	-£17,858,921	-£17,953,652	-£18,596,862	-£18,987,453
60% LAR : 40% CIR	15%	-£16,885,525	-£18,019,010	-£18,028,473	-£18,046,115	-£18,140,720	-£18,783,168	-£19,173,336
60% LAR : 40% CIR	20%	-£17,107,349	-£18,208,001	-£18,217,437	-£18,235,032	-£18,329,522	-£18,971,279	-£19,361,062
60% LAR : 40% CIR	25%	-£17,330,883	-£18,398,692	-£18,408,104	-£18,425,657	-£18,520,044	-£19,161,177	-£19,550,614
60% LAR : 40% CIR	**30%**	**-£17,556,113**	**-£18,591,066**	**-£18,600,457**	**-£18,617,974**	**-£18,712,267**	**-£19,352,844**	**-£19,741,973**
60% LAR : 40% CIR	35%	-£17,783,022	-£18,785,106	-£18,794,478	-£18,811,963	-£18,906,175	-£19,546,265	-£19,935,123
60% LAR : 40% CIR	40%	-£18,011,591	-£18,980,796	-£18,990,154	-£19,007,610	-£19,101,751	-£19,741,420	-£20,130,044
60% LAR : 40% CIR	45%	-£18,241,806	-£19,178,120	-£19,187,466	-£19,204,898	-£19,298,980	-£19,938,294	-£20,326,720
60% LAR : 40% CIR	50%	-£18,473,651	-£19,377,062	-£19,386,397	-£19,403,810	-£19,497,844	-£20,136,868	-£20,525,134

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,609,274	-£10,841,181	-£10,850,744	-£10,868,552	-£10,963,573	-£11,608,516	-£12,000,070
60% LAR : 40% CIR	5%	-£9,825,863	-£11,024,974	-£11,034,501	-£11,052,249	-£11,147,119	-£11,791,160	-£12,182,213
60% LAR : 40% CIR	10%	-£10,044,213	-£11,210,517	-£11,220,011	-£11,237,702	-£11,332,434	-£11,975,644	-£12,366,235
60% LAR : 40% CIR	15%	-£10,264,307	-£11,397,792	-£11,407,255	-£11,424,896	-£11,519,502	-£12,161,950	-£12,552,118
60% LAR : 40% CIR	20%	-£10,486,130	-£11,586,783	-£11,596,219	-£11,613,814	-£11,708,304	-£12,350,060	-£12,739,844
60% LAR : 40% CIR	25%	-£10,709,665	-£11,777,474	-£11,786,886	-£11,804,439	-£11,898,826	-£12,539,958	-£12,929,395
60% LAR : 40% CIR	**30%**	**-£10,934,895**	**-£11,969,848**	**-£11,979,239**	**-£11,996,756**	**-£12,091,049**	**-£12,731,626**	**-£13,120,755**
60% LAR : 40% CIR	35%	-£11,161,803	-£12,163,888	-£12,173,260	-£12,190,745	-£12,284,957	-£12,925,046	-£13,313,905
60% LAR : 40% CIR	40%	-£11,390,373	-£12,359,578	-£12,368,936	-£12,386,392	-£12,480,533	-£13,120,202	-£13,508,826
60% LAR : 40% CIR	45%	-£11,620,588	-£12,556,902	-£12,566,248	-£12,583,680	-£12,677,762	-£13,317,076	-£13,705,502
60% LAR : 40% CIR	50%	-£11,852,433	-£12,755,843	-£12,765,178	-£12,782,592	-£12,876,626	-£13,515,650	-£13,903,916

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,865,747	-£8,097,654	-£8,107,217	-£8,125,025	-£8,220,046	-£8,864,989	-£9,256,543
60% LAR : 40% CIR	5%	-£7,082,336	-£8,281,447	-£8,290,974	-£8,308,722	-£8,403,592	-£9,047,633	-£9,438,685
60% LAR : 40% CIR	10%	-£7,300,686	-£8,466,990	-£8,476,483	-£8,494,175	-£8,588,907	-£9,232,117	-£9,622,708
60% LAR : 40% CIR	15%	-£7,520,780	-£8,654,265	-£8,663,728	-£8,681,369	-£8,775,975	-£9,418,423	-£9,808,591
60% LAR : 40% CIR	20%	-£7,742,603	-£8,843,256	-£8,852,692	-£8,870,287	-£8,964,777	-£9,606,533	-£9,996,317
60% LAR : 40% CIR	25%	-£7,966,137	-£9,033,947	-£9,043,359	-£9,060,912	-£9,155,298	-£9,796,431	-£10,185,868
60% LAR : 40% CIR	**30%**	**-£8,191,367**	**-£9,226,321**	**-£9,235,712**	**-£9,253,228**	**-£9,347,521**	**-£9,988,098**	**-£10,377,227**
60% LAR : 40% CIR	35%	-£8,418,276	-£9,420,360	-£9,429,733	-£9,447,218	-£9,541,430	-£10,181,519	-£10,570,377
60% LAR : 40% CIR	40%	-£8,646,846	-£9,616,051	-£9,625,409	-£9,642,864	-£9,737,006	-£10,376,675	-£10,765,299
60% LAR : 40% CIR	45%	-£8,877,061	-£9,813,375	-£9,822,720	-£9,840,153	-£9,934,235	-£10,573,548	-£10,961,975
60% LAR : 40% CIR	50%	-£9,108,905	-£10,012,316	-£10,021,651	-£10,039,065	-£10,133,099	-£10,772,123	-£11,160,388

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,622,638	-£4,854,545	-£4,864,108	-£4,881,916	-£4,976,937	-£5,621,880	-£6,013,434
60% LAR : 40% CIR	5%	-£3,839,227	-£5,038,338	-£5,047,865	-£5,065,612	-£5,160,483	-£5,804,524	-£6,195,576
60% LAR : 40% CIR	10%	-£4,057,576	-£5,223,881	-£5,233,374	-£5,251,066	-£5,345,798	-£5,989,008	-£6,379,598
60% LAR : 40% CIR	15%	-£4,277,671	-£5,411,155	-£5,420,619	-£5,438,260	-£5,532,866	-£6,175,314	-£6,565,482
60% LAR : 40% CIR	20%	-£4,499,494	-£5,600,147	-£5,609,583	-£5,627,178	-£5,721,668	-£6,363,424	-£6,753,207
60% LAR : 40% CIR	25%	-£4,723,028	-£5,790,838	-£5,800,250	-£5,817,803	-£5,912,189	-£6,553,322	-£6,942,759
60% LAR : 40% CIR	**30%**	**-£4,948,258**	**-£5,983,211**	**-£5,992,602**	**-£6,010,119**	**-£6,104,412**	**-£6,744,989**	**-£7,134,118**
60% LAR : 40% CIR	35%	-£5,175,167	-£6,177,251	-£6,186,624	-£6,204,109	-£6,298,320	-£6,938,410	-£7,327,268
60% LAR : 40% CIR	40%	-£5,403,737	-£6,372,942	-£6,382,300	-£6,399,755	-£6,493,897	-£7,133,566	-£7,522,190
60% LAR : 40% CIR	45%	-£5,633,952	-£6,570,266	-£6,579,611	-£6,597,044	-£6,691,126	-£7,330,439	-£7,718,866
60% LAR : 40% CIR	50%	-£5,865,796	-£6,769,207	-£6,778,542	-£6,795,956	-£6,889,990	-£7,529,014	-£7,917,279

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR for 15 Years	
Value Area	**Zone B - Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£600,106	-£636,408	-£645,972	-£663,779	-£758,800	-£1,403,743	-£1,795,297
60% LAR : 40% CIR	5%	£344,379	-£862,555	-£872,082	-£889,829	-£984,700	-£1,628,741	-£2,019,793
60% LAR : 40% CIR	10%	£86,916	-£1,090,450	-£1,099,944	-£1,117,636	-£1,212,368	-£1,855,578	-£2,246,168
60% LAR : 40% CIR	15%	-£174,894	-£1,320,078	-£1,329,542	-£1,347,184	-£1,441,788	-£2,084,236	-£2,474,404
60% LAR : 40% CIR	20%	-£439,759	-£1,551,423	-£1,560,859	-£1,578,454	-£1,672,944	-£2,314,700	-£2,704,483
60% LAR : 40% CIR	25%	-£706,335	-£1,784,467	-£1,793,879	-£1,811,432	-£1,905,819	-£2,546,951	-£2,936,388
60% LAR : 40% CIR	**30%**	**-£974,605**	**-£2,019,194**	**-£2,028,585**	**-£2,046,102**	**-£2,140,395**	**-£2,780,972**	**-£3,170,101**
60% LAR : 40% CIR	35%	-£1,244,556	-£2,255,587	-£2,264,960	-£2,282,444	-£2,376,656	-£3,016,746	-£3,405,603
60% LAR : 40% CIR	40%	-£1,516,167	-£2,493,631	-£2,502,989	-£2,520,444	-£2,614,586	-£3,254,255	-£3,642,879
60% LAR : 40% CIR	45%	-£1,789,423	-£2,733,308	-£2,742,653	-£2,760,085	-£2,854,168	-£3,493,482	-£3,881,908
60% LAR : 40% CIR	50%	-£2,064,309	-£2,974,603	-£2,983,938	-£3,001,350	-£3,095,385	-£3,734,408	-£4,122,674

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,378,821	-£16,615,335	-£16,624,899	-£16,642,707	-£16,737,727	-£17,382,670	-£17,774,224
60% LAR : 40% CIR	5%	-£15,634,548	-£16,841,482	-£16,851,009	-£16,868,757	-£16,963,627	-£17,607,668	-£17,998,720
60% LAR : 40% CIR	10%	-£15,892,012	-£17,069,377	-£17,078,872	-£17,096,564	-£17,191,295	-£17,834,505	-£18,225,095
60% LAR : 40% CIR	15%	-£16,153,822	-£17,299,005	-£17,308,469	-£17,326,111	-£17,420,715	-£18,063,163	-£18,453,331
60% LAR : 40% CIR	20%	-£16,418,686	-£17,530,350	-£17,539,787	-£17,557,382	-£17,651,872	-£18,293,627	-£18,683,411
60% LAR : 40% CIR	25%	-£16,685,262	-£17,763,394	-£17,772,806	-£17,790,359	-£17,884,746	-£18,525,879	-£18,915,315
60% LAR : 40% CIR	**30%**	**-£16,953,533**	**-£17,998,121**	**-£18,007,512**	**-£18,025,029**	**-£18,119,322**	**-£18,759,899**	**-£19,149,028**
60% LAR : 40% CIR	35%	-£17,223,483	-£18,234,515	-£18,243,887	-£18,261,372	-£18,355,584	-£18,995,673	-£19,384,530
60% LAR : 40% CIR	40%	-£17,495,094	-£18,472,558	-£18,481,916	-£18,499,372	-£18,593,513	-£19,233,182	-£19,621,806
60% LAR : 40% CIR	45%	-£17,768,351	-£18,712,236	-£18,721,580	-£18,739,012	-£18,833,095	-£19,472,409	-£19,860,835
60% LAR : 40% CIR	50%	-£18,043,236	-£18,953,530	-£18,962,865	-£18,980,278	-£19,074,312	-£19,713,336	-£20,101,601

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,757,603	-£9,994,117	-£10,003,681	-£10,021,489	-£10,116,509	-£10,761,452	-£11,153,006
60% LAR : 40% CIR	5%	-£9,013,330	-£10,220,264	-£10,229,791	-£10,247,538	-£10,342,409	-£10,986,450	-£11,377,502
60% LAR : 40% CIR	10%	-£9,270,793	-£10,448,159	-£10,457,653	-£10,475,345	-£10,570,077	-£11,213,287	-£11,603,877
60% LAR : 40% CIR	15%	-£9,532,603	-£10,677,787	-£10,687,251	-£10,704,893	-£10,799,497	-£11,441,945	-£11,832,113
60% LAR : 40% CIR	20%	-£9,797,468	-£10,909,132	-£10,918,569	-£10,936,164	-£11,030,653	-£11,672,409	-£12,062,192
60% LAR : 40% CIR	25%	-£10,064,044	-£11,142,176	-£11,151,588	-£11,169,141	-£11,263,528	-£11,904,660	-£12,294,097
60% LAR : 40% CIR	**30%**	**-£10,332,314**	**-£11,376,903**	**-£11,386,294**	**-£11,403,811**	**-£11,498,104**	**-£12,138,681**	**-£12,527,810**
60% LAR : 40% CIR	35%	-£10,602,265	-£11,613,296	-£11,622,669	-£11,640,154	-£11,734,365	-£12,374,455	-£12,763,312
60% LAR : 40% CIR	40%	-£10,873,876	-£11,851,340	-£11,860,698	-£11,878,154	-£11,972,295	-£12,611,964	-£13,000,588
60% LAR : 40% CIR	45%	-£11,147,132	-£12,091,018	-£12,100,362	-£12,117,794	-£12,211,877	-£12,851,191	-£13,239,617
60% LAR : 40% CIR	50%	-£11,422,018	-£12,332,312	-£12,341,647	-£12,359,060	-£12,453,094	-£13,092,118	-£13,480,383

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,014,076	-£7,250,590	-£7,260,153	-£7,277,961	-£7,372,982	-£8,017,925	-£8,409,479
60% LAR : 40% CIR	5%	-£6,269,803	-£7,476,736	-£7,486,264	-£7,504,011	-£7,598,882	-£8,242,922	-£8,633,975
60% LAR : 40% CIR	10%	-£6,527,266	-£7,704,632	-£7,714,126	-£7,731,818	-£7,826,550	-£8,469,760	-£8,860,349
60% LAR : 40% CIR	15%	-£6,789,076	-£7,934,260	-£7,943,724	-£7,961,365	-£8,055,970	-£8,698,418	-£9,088,586
60% LAR : 40% CIR	20%	-£7,053,940	-£8,165,604	-£8,175,041	-£8,192,636	-£8,287,126	-£8,928,882	-£9,318,665
60% LAR : 40% CIR	25%	-£7,320,516	-£8,398,649	-£8,408,061	-£8,425,614	-£8,520,000	-£9,161,133	-£9,550,570
60% LAR : 40% CIR	**30%**	**-£7,588,787**	**-£8,633,376**	**-£8,642,767**	**-£8,660,284**	**-£8,754,577**	**-£9,395,154**	**-£9,784,283**
60% LAR : 40% CIR	35%	-£7,858,738	-£8,869,769	-£8,879,141	-£8,896,626	-£8,990,838	-£9,630,928	-£10,019,785
60% LAR : 40% CIR	40%	-£8,130,348	-£9,107,813	-£9,117,171	-£9,134,626	-£9,228,768	-£9,868,437	-£10,257,061
60% LAR : 40% CIR	45%	-£8,403,605	-£9,347,490	-£9,356,835	-£9,374,267	-£9,468,350	-£10,107,664	-£10,496,090
60% LAR : 40% CIR	50%	-£8,678,490	-£9,588,785	-£9,598,120	-£9,615,532	-£9,709,567	-£10,348,590	-£10,736,856

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,770,967	-£4,007,481	-£4,017,044	-£4,034,852	-£4,129,873	-£4,774,816	-£5,166,370
60% LAR : 40% CIR	5%	-£3,026,694	-£4,233,627	-£4,243,155	-£4,260,902	-£4,355,772	-£4,999,813	-£5,390,866
60% LAR : 40% CIR	10%	-£3,284,157	-£4,461,522	-£4,471,017	-£4,488,709	-£4,583,441	-£5,226,651	-£5,617,240
60% LAR : 40% CIR	15%	-£3,545,967	-£4,691,151	-£4,700,615	-£4,718,256	-£4,812,861	-£5,455,309	-£5,845,477
60% LAR : 40% CIR	20%	-£3,810,831	-£4,922,495	-£4,931,932	-£4,949,527	-£5,044,017	-£5,685,773	-£6,075,556
60% LAR : 40% CIR	25%	-£4,077,407	-£5,155,540	-£5,164,951	-£5,182,505	-£5,276,891	-£5,918,024	-£6,307,461
60% LAR : 40% CIR	**30%**	**-£4,345,678**	**-£5,390,267**	**-£5,399,658**	**-£5,417,174**	**-£5,511,468**	**-£6,152,045**	**-£6,541,174**
60% LAR : 40% CIR	35%	-£4,615,629	-£5,626,660	-£5,636,032	-£5,653,517	-£5,747,729	-£6,387,819	-£6,776,676
60% LAR : 40% CIR	40%	-£4,887,239	-£5,864,704	-£5,874,062	-£5,891,517	-£5,985,659	-£6,625,327	-£7,013,952
60% LAR : 40% CIR	45%	-£5,160,496	-£6,104,381	-£6,113,726	-£6,131,158	-£6,225,241	-£6,864,555	-£7,252,981
60% LAR : 40% CIR	50%	-£5,435,381	-£6,345,676	-£6,355,011	-£6,372,423	-£6,466,457	-£7,105,481	-£7,493,747

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR for 15 Years	
No Units	**18**
Site Area	**0.16 Ha**

Value Area	**Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft**	
Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,024,052	-£212,876	-£222,440	-£240,247	-£335,268	-£980,211	-£1,371,765
60% LAR : 40% CIR	5%	£747,128	-£460,199	-£469,726	-£487,474	-£582,344	-£1,226,385	-£1,617,438
60% LAR : 40% CIR	10%	£468,467	-£709,272	-£718,765	-£736,457	-£831,189	-£1,474,399	-£1,864,990
60% LAR : 40% CIR	15%	£188,089	-£960,077	-£969,540	-£987,181	-£1,081,786	-£1,724,234	-£2,114,402
60% LAR : 40% CIR	20%	-£95,427	-£1,212,597	-£1,222,034	-£1,239,629	-£1,334,119	-£1,975,874	-£2,365,658
60% LAR : 40% CIR	25%	-£383,524	-£1,466,818	-£1,476,230	-£1,493,783	-£1,588,169	-£2,229,302	-£2,618,739
60% LAR : 40% CIR	**30%**	**-£673,316**	**-£1,722,722**	**-£1,732,113**	**-£1,749,629**	**-£1,843,922**	**-£2,484,499**	**-£2,873,628**
60% LAR : 40% CIR	35%	-£964,786	-£1,980,292	-£1,989,664	-£2,007,149	-£2,101,361	-£2,741,450	-£3,130,307
60% LAR : 40% CIR	40%	-£1,257,919	-£2,239,512	-£2,248,869	-£2,266,325	-£2,360,467	-£3,000,136	-£3,388,759
60% LAR : 40% CIR	45%	-£1,552,696	-£2,500,366	-£2,509,710	-£2,527,143	-£2,621,226	-£3,260,539	-£3,648,965
60% LAR : 40% CIR	50%	-£1,849,102	-£2,762,837	-£2,772,172	-£2,789,585	-£2,883,619	-£3,522,643	-£3,910,908

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£14,954,875	-£16,191,803	-£16,201,367	-£16,219,174	-£16,314,195	-£16,959,138	-£17,350,692
60% LAR : 40% CIR	5%	-£15,231,800	-£16,439,126	-£16,448,653	-£16,466,401	-£16,561,271	-£17,205,312	-£17,596,366
60% LAR : 40% CIR	10%	-£15,510,460	-£16,688,199	-£16,697,693	-£16,715,384	-£16,810,116	-£17,453,326	-£17,843,917
60% LAR : 40% CIR	15%	-£15,790,839	-£16,939,004	-£16,948,467	-£16,966,108	-£17,060,713	-£17,703,161	-£18,093,329
60% LAR : 40% CIR	20%	-£16,074,355	-£17,191,524	-£17,200,961	-£17,218,556	-£17,313,046	-£17,954,801	-£18,344,585
60% LAR : 40% CIR	25%	-£16,362,451	-£17,445,745	-£17,455,157	-£17,472,710	-£17,567,097	-£18,208,230	-£18,597,666
60% LAR : 40% CIR	**30%**	**-£16,652,243**	**-£17,701,649**	**-£17,711,040**	**-£17,728,557**	**-£17,822,850**	**-£18,463,427**	**-£18,852,556**
60% LAR : 40% CIR	35%	-£16,943,714	-£17,959,219	-£17,968,591	-£17,986,076	-£18,080,288	-£18,720,377	-£19,109,235
60% LAR : 40% CIR	40%	-£17,236,846	-£18,218,439	-£18,227,796	-£18,245,253	-£18,339,394	-£18,979,063	-£19,367,686
60% LAR : 40% CIR	45%	-£17,531,623	-£18,479,293	-£18,488,638	-£18,506,070	-£18,600,153	-£19,239,467	-£19,627,892
60% LAR : 40% CIR	50%	-£17,828,029	-£18,741,764	-£18,751,099	-£18,768,512	-£18,862,546	-£19,501,570	-£19,889,836

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,333,657	-£9,570,585	-£9,580,149	-£9,597,956	-£9,692,977	-£10,337,920	-£10,729,474
60% LAR : 40% CIR	5%	-£8,610,581	-£9,817,908	-£9,827,435	-£9,845,183	-£9,940,053	-£10,584,094	-£10,975,147
60% LAR : 40% CIR	10%	-£8,889,242	-£10,066,981	-£10,076,474	-£10,094,166	-£10,188,898	-£10,832,108	-£11,222,699
60% LAR : 40% CIR	15%	-£9,169,620	-£10,317,786	-£10,327,249	-£10,344,890	-£10,439,495	-£11,081,943	-£11,472,111
60% LAR : 40% CIR	20%	-£9,453,136	-£10,570,306	-£10,579,743	-£10,597,338	-£10,691,828	-£11,333,583	-£11,723,367
60% LAR : 40% CIR	25%	-£9,741,233	-£10,824,527	-£10,833,939	-£10,851,492	-£10,945,879	-£11,587,011	-£11,976,448
60% LAR : 40% CIR	**30%**	**-£10,031,025**	**-£11,080,431**	**-£11,089,822**	**-£11,107,338**	**-£11,201,632**	**-£11,842,209**	**-£12,231,338**
60% LAR : 40% CIR	35%	-£10,322,495	-£11,338,001	-£11,347,373	-£11,364,858	-£11,459,070	-£12,099,159	-£12,488,016
60% LAR : 40% CIR	40%	-£10,615,628	-£11,597,221	-£11,606,578	-£11,624,035	-£11,718,176	-£12,357,845	-£12,746,468
60% LAR : 40% CIR	45%	-£10,910,405	-£11,858,075	-£11,867,420	-£11,884,852	-£11,978,935	-£12,618,249	-£13,006,674
60% LAR : 40% CIR	50%	-£11,206,811	-£12,120,546	-£12,129,881	-£12,147,294	-£12,241,328	-£12,880,352	-£13,268,618

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,590,130	-£6,827,058	-£6,836,622	-£6,854,429	-£6,949,450	-£7,594,392	-£7,985,947
60% LAR : 40% CIR	5%	-£5,867,054	-£7,074,381	-£7,083,908	-£7,101,655	-£7,196,526	-£7,840,567	-£8,231,620
60% LAR : 40% CIR	10%	-£6,145,715	-£7,323,453	-£7,332,947	-£7,350,639	-£7,445,371	-£8,088,581	-£8,479,171
60% LAR : 40% CIR	15%	-£6,426,093	-£7,574,258	-£7,583,722	-£7,601,363	-£7,695,968	-£8,338,416	-£8,728,584
60% LAR : 40% CIR	20%	-£6,709,609	-£7,826,779	-£7,836,216	-£7,853,811	-£7,948,300	-£8,590,056	-£8,979,839
60% LAR : 40% CIR	25%	-£6,997,706	-£8,081,000	-£8,090,411	-£8,107,965	-£8,202,351	-£8,843,484	-£9,232,921
60% LAR : 40% CIR	**30%**	**-£7,287,498**	**-£8,336,903**	**-£8,346,294**	**-£8,363,811**	**-£8,458,104**	**-£9,098,681**	**-£9,487,810**
60% LAR : 40% CIR	35%	-£7,578,968	-£8,594,473	-£8,603,846	-£8,621,331	-£8,715,542	-£9,355,632	-£9,744,489
60% LAR : 40% CIR	40%	-£7,872,101	-£8,853,694	-£8,863,051	-£8,880,507	-£8,974,649	-£9,614,318	-£10,002,941
60% LAR : 40% CIR	45%	-£8,166,877	-£9,114,548	-£9,123,892	-£9,141,325	-£9,235,408	-£9,874,721	-£10,263,147
60% LAR : 40% CIR	50%	-£8,463,283	-£9,377,019	-£9,386,354	-£9,403,767	-£9,497,801	-£10,136,825	-£10,525,090

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,347,020	-£3,583,948	-£3,593,513	-£3,611,320	-£3,706,341	-£4,351,283	-£4,742,837
60% LAR : 40% CIR	5%	-£2,623,945	-£3,831,271	-£3,840,799	-£3,858,546	-£3,953,417	-£4,597,458	-£4,988,511
60% LAR : 40% CIR	10%	-£2,902,606	-£4,080,344	-£4,089,838	-£4,107,530	-£4,202,262	-£4,845,472	-£5,236,062
60% LAR : 40% CIR	15%	-£3,182,984	-£4,331,149	-£4,340,612	-£4,358,254	-£4,452,859	-£5,095,307	-£5,485,474
60% LAR : 40% CIR	20%	-£3,466,500	-£4,583,670	-£4,593,106	-£4,610,701	-£4,705,191	-£5,346,947	-£5,736,730
60% LAR : 40% CIR	25%	-£3,754,597	-£4,837,891	-£4,847,302	-£4,864,856	-£4,959,242	-£5,600,375	-£5,989,812
60% LAR : 40% CIR	**30%**	**-£4,044,388**	**-£5,093,794**	**-£5,103,185**	**-£5,120,702**	**-£5,214,995**	**-£5,855,572**	**-£6,244,701**
60% LAR : 40% CIR	35%	-£4,335,859	-£5,351,364	-£5,360,737	-£5,378,221	-£5,472,433	-£6,112,523	-£6,501,380
60% LAR : 40% CIR	40%	-£4,628,992	-£5,610,585	-£5,619,942	-£5,637,398	-£5,731,540	-£6,371,208	-£6,759,832
60% LAR : 40% CIR	45%	-£4,923,768	-£5,871,439	-£5,880,783	-£5,898,215	-£5,992,299	-£6,631,612	-£7,020,038
60% LAR : 40% CIR	50%	-£5,220,174	-£6,133,910	-£6,143,245	-£6,160,657	-£6,254,692	-£6,893,715	-£7,281,981

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR for 15 Years

Value Area	**Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,447,998	£207,490	£198,071	£180,530	£86,937	-£556,679	-£948,233
60% LAR : 40% CIR	5%	£1,149,875	-£57,844	-£67,371	-£85,119	-£179,989	-£824,030	-£1,215,082
60% LAR : 40% CIR	10%	£850,018	-£328,093	-£337,586	-£355,278	-£450,011	-£1,093,220	-£1,483,811
60% LAR : 40% CIR	15%	£548,442	-£600,074	-£609,537	-£627,179	-£721,784	-£1,364,232	-£1,754,400
60% LAR : 40% CIR	20%	£245,164	-£873,771	-£883,208	-£900,803	-£995,293	-£1,637,049	-£2,026,833
60% LAR : 40% CIR	25%	-£60,713	-£1,149,169	-£1,158,581	-£1,176,135	-£1,270,520	-£1,911,653	-£2,301,090
60% LAR : 40% CIR	**30%**	**-£372,025**	**-£1,426,249**	**-£1,435,640**	**-£1,453,157**	**-£1,547,450**	**-£2,188,028**	**-£2,577,156**
60% LAR : 40% CIR	35%	-£685,017	-£1,704,996	-£1,714,368	-£1,731,853	-£1,826,065	-£2,466,154	-£2,855,012
60% LAR : 40% CIR	40%	-£999,670	-£1,985,393	-£1,994,750	-£2,012,206	-£2,106,348	-£2,746,017	-£3,134,640
60% LAR : 40% CIR	45%	-£1,315,968	-£2,267,424	-£2,276,768	-£2,294,200	-£2,388,283	-£3,027,596	-£3,416,022
60% LAR : 40% CIR	50%	-£1,633,895	-£2,551,071	-£2,560,406	-£2,577,819	-£2,671,853	-£3,310,877	-£3,699,143

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£14,530,930	-£15,771,437	-£15,780,857	-£15,798,397	-£15,891,990	-£16,535,607	-£16,927,161
60% LAR : 40% CIR	5%	-£14,829,052	-£16,036,771	-£16,046,299	-£16,064,046	-£16,158,917	-£16,802,957	-£17,194,010
60% LAR : 40% CIR	10%	-£15,128,909	-£16,307,020	-£16,316,513	-£16,334,205	-£16,428,938	-£17,072,147	-£17,462,738
60% LAR : 40% CIR	15%	-£15,430,485	-£16,579,001	-£16,588,465	-£16,606,106	-£16,700,712	-£17,343,160	-£17,733,328
60% LAR : 40% CIR	20%	-£15,733,763	-£16,852,698	-£16,862,135	-£16,879,730	-£16,974,220	-£17,615,977	-£18,005,760
60% LAR : 40% CIR	25%	-£16,039,640	-£17,128,096	-£17,137,508	-£17,155,062	-£17,249,448	-£17,890,580	-£18,280,017
60% LAR : 40% CIR	**30%**	**-£16,350,952**	**-£17,405,176**	**-£17,414,568**	**-£17,432,084**	**-£17,526,377**	**-£18,166,955**	**-£18,556,083**
60% LAR : 40% CIR	35%	-£16,663,944	-£17,683,923	-£17,693,295	-£17,710,780	-£17,804,992	-£18,445,082	-£18,833,939
60% LAR : 40% CIR	40%	-£16,978,597	-£17,964,320	-£17,973,677	-£17,991,134	-£18,085,275	-£18,724,944	-£19,113,567
60% LAR : 40% CIR	45%	-£17,294,895	-£18,246,351	-£18,255,695	-£18,273,128	-£18,367,211	-£19,006,523	-£19,394,950
60% LAR : 40% CIR	50%	-£17,612,822	-£18,529,998	-£18,539,333	-£18,556,746	-£18,650,781	-£19,289,804	-£19,678,070

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,909,712	-£9,150,219	-£9,159,638	-£9,177,179	-£9,270,772	-£9,914,388	-£10,305,942
60% LAR : 40% CIR	5%	-£8,207,834	-£9,415,553	-£9,425,080	-£9,442,828	-£9,537,698	-£10,181,739	-£10,572,792
60% LAR : 40% CIR	10%	-£8,507,691	-£9,685,802	-£9,695,295	-£9,712,987	-£9,807,720	-£10,450,929	-£10,841,520
60% LAR : 40% CIR	15%	-£8,809,267	-£9,957,783	-£9,967,246	-£9,984,888	-£10,079,494	-£10,721,941	-£11,112,109
60% LAR : 40% CIR	20%	-£9,112,545	-£10,231,480	-£10,240,917	-£10,258,512	-£10,353,002	-£10,994,758	-£11,384,542
60% LAR : 40% CIR	25%	-£9,418,422	-£10,506,878	-£10,516,290	-£10,533,844	-£10,628,230	-£11,269,362	-£11,658,799
60% LAR : 40% CIR	**30%**	**-£9,729,734**	**-£10,783,958**	**-£10,793,349**	**-£10,810,866**	**-£10,905,159**	**-£11,545,737**	**-£11,934,865**
60% LAR : 40% CIR	35%	-£10,042,726	-£11,062,705	-£11,072,077	-£11,089,562	-£11,183,774	-£11,823,864	-£12,212,721
60% LAR : 40% CIR	40%	-£10,357,379	-£11,343,102	-£11,352,459	-£11,369,915	-£11,464,057	-£12,103,726	-£12,492,349
60% LAR : 40% CIR	45%	-£10,673,677	-£11,625,133	-£11,634,477	-£11,651,909	-£11,745,993	-£12,385,305	-£12,773,732
60% LAR : 40% CIR	50%	-£10,991,604	-£11,908,780	-£11,918,115	-£11,935,528	-£12,029,562	-£12,668,586	-£13,056,852

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,166,184	-£6,406,692	-£6,416,111	-£6,433,652	-£6,527,245	-£7,170,861	-£7,562,415
60% LAR : 40% CIR	5%	-£5,464,307	-£6,672,026	-£6,681,553	-£6,699,301	-£6,794,171	-£7,438,212	-£7,829,264
60% LAR : 40% CIR	10%	-£5,764,164	-£6,942,274	-£6,951,768	-£6,969,460	-£7,064,193	-£7,707,402	-£8,097,992
60% LAR : 40% CIR	15%	-£6,065,739	-£7,214,256	-£7,223,719	-£7,241,361	-£7,335,966	-£7,978,414	-£8,368,582
60% LAR : 40% CIR	20%	-£6,369,017	-£7,487,953	-£7,497,390	-£7,514,985	-£7,609,475	-£8,251,231	-£8,641,015
60% LAR : 40% CIR	25%	-£6,674,895	-£7,763,351	-£7,772,762	-£7,790,317	-£7,884,702	-£8,525,835	-£8,915,272
60% LAR : 40% CIR	**30%**	**-£6,986,207**	**-£8,040,431**	**-£8,049,822**	**-£8,067,339**	**-£8,161,632**	**-£8,802,210**	**-£9,191,338**
60% LAR : 40% CIR	35%	-£7,299,198	-£8,319,178	-£8,328,550	-£8,346,035	-£8,440,247	-£9,080,336	-£9,469,193
60% LAR : 40% CIR	40%	-£7,613,852	-£8,599,575	-£8,608,932	-£8,626,388	-£8,720,530	-£9,360,198	-£9,748,822
60% LAR : 40% CIR	45%	-£7,930,149	-£8,881,606	-£8,890,950	-£8,908,382	-£9,002,465	-£9,641,778	-£10,030,204
60% LAR : 40% CIR	50%	-£8,248,076	-£9,165,252	-£9,174,587	-£9,192,001	-£9,286,035	-£9,925,059	-£10,313,325

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,923,075	-£3,163,583	-£3,173,002	-£3,190,543	-£3,284,135	-£3,927,752	-£4,319,306
60% LAR : 40% CIR	5%	-£2,221,198	-£3,428,917	-£3,438,444	-£3,456,192	-£3,551,062	-£4,195,103	-£4,586,155
60% LAR : 40% CIR	10%	-£2,521,055	-£3,699,165	-£3,708,659	-£3,726,351	-£3,821,084	-£4,464,292	-£4,854,883
60% LAR : 40% CIR	15%	-£2,822,630	-£3,971,147	-£3,980,610	-£3,998,252	-£4,092,857	-£4,735,305	-£5,125,473
60% LAR : 40% CIR	20%	-£3,125,908	-£4,244,844	-£4,254,281	-£4,271,876	-£4,366,366	-£5,008,122	-£5,397,906
60% LAR : 40% CIR	25%	-£3,431,785	-£4,520,241	-£4,529,653	-£4,547,208	-£4,641,593	-£5,282,726	-£5,672,163
60% LAR : 40% CIR	**30%**	**-£3,743,098**	**-£4,797,322**	**-£4,806,713**	**-£4,824,230**	**-£4,918,523**	**-£5,559,101**	**-£5,948,229**
60% LAR : 40% CIR	35%	-£4,056,089	-£5,076,069	-£5,085,441	-£5,102,926	-£5,197,138	-£5,837,227	-£6,226,084
60% LAR : 40% CIR	40%	-£4,370,743	-£5,356,466	-£5,365,822	-£5,383,279	-£5,477,421	-£6,117,089	-£6,505,712
60% LAR : 40% CIR	45%	-£4,687,040	-£5,638,496	-£5,647,841	-£5,665,273	-£5,759,356	-£6,398,669	-£6,787,095
60% LAR : 40% CIR	50%	-£5,004,967	-£5,922,143	-£5,931,478	-£5,948,892	-£6,042,926	-£6,681,950	-£7,070,215

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR for 15 Years	

Value Area	**Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,295,889	£1,041,823	£1,032,403	£1,014,863	£921,271	£286,021	-£101,170
60% LAR : 40% CIR	5%	£1,955,372	£735,643	£726,258	£708,778	£615,332	-£19,319	-£410,372
60% LAR : 40% CIR	10%	£1,613,121	£427,739	£418,387	£400,961	£307,652	-£330,863	-£721,453
60% LAR : 40% CIR	15%	£1,269,150	£118,128	£108,806	£91,430	-£1,780	-£644,228	-£1,034,396
60% LAR : 40% CIR	20%	£923,477	-£196,121	-£205,557	-£223,153	-£317,641	-£959,398	-£1,349,181
60% LAR : 40% CIR	25%	£576,118	-£513,871	-£523,284	-£540,837	-£635,222	-£1,276,355	-£1,665,792
60% LAR : 40% CIR	**30%**	**£227,089**	**-£833,304**	**-£842,695**	**-£860,212**	**-£954,505**	**-£1,595,083**	**-£1,984,211**
60% LAR : 40% CIR	35%	-£125,478	-£1,154,404	-£1,163,777	-£1,181,262	-£1,275,473	-£1,915,563	-£2,304,420
60% LAR : 40% CIR	40%	-£483,172	-£1,477,155	-£1,486,512	-£1,503,967	-£1,598,110	-£2,237,779	-£2,626,402
60% LAR : 40% CIR	45%	-£842,512	-£1,801,538	-£1,810,883	-£1,828,316	-£1,922,398	-£2,561,711	-£2,950,138
60% LAR : 40% CIR	50%	-£1,203,480	-£2,127,539	-£2,136,874	-£2,154,287	-£2,248,321	-£2,887,345	-£3,275,610

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£13,683,038	-£14,937,104	-£14,946,524	-£14,964,064	-£15,057,656	-£15,692,906	-£16,080,097
60% LAR : 40% CIR	5%	-£14,023,555	-£15,243,284	-£15,252,669	-£15,270,149	-£15,363,595	-£15,998,246	-£16,389,299
60% LAR : 40% CIR	10%	-£14,365,806	-£15,551,188	-£15,560,540	-£15,577,967	-£15,671,275	-£16,309,790	-£16,700,381
60% LAR : 40% CIR	15%	-£14,709,777	-£15,860,800	-£15,870,121	-£15,887,497	-£15,980,707	-£16,623,155	-£17,013,323
60% LAR : 40% CIR	20%	-£15,055,450	-£16,175,048	-£16,184,484	-£16,202,080	-£16,296,569	-£16,938,325	-£17,328,109
60% LAR : 40% CIR	25%	-£15,402,809	-£16,492,798	-£16,502,211	-£16,519,764	-£16,614,150	-£17,255,282	-£17,644,719
60% LAR : 40% CIR	**30%**	**-£15,751,838**	**-£16,812,232**	**-£16,821,623**	**-£16,839,139**	**-£16,933,433**	**-£17,574,011**	**-£17,963,139**
60% LAR : 40% CIR	35%	-£16,104,406	-£17,133,332	-£17,142,704	-£17,160,189	-£17,254,401	-£17,894,490	-£18,283,347
60% LAR : 40% CIR	40%	-£16,462,100	-£17,456,082	-£17,465,439	-£17,482,895	-£17,577,037	-£18,216,706	-£18,605,329
60% LAR : 40% CIR	45%	-£16,821,439	-£17,780,465	-£17,789,811	-£17,807,243	-£17,901,325	-£18,540,639	-£18,929,065
60% LAR : 40% CIR	50%	-£17,182,407	-£18,106,466	-£18,115,801	-£18,133,214	-£18,227,248	-£18,866,272	-£19,254,538

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,061,820	-£8,315,886	-£8,325,306	-£8,342,846	-£8,436,438	-£9,071,688	-£9,458,879
60% LAR : 40% CIR	5%	-£7,402,337	-£8,622,066	-£8,631,451	-£8,648,931	-£8,742,377	-£9,377,028	-£9,768,081
60% LAR : 40% CIR	10%	-£7,744,588	-£8,929,970	-£8,939,322	-£8,956,748	-£9,050,057	-£9,688,572	-£10,079,162
60% LAR : 40% CIR	15%	-£8,088,559	-£9,239,581	-£9,248,903	-£9,266,279	-£9,359,489	-£10,001,937	-£10,392,105
60% LAR : 40% CIR	20%	-£8,434,232	-£9,553,830	-£9,563,266	-£9,580,862	-£9,675,351	-£10,317,107	-£10,706,891
60% LAR : 40% CIR	25%	-£8,781,591	-£9,871,580	-£9,880,993	-£9,898,546	-£9,992,931	-£10,634,064	-£11,023,501
60% LAR : 40% CIR	**30%**	**-£9,130,620**	**-£10,191,014**	**-£10,200,405**	**-£10,217,921**	**-£10,312,214**	**-£10,952,792**	**-£11,341,920**
60% LAR : 40% CIR	35%	-£9,483,187	-£10,512,114	-£10,521,486	-£10,538,971	-£10,633,183	-£11,273,272	-£11,662,129
60% LAR : 40% CIR	40%	-£9,840,882	-£10,834,864	-£10,844,221	-£10,861,676	-£10,955,819	-£11,595,488	-£11,984,111
60% LAR : 40% CIR	45%	-£10,200,221	-£11,159,247	-£11,168,592	-£11,186,025	-£11,280,107	-£11,919,420	-£12,307,847
60% LAR : 40% CIR	50%	-£10,561,189	-£11,485,248	-£11,494,583	-£11,511,996	-£11,606,030	-£12,245,054	-£12,633,319

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,318,293	-£5,572,358	-£5,581,779	-£5,599,318	-£5,692,911	-£6,328,161	-£6,715,351
60% LAR : 40% CIR	5%	-£4,658,810	-£5,878,539	-£5,887,924	-£5,905,404	-£5,998,850	-£6,633,501	-£7,024,554
60% LAR : 40% CIR	10%	-£5,001,061	-£6,186,443	-£6,195,794	-£6,213,221	-£6,306,529	-£6,945,044	-£7,335,635
60% LAR : 40% CIR	15%	-£5,345,032	-£6,496,054	-£6,505,376	-£6,522,752	-£6,615,961	-£7,258,409	-£7,648,577
60% LAR : 40% CIR	20%	-£5,690,705	-£6,810,303	-£6,819,738	-£6,837,334	-£6,931,823	-£7,573,580	-£7,963,363
60% LAR : 40% CIR	25%	-£6,038,063	-£7,128,052	-£7,137,465	-£7,155,019	-£7,249,404	-£7,890,537	-£8,279,974
60% LAR : 40% CIR	**30%**	**-£6,387,093**	**-£7,447,486**	**-£7,456,877**	**-£7,474,394**	**-£7,568,687**	**-£8,209,265**	**-£8,598,393**
60% LAR : 40% CIR	35%	-£6,739,660	-£7,768,586	-£7,777,959	-£7,795,443	-£7,889,655	-£8,529,745	-£8,918,602
60% LAR : 40% CIR	40%	-£7,097,354	-£8,091,337	-£8,100,693	-£8,118,149	-£8,212,292	-£8,851,960	-£9,240,583
60% LAR : 40% CIR	45%	-£7,456,694	-£8,415,720	-£8,425,065	-£8,442,497	-£8,536,580	-£9,175,893	-£9,564,320
60% LAR : 40% CIR	50%	-£7,817,662	-£8,741,721	-£8,751,056	-£8,768,468	-£8,862,503	-£9,501,526	-£9,889,792

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,075,183	-£2,329,249	-£2,338,670	-£2,356,209	-£2,449,802	-£3,085,052	-£3,472,242
60% LAR : 40% CIR	5%	-£1,415,701	-£2,635,430	-£2,644,815	-£2,662,295	-£2,755,740	-£3,390,391	-£3,781,445
60% LAR : 40% CIR	10%	-£1,757,952	-£2,943,334	-£2,952,685	-£2,970,112	-£3,063,420	-£3,701,935	-£4,092,526
60% LAR : 40% CIR	15%	-£2,101,923	-£3,252,945	-£3,262,267	-£3,279,643	-£3,372,852	-£4,015,300	-£4,405,468
60% LAR : 40% CIR	20%	-£2,447,596	-£3,567,193	-£3,576,629	-£3,594,225	-£3,688,714	-£4,330,471	-£4,720,254
60% LAR : 40% CIR	25%	-£2,794,954	-£3,884,943	-£3,894,356	-£3,911,910	-£4,006,295	-£4,647,428	-£5,036,865
60% LAR : 40% CIR	**30%**	**-£3,143,984**	**-£4,204,377**	**-£4,213,768**	**-£4,231,285**	**-£4,325,578**	**-£4,966,156**	**-£5,355,284**
60% LAR : 40% CIR	35%	-£3,496,551	-£4,525,477	-£4,534,850	-£4,552,334	-£4,646,546	-£5,286,636	-£5,675,493
60% LAR : 40% CIR	40%	-£3,854,245	-£4,848,228	-£4,857,584	-£4,875,040	-£4,969,183	-£5,608,851	-£5,997,474
60% LAR : 40% CIR	45%	-£4,213,585	-£5,172,611	-£5,181,956	-£5,199,388	-£5,293,470	-£5,932,784	-£6,321,210
60% LAR : 40% CIR	50%	-£4,574,552	-£5,498,612	-£5,507,947	-£5,525,359	-£5,619,394	-£6,258,417	-£6,646,683

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR for 15 Years	
Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,143,780	£1,876,157	£1,866,737	£1,849,197	£1,755,604	£1,120,354	£734,684
60% LAR : 40% CIR	5%	£2,760,869	£1,528,259	£1,518,875	£1,501,394	£1,407,949	£773,588	£388,413
60% LAR : 40% CIR	10%	£2,376,223	£1,178,639	£1,169,287	£1,151,861	£1,058,553	£425,010	£40,289
60% LAR : 40% CIR	15%	£1,989,857	£827,311	£817,990	£800,614	£707,430	£74,637	-£314,392
60% LAR : 40% CIR	20%	£1,601,790	£474,294	£464,999	£447,669	£354,599	-£281,747	-£671,530
60% LAR : 40% CIR	25%	£1,212,036	£119,602	£110,331	£93,042	£75	-£641,058	-£1,030,495
60% LAR : 40% CIR	**30%**	**£820,613**	**-£240,360**	**-£249,751**	**-£267,267**	**-£361,561**	**-£1,002,139**	**-£1,391,267**
60% LAR : 40% CIR	35%	£427,537	-£603,813	-£613,185	-£630,669	-£724,882	-£1,364,972	-£1,753,829
60% LAR : 40% CIR	40%	£32,824	-£968,917	-£978,274	-£995,729	-£1,089,871	-£1,729,539	-£2,118,164
60% LAR : 40% CIR	45%	-£369,056	-£1,335,653	-£1,344,998	-£1,362,430	-£1,456,513	-£2,095,827	-£2,484,253
60% LAR : 40% CIR	50%	-£773,066	-£1,704,007	-£1,713,342	-£1,730,755	-£1,824,790	-£2,463,813	-£2,852,078

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,835,147	-£14,102,770	-£14,112,191	-£14,129,730	-£14,223,323	-£14,858,574	-£15,244,243
60% LAR : 40% CIR	5%	-£13,218,058	-£14,450,668	-£14,460,052	-£14,477,533	-£14,570,978	-£15,205,339	-£15,590,515
60% LAR : 40% CIR	10%	-£13,602,704	-£14,800,289	-£14,809,640	-£14,827,066	-£14,920,374	-£15,553,917	-£15,938,638
60% LAR : 40% CIR	15%	-£13,989,070	-£15,151,616	-£15,160,938	-£15,178,314	-£15,271,497	-£15,904,290	-£16,293,319
60% LAR : 40% CIR	20%	-£14,377,137	-£15,504,633	-£15,513,928	-£15,531,258	-£15,624,329	-£16,260,674	-£16,650,457
60% LAR : 40% CIR	25%	-£14,766,891	-£15,859,325	-£15,868,596	-£15,885,885	-£15,978,853	-£16,619,985	-£17,009,422
60% LAR : 40% CIR	**30%**	**-£15,158,314**	**-£16,219,287**	**-£16,228,678**	**-£16,246,195**	**-£16,340,488**	**-£16,981,066**	**-£17,370,194**
60% LAR : 40% CIR	35%	-£15,551,391	-£16,582,740	-£16,592,113	-£16,609,596	-£16,703,809	-£17,343,899	-£17,732,756
60% LAR : 40% CIR	40%	-£15,946,104	-£16,947,844	-£16,957,201	-£16,974,657	-£17,068,798	-£17,708,467	-£18,097,091
60% LAR : 40% CIR	45%	-£16,347,983	-£17,314,580	-£17,323,925	-£17,341,357	-£17,435,440	-£18,074,754	-£18,463,180
60% LAR : 40% CIR	50%	-£16,751,993	-£17,682,934	-£17,692,269	-£17,709,683	-£17,803,717	-£18,442,741	-£18,831,005

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,213,929	-£7,481,552	-£7,490,972	-£7,508,512	-£7,602,105	-£8,237,356	-£8,623,025
60% LAR : 40% CIR	5%	-£6,596,840	-£7,829,450	-£7,838,834	-£7,856,315	-£7,949,760	-£8,584,121	-£8,969,297
60% LAR : 40% CIR	10%	-£6,981,486	-£8,179,070	-£8,188,422	-£8,205,848	-£8,299,156	-£8,932,699	-£9,317,420
60% LAR : 40% CIR	15%	-£7,367,852	-£8,530,398	-£8,539,720	-£8,557,096	-£8,650,279	-£9,283,072	-£9,672,101
60% LAR : 40% CIR	20%	-£7,755,919	-£8,883,415	-£8,892,710	-£8,910,040	-£9,003,110	-£9,639,456	-£10,029,239
60% LAR : 40% CIR	25%	-£8,145,673	-£9,238,107	-£9,247,378	-£9,264,667	-£9,357,635	-£9,998,767	-£10,388,204
60% LAR : 40% CIR	**30%**	**-£8,537,096**	**-£9,598,069**	**-£9,607,460**	**-£9,624,977**	**-£9,719,270**	**-£10,359,848**	**-£10,748,976**
60% LAR : 40% CIR	35%	-£8,930,172	-£9,961,522	-£9,970,894	-£9,988,378	-£10,082,591	-£10,722,681	-£11,111,538
60% LAR : 40% CIR	40%	-£9,324,885	-£10,326,626	-£10,335,983	-£10,353,438	-£10,447,580	-£11,087,249	-£11,475,873
60% LAR : 40% CIR	45%	-£9,726,765	-£10,693,362	-£10,702,707	-£10,720,139	-£10,814,222	-£11,453,536	-£11,841,962
60% LAR : 40% CIR	50%	-£10,130,775	-£11,061,716	-£11,071,051	-£11,088,464	-£11,182,499	-£11,821,522	-£12,209,787

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,470,402	-£4,738,025	-£4,747,445	-£4,764,985	-£4,858,577	-£5,493,828	-£5,879,497
60% LAR : 40% CIR	5%	-£3,853,313	-£5,085,923	-£5,095,307	-£5,112,788	-£5,206,232	-£5,840,594	-£6,225,769
60% LAR : 40% CIR	10%	-£4,237,959	-£5,435,543	-£5,444,895	-£5,462,320	-£5,555,629	-£6,189,171	-£6,573,893
60% LAR : 40% CIR	15%	-£4,624,325	-£5,786,871	-£5,796,192	-£5,813,568	-£5,906,751	-£6,539,545	-£6,928,574
60% LAR : 40% CIR	20%	-£5,012,392	-£6,139,888	-£6,149,183	-£6,166,513	-£6,259,583	-£6,895,928	-£7,285,712
60% LAR : 40% CIR	25%	-£5,402,146	-£6,494,579	-£6,503,851	-£6,521,140	-£6,614,107	-£7,255,240	-£7,644,677
60% LAR : 40% CIR	**30%**	**-£5,793,568**	**-£6,854,541**	**-£6,863,933**	**-£6,881,449**	**-£6,975,742**	**-£7,616,320**	**-£8,005,448**
60% LAR : 40% CIR	35%	-£6,186,645	-£7,217,995	-£7,227,367	-£7,244,851	-£7,339,064	-£7,979,153	-£8,368,011
60% LAR : 40% CIR	40%	-£6,581,358	-£7,583,099	-£7,592,455	-£7,609,911	-£7,704,053	-£8,343,721	-£8,732,345
60% LAR : 40% CIR	45%	-£6,983,238	-£7,949,835	-£7,959,179	-£7,976,612	-£8,070,695	-£8,710,008	-£9,098,435
60% LAR : 40% CIR	50%	-£7,387,248	-£8,318,189	-£8,327,524	-£8,344,937	-£8,438,971	-£9,077,995	-£9,466,260

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£227,293	-£1,494,916	-£1,504,336	-£1,521,876	-£1,615,468	-£2,250,719	-£2,636,388
60% LAR : 40% CIR	5%	-£610,204	-£1,842,814	-£1,852,197	-£1,869,679	-£1,963,123	-£2,597,485	-£2,982,660
60% LAR : 40% CIR	10%	-£994,850	-£2,192,434	-£2,201,786	-£2,219,211	-£2,312,519	-£2,946,062	-£3,330,784
60% LAR : 40% CIR	15%	-£1,381,215	-£2,543,762	-£2,553,083	-£2,570,459	-£2,663,642	-£3,296,435	-£3,685,464
60% LAR : 40% CIR	20%	-£1,769,283	-£2,896,779	-£2,906,074	-£2,923,404	-£3,016,474	-£3,652,819	-£4,042,603
60% LAR : 40% CIR	25%	-£2,159,036	-£3,251,470	-£3,260,741	-£3,278,031	-£3,370,998	-£4,012,131	-£4,401,568
60% LAR : 40% CIR	**30%**	**-£2,550,459**	**-£3,611,432**	**-£3,620,823**	**-£3,638,340**	**-£3,732,633**	**-£4,373,211**	**-£4,762,339**
60% LAR : 40% CIR	35%	-£2,943,536	-£3,974,886	-£3,984,258	-£4,001,742	-£4,095,955	-£4,736,044	-£5,124,901
60% LAR : 40% CIR	40%	-£3,338,249	-£4,339,989	-£4,349,346	-£4,366,802	-£4,460,944	-£5,100,612	-£5,489,236
60% LAR : 40% CIR	45%	-£3,740,129	-£4,706,726	-£4,716,070	-£4,733,503	-£4,827,586	-£5,466,899	-£5,855,326
60% LAR : 40% CIR	50%	-£4,144,138	-£5,075,079	-£5,084,414	-£5,101,828	-£5,195,862	-£5,834,886	-£6,223,151

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR for 15 Years

Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£4,839,563	£3,544,824	£3,535,404	£3,517,864	£3,424,270	£2,789,021	£2,403,351
60% LAR : 40% CIR	5%	£4,371,863	£3,113,492	£3,104,109	£3,086,627	£2,993,183	£2,358,821	£1,973,646
60% LAR : 40% CIR	10%	£3,902,428	£2,680,439	£2,671,088	£2,653,661	£2,560,353	£1,926,810	£1,542,090
60% LAR : 40% CIR	15%	£3,431,273	£2,245,678	£2,236,356	£2,218,980	£2,125,797	£1,493,004	£1,108,701
60% LAR : 40% CIR	20%	£2,958,416	£1,809,227	£1,799,932	£1,782,602	£1,689,532	£1,057,421	£673,496
60% LAR : 40% CIR	25%	£2,483,873	£1,371,102	£1,361,832	£1,344,541	£1,251,574	£620,077	£236,493
60% LAR : 40% CIR	**30%**	**£2,007,661**	**£931,320**	**£922,070**	**£904,816**	**£811,940**	**£180,990**	**-£205,377**
60% LAR : 40% CIR	35%	£1,529,796	£489,896	£480,663	£463,442	£370,646	-£263,789	-£652,646
60% LAR : 40% CIR	40%	£1,050,293	£46,845	£37,630	£20,435	-£73,395	-£713,063	-£1,101,686
60% LAR : 40% CIR	45%	£569,171	-£403,883	-£413,227	-£430,659	-£524,742	-£1,164,056	-£1,552,483
60% LAR : 40% CIR	50%	£86,444	-£856,943	-£866,278	-£883,691	-£977,726	-£1,616,749	-£2,005,014

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,139,364	-£12,434,103	-£12,443,524	-£12,461,063	-£12,554,657	-£13,189,907	-£13,575,576
60% LAR : 40% CIR	5%	-£11,607,065	-£12,865,435	-£12,874,819	-£12,892,300	-£12,985,745	-£13,620,106	-£14,005,281
60% LAR : 40% CIR	10%	-£12,076,500	-£13,298,488	-£13,307,840	-£13,325,266	-£13,418,574	-£14,052,117	-£14,436,838
60% LAR : 40% CIR	15%	-£12,547,654	-£13,733,249	-£13,742,571	-£13,759,947	-£13,853,130	-£14,485,923	-£14,870,227
60% LAR : 40% CIR	20%	-£13,020,511	-£14,169,700	-£14,178,995	-£14,196,325	-£14,289,396	-£14,921,506	-£15,305,431
60% LAR : 40% CIR	25%	-£13,495,054	-£14,607,826	-£14,617,096	-£14,634,386	-£14,727,353	-£15,358,851	-£15,742,435
60% LAR : 40% CIR	**30%**	**-£13,971,266**	**-£15,047,607**	**-£15,056,857**	**-£15,074,111**	**-£15,166,987**	**-£15,797,937**	**-£16,184,304**
60% LAR : 40% CIR	35%	-£14,449,132	-£15,489,032	-£15,498,264	-£15,515,485	-£15,608,281	-£16,242,716	-£16,631,573
60% LAR : 40% CIR	40%	-£14,928,634	-£15,932,082	-£15,941,298	-£15,958,492	-£16,052,322	-£16,691,991	-£17,080,614
60% LAR : 40% CIR	45%	-£15,409,756	-£16,382,810	-£16,392,154	-£16,409,587	-£16,503,670	-£17,142,983	-£17,531,410
60% LAR : 40% CIR	50%	-£15,892,483	-£16,835,870	-£16,845,205	-£16,862,619	-£16,956,653	-£17,595,677	-£17,983,941

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,518,146	-£5,812,885	-£5,822,305	-£5,839,845	-£5,933,439	-£6,568,688	-£6,954,358
60% LAR : 40% CIR	5%	-£4,985,846	-£6,244,217	-£6,253,600	-£6,271,082	-£6,364,526	-£6,998,888	-£7,384,063
60% LAR : 40% CIR	10%	-£5,455,282	-£6,677,270	-£6,686,621	-£6,704,048	-£6,797,356	-£7,430,899	-£7,815,619
60% LAR : 40% CIR	15%	-£5,926,436	-£7,112,031	-£7,121,353	-£7,138,729	-£7,231,912	-£7,864,705	-£8,249,008
60% LAR : 40% CIR	20%	-£6,399,293	-£7,548,482	-£7,557,777	-£7,575,107	-£7,668,177	-£8,300,288	-£8,684,213
60% LAR : 40% CIR	25%	-£6,873,836	-£7,986,607	-£7,995,877	-£8,013,168	-£8,106,135	-£8,737,632	-£9,121,217
60% LAR : 40% CIR	**30%**	**-£7,350,048**	**-£8,426,389**	**-£8,435,639**	**-£8,452,893**	**-£8,545,769**	**-£9,176,719**	**-£9,563,086**
60% LAR : 40% CIR	35%	-£7,827,913	-£8,867,814	-£8,877,046	-£8,894,267	-£8,987,063	-£9,621,498	-£10,010,355
60% LAR : 40% CIR	40%	-£8,307,416	-£9,310,864	-£9,320,080	-£9,337,274	-£9,431,104	-£10,070,772	-£10,459,396
60% LAR : 40% CIR	45%	-£8,788,538	-£9,761,592	-£9,770,936	-£9,788,368	-£9,882,452	-£10,521,765	-£10,910,192
60% LAR : 40% CIR	50%	-£9,271,265	-£10,214,652	-£10,223,987	-£10,241,401	-£10,335,435	-£10,974,459	-£11,362,723

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,774,619	-£3,069,358	-£3,078,778	-£3,096,318	-£3,189,911	-£3,825,161	-£4,210,830
60% LAR : 40% CIR	5%	-£2,242,319	-£3,500,689	-£3,510,073	-£3,527,554	-£3,620,999	-£4,255,361	-£4,640,536
60% LAR : 40% CIR	10%	-£2,711,754	-£3,933,743	-£3,943,094	-£3,960,521	-£4,053,829	-£4,687,372	-£5,072,092
60% LAR : 40% CIR	15%	-£3,182,909	-£4,368,504	-£4,377,825	-£4,395,201	-£4,488,385	-£5,121,178	-£5,505,481
60% LAR : 40% CIR	20%	-£3,655,766	-£4,804,955	-£4,814,250	-£4,831,580	-£4,924,650	-£5,556,761	-£5,940,686
60% LAR : 40% CIR	25%	-£4,130,309	-£5,243,080	-£5,252,350	-£5,269,641	-£5,362,608	-£5,994,105	-£6,377,689
60% LAR : 40% CIR	**30%**	**-£4,606,521**	**-£5,682,862**	**-£5,692,112**	**-£5,709,366**	**-£5,802,241**	**-£6,433,192**	**-£6,819,559**
60% LAR : 40% CIR	35%	-£5,084,386	-£6,124,286	-£6,133,518	-£6,150,739	-£6,243,536	-£6,877,971	-£7,266,828
60% LAR : 40% CIR	40%	-£5,563,889	-£6,567,336	-£6,576,552	-£6,593,746	-£6,687,576	-£7,327,245	-£7,715,868
60% LAR : 40% CIR	45%	-£6,045,011	-£7,018,065	-£7,027,409	-£7,044,841	-£7,138,924	-£7,778,238	-£8,166,664
60% LAR : 40% CIR	50%	-£6,527,738	-£7,471,125	-£7,480,460	-£7,497,873	-£7,591,908	-£8,230,931	-£8,619,196

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,468,490	£173,751	£164,331	£146,791	£53,198	-£582,052	-£967,721
60% LAR : 40% CIR	5%	£1,000,790	-£257,580	-£266,964	-£284,445	-£377,890	-£1,012,251	-£1,397,427
60% LAR : 40% CIR	10%	£531,355	-£690,634	-£699,985	-£717,412	-£810,720	-£1,444,263	-£1,828,983
60% LAR : 40% CIR	15%	£60,200	-£1,125,395	-£1,134,716	-£1,152,092	-£1,245,275	-£1,878,069	-£2,262,372
60% LAR : 40% CIR	20%	-£412,656	-£1,561,846	-£1,571,141	-£1,588,471	-£1,681,541	-£2,313,652	-£2,697,577
60% LAR : 40% CIR	25%	-£887,199	-£1,999,971	-£2,009,241	-£2,026,531	-£2,119,499	-£2,750,996	-£3,134,580
60% LAR : 40% CIR	**30%**	**-£1,363,412**	**-£2,439,753**	**-£2,449,003**	**-£2,466,257**	**-£2,559,132**	**-£3,190,083**	**-£3,576,450**
60% LAR : 40% CIR	35%	-£1,841,277	-£2,881,177	-£2,890,409	-£2,907,630	-£3,000,427	-£3,634,861	-£4,023,719
60% LAR : 40% CIR	40%	-£2,320,779	-£3,324,227	-£3,333,443	-£3,350,637	-£3,444,467	-£4,084,136	-£4,472,759
60% LAR : 40% CIR	45%	-£2,801,902	-£3,774,955	-£3,784,300	-£3,801,732	-£3,895,815	-£4,535,129	-£4,923,555
60% LAR : 40% CIR	50%	-£3,284,629	-£4,228,016	-£4,237,351	-£4,254,764	-£4,348,798	-£4,987,822	-£5,376,087

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR for 15 Years		**Value Area**	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£6,959,292	£5,630,658	£5,621,238	£5,603,698	£5,510,104	£4,874,854	£4,489,185
60% LAR : 40% CIR	5%	£6,385,605	£5,095,034	£5,085,651	£5,068,169	£4,974,725	£4,340,363	£3,955,188
60% LAR : 40% CIR	10%	£5,810,183	£4,557,689	£4,548,338	£4,530,911	£4,437,603	£3,804,061	£3,419,340
60% LAR : 40% CIR	15%	£5,233,042	£4,018,637	£4,009,315	£3,991,939	£3,898,755	£3,265,963	£2,881,659
60% LAR : 40% CIR	20%	£4,654,199	£3,477,894	£3,468,599	£3,451,269	£3,358,199	£2,726,088	£2,342,163
60% LAR : 40% CIR	25%	£4,073,669	£2,935,478	£2,926,207	£2,908,916	£2,815,949	£2,184,452	£1,800,868
60% LAR : 40% CIR	**30%**	**£3,491,471**	**£2,391,403**	**£2,382,153**	**£2,364,900**	**£2,272,024**	**£1,641,073**	**£1,257,793**
60% LAR : 40% CIR	35%	£2,907,619	£1,845,687	£1,836,456	£1,819,234	£1,726,438	£1,095,968	£712,955
60% LAR : 40% CIR	40%	£2,322,130	£1,298,346	£1,289,129	£1,271,936	£1,179,208	£549,153	£166,370
60% LAR : 40% CIR	45%	£1,735,021	£749,395	£740,192	£723,021	£630,353	£647	-£387,770
60% LAR : 40% CIR	50%	£1,146,308	£198,852	£189,658	£172,507	£79,885	-£557,919	-£946,185

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,019,635	-£10,348,270	-£10,357,690	-£10,375,229	-£10,468,823	-£11,104,073	-£11,489,742
60% LAR : 40% CIR	5%	-£9,593,322	-£10,883,893	-£10,893,277	-£10,910,758	-£11,004,203	-£11,638,564	-£12,023,740
60% LAR : 40% CIR	10%	-£10,168,745	-£11,421,238	-£11,430,590	-£11,448,016	-£11,541,324	-£12,174,866	-£12,559,588
60% LAR : 40% CIR	15%	-£10,745,885	-£11,960,290	-£11,969,612	-£11,986,988	-£12,080,172	-£12,712,964	-£13,097,268
60% LAR : 40% CIR	20%	-£11,324,729	-£12,501,033	-£12,510,328	-£12,527,658	-£12,620,728	-£13,252,839	-£13,636,764
60% LAR : 40% CIR	25%	-£11,905,258	-£13,043,449	-£13,052,721	-£13,070,011	-£13,162,978	-£13,794,475	-£14,178,060
60% LAR : 40% CIR	**30%**	**-£12,487,457**	**-£13,587,524**	**-£13,596,774**	**-£13,614,027**	**-£13,706,904**	**-£14,337,854**	**-£14,721,134**
60% LAR : 40% CIR	35%	-£13,071,308	-£14,133,240	-£14,142,472	-£14,159,694	-£14,252,489	-£14,882,959	-£15,265,973
60% LAR : 40% CIR	40%	-£13,656,797	-£14,680,581	-£14,689,798	-£14,706,992	-£14,799,719	-£15,429,774	-£15,812,557
60% LAR : 40% CIR	45%	-£14,243,906	-£15,229,532	-£15,238,736	-£15,255,907	-£15,348,575	-£15,978,280	-£16,366,697
60% LAR : 40% CIR	50%	-£14,832,619	-£15,780,075	-£15,789,270	-£15,806,420	-£15,899,042	-£16,536,846	-£16,925,112

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,398,417	-£3,727,051	-£3,736,472	-£3,754,011	-£3,847,605	-£4,482,855	-£4,868,524
60% LAR : 40% CIR	5%	-£2,972,104	-£4,262,675	-£4,272,059	-£4,289,540	-£4,382,984	-£5,017,346	-£5,402,521
60% LAR : 40% CIR	10%	-£3,547,527	-£4,800,020	-£4,809,371	-£4,826,798	-£4,920,106	-£5,553,648	-£5,938,369
60% LAR : 40% CIR	15%	-£4,124,667	-£5,339,072	-£5,348,394	-£5,365,770	-£5,458,954	-£6,091,746	-£6,476,050
60% LAR : 40% CIR	20%	-£4,703,511	-£5,879,815	-£5,889,110	-£5,906,440	-£5,999,510	-£6,631,621	-£7,015,546
60% LAR : 40% CIR	25%	-£5,284,040	-£6,422,231	-£6,431,502	-£6,448,793	-£6,541,760	-£7,173,257	-£7,556,841
60% LAR : 40% CIR	**30%**	**-£5,866,239**	**-£6,966,306**	**-£6,975,556**	**-£6,992,809**	**-£7,085,686**	**-£7,716,636**	**-£8,099,916**
60% LAR : 40% CIR	35%	-£6,450,090	-£7,512,022	-£7,521,254	-£7,538,475	-£7,631,271	-£8,261,741	-£8,644,755
60% LAR : 40% CIR	40%	-£7,035,579	-£8,059,363	-£8,068,580	-£8,085,773	-£8,178,501	-£8,808,556	-£9,191,339
60% LAR : 40% CIR	45%	-£7,622,688	-£8,608,314	-£8,617,517	-£8,634,689	-£8,727,356	-£9,357,062	-£9,745,479
60% LAR : 40% CIR	50%	-£8,211,401	-£9,158,857	-£9,168,051	-£9,185,202	-£9,277,824	-£9,915,628	-£10,303,894

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£345,110	-£983,524	-£992,944	-£1,010,484	-£1,104,078	-£1,739,327	-£2,124,996
60% LAR : 40% CIR	5%	-£228,577	-£1,519,148	-£1,528,531	-£1,546,013	-£1,639,457	-£2,273,819	-£2,658,994
60% LAR : 40% CIR	10%	-£803,999	-£2,056,493	-£2,065,844	-£2,083,271	-£2,176,579	-£2,810,121	-£3,194,842
60% LAR : 40% CIR	15%	-£1,381,140	-£2,595,545	-£2,604,866	-£2,622,242	-£2,715,427	-£3,348,219	-£3,732,523
60% LAR : 40% CIR	20%	-£1,959,983	-£3,136,288	-£3,145,583	-£3,162,913	-£3,255,983	-£3,888,094	-£4,272,019
60% LAR : 40% CIR	25%	-£2,540,513	-£3,678,704	-£3,687,975	-£3,705,265	-£3,798,233	-£4,429,730	-£4,813,314
60% LAR : 40% CIR	**30%**	**-£3,122,711**	**-£4,222,779**	**-£4,232,028**	**-£4,249,282**	**-£4,342,158**	**-£4,973,109**	**-£5,356,389**
60% LAR : 40% CIR	35%	-£3,706,563	-£4,768,495	-£4,777,726	-£4,794,948	-£4,887,744	-£5,518,214	-£5,901,227
60% LAR : 40% CIR	40%	-£4,292,052	-£5,315,836	-£5,325,053	-£5,342,246	-£5,434,974	-£6,065,028	-£6,447,812
60% LAR : 40% CIR	45%	-£4,879,161	-£5,864,786	-£5,873,990	-£5,891,161	-£5,983,829	-£6,613,535	-£7,001,951
60% LAR : 40% CIR	50%	-£5,467,874	-£6,415,330	-£6,424,524	-£6,441,675	-£6,534,297	-£7,172,101	-£7,560,366

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,588,219	£2,259,585	£2,250,165	£2,232,625	£2,139,032	£1,503,782	£1,118,113
60% LAR : 40% CIR	5%	£3,014,532	£1,723,962	£1,714,578	£1,697,097	£1,603,652	£969,290	£584,115
60% LAR : 40% CIR	10%	£2,439,110	£1,186,616	£1,177,265	£1,159,838	£1,066,530	£432,988	£48,267
60% LAR : 40% CIR	15%	£1,861,969	£647,564	£638,243	£620,867	£527,683	-£105,110	-£489,414
60% LAR : 40% CIR	20%	£1,283,126	£106,821	£97,527	£80,196	-£12,874	-£644,985	-£1,028,910
60% LAR : 40% CIR	25%	£702,597	-£435,595	-£444,866	-£462,156	-£555,124	-£1,186,621	-£1,570,205
60% LAR : 40% CIR	**30%**	**£120,398**	**-£979,670**	**-£988,919**	**-£1,006,173**	**-£1,099,049**	**-£1,730,000**	**-£2,113,280**
60% LAR : 40% CIR	35%	-£463,454	-£1,525,386	-£1,534,617	-£1,551,839	-£1,644,635	-£2,275,105	-£2,658,118
60% LAR : 40% CIR	40%	-£1,048,942	-£2,072,727	-£2,081,944	-£2,099,137	-£2,191,865	-£2,821,919	-£3,204,703
60% LAR : 40% CIR	45%	-£1,636,052	-£2,621,677	-£2,630,881	-£2,648,052	-£2,740,720	-£3,370,426	-£3,758,842
60% LAR : 40% CIR	50%	-£2,224,764	-£3,172,221	-£3,181,415	-£3,198,566	-£3,291,188	-£3,928,992	-£4,317,257

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 20% AW @ 50% MR for 15 Years

Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£8,231,129	£6,882,157	£6,872,738	£6,855,197	£6,761,605	£6,126,355	£5,740,686
60% LAR : 40% CIR	5%	£7,593,849	£6,283,960	£6,274,575	£6,257,095	£6,163,650	£5,529,289	£5,144,112
60% LAR : 40% CIR	10%	£6,954,836	£5,684,039	£5,674,688	£5,657,261	£5,563,953	£4,930,410	£4,545,690
60% LAR : 40% CIR	15%	£6,314,103	£5,082,411	£5,073,090	£5,055,714	£4,962,531	£4,329,738	£3,945,434
60% LAR : 40% CIR	20%	£5,671,668	£4,479,094	£4,469,799	£4,452,469	£4,359,399	£3,727,288	£3,343,363
60% LAR : 40% CIR	25%	£5,027,547	£3,874,102	£3,864,832	£3,847,542	£3,754,574	£3,123,077	£2,739,493
60% LAR : 40% CIR	**30%**	**£4,381,757**	**£3,267,453**	**£3,258,203**	**£3,240,950**	**£3,148,073**	**£2,517,123**	**£2,133,843**
60% LAR : 40% CIR	35%	£3,734,313	£2,659,162	£2,649,930	£2,632,709	£2,539,912	£1,909,443	£1,526,430
60% LAR : 40% CIR	40%	£3,085,232	£2,049,246	£2,040,030	£2,022,835	£1,930,109	£1,300,053	£917,271
60% LAR : 40% CIR	45%	£2,434,531	£1,437,721	£1,428,516	£1,411,346	£1,318,677	£688,972	£306,384
60% LAR : 40% CIR	50%	£1,782,226	£824,603	£815,408	£798,257	£705,636	£76,215	-£310,887

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,747,798	-£9,096,770	-£9,106,189	-£9,123,730	-£9,217,323	-£9,852,573	-£10,238,242
60% LAR : 40% CIR	5%	-£8,385,078	-£9,694,967	-£9,704,352	-£9,721,832	-£9,815,277	-£10,449,638	-£10,834,815
60% LAR : 40% CIR	10%	-£9,024,091	-£10,294,888	-£10,304,239	-£10,321,666	-£10,414,974	-£11,048,517	-£11,433,237
60% LAR : 40% CIR	15%	-£9,664,824	-£10,896,516	-£10,905,837	-£10,923,213	-£11,016,396	-£11,649,190	-£12,033,493
60% LAR : 40% CIR	20%	-£10,307,259	-£11,499,833	-£11,509,128	-£11,526,458	-£11,619,528	-£12,251,639	-£12,635,564
60% LAR : 40% CIR	25%	-£10,951,380	-£12,104,825	-£12,114,095	-£12,131,385	-£12,224,353	-£12,855,850	-£13,239,434
60% LAR : 40% CIR	**30%**	**-£11,597,170**	**-£12,711,474**	**-£12,720,724**	**-£12,737,977**	**-£12,830,854**	**-£13,461,804**	**-£13,845,084**
60% LAR : 40% CIR	35%	-£12,244,614	-£13,319,765	-£13,328,997	-£13,346,218	-£13,439,015	-£14,069,485	-£14,452,497
60% LAR : 40% CIR	40%	-£12,893,695	-£13,929,682	-£13,938,898	-£13,956,092	-£14,048,818	-£14,678,874	-£15,061,656
60% LAR : 40% CIR	45%	-£13,544,396	-£14,541,207	-£14,550,411	-£14,567,582	-£14,660,250	-£15,289,955	-£15,672,544
60% LAR : 40% CIR	50%	-£14,196,701	-£15,154,325	-£15,163,519	-£15,180,671	-£15,273,292	-£15,902,712	-£16,289,814

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,126,580	-£2,475,552	-£2,484,971	-£2,502,512	-£2,596,105	-£3,231,354	-£3,617,023
60% LAR : 40% CIR	5%	-£1,763,860	-£3,073,749	-£3,083,134	-£3,100,614	-£3,194,059	-£3,828,420	-£4,213,597
60% LAR : 40% CIR	10%	-£2,402,873	-£3,673,670	-£3,683,021	-£3,700,448	-£3,793,756	-£4,427,299	-£4,812,019
60% LAR : 40% CIR	15%	-£3,043,606	-£4,275,298	-£4,284,619	-£4,301,995	-£4,395,178	-£5,027,971	-£5,412,275
60% LAR : 40% CIR	20%	-£3,686,041	-£4,878,615	-£4,887,910	-£4,905,240	-£4,998,310	-£5,630,421	-£6,014,346
60% LAR : 40% CIR	25%	-£4,330,162	-£5,483,607	-£5,492,877	-£5,510,167	-£5,603,135	-£6,234,632	-£6,618,216
60% LAR : 40% CIR	**30%**	**-£4,975,952**	**-£6,090,256**	**-£6,099,506**	**-£6,116,759**	**-£6,209,636**	**-£6,840,586**	**-£7,223,866**
60% LAR : 40% CIR	35%	-£5,623,396	-£6,698,547	-£6,707,779	-£6,725,000	-£6,817,797	-£7,448,267	-£7,831,279
60% LAR : 40% CIR	40%	-£6,272,477	-£7,308,464	-£7,317,679	-£7,334,874	-£7,427,600	-£8,057,656	-£8,440,438
60% LAR : 40% CIR	45%	-£6,923,178	-£7,919,988	-£7,929,193	-£7,946,363	-£8,039,032	-£8,668,737	-£9,051,326
60% LAR : 40% CIR	50%	-£7,575,483	-£8,533,106	-£8,542,301	-£8,559,453	-£8,652,073	-£9,281,494	-£9,668,596

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,616,947	£267,975	£258,556	£241,015	£147,423	-£487,827	-£873,496
60% LAR : 40% CIR	5%	£979,668	-£330,222	-£339,607	-£357,087	-£450,531	-£1,084,893	-£1,470,069
60% LAR : 40% CIR	10%	£340,655	-£930,143	-£939,494	-£956,921	-£1,050,229	-£1,683,772	-£2,068,492
60% LAR : 40% CIR	15%	-£300,079	-£1,531,770	-£1,541,092	-£1,558,468	-£1,651,651	-£2,284,444	-£2,668,747
60% LAR : 40% CIR	20%	-£942,514	-£2,135,088	-£2,144,383	-£2,161,713	-£2,254,783	-£2,886,894	-£3,270,819
60% LAR : 40% CIR	25%	-£1,586,635	-£2,740,080	-£2,749,350	-£2,766,640	-£2,859,607	-£3,491,105	-£3,874,689
60% LAR : 40% CIR	**30%**	**-£2,232,425**	**-£3,346,729**	**-£3,355,979**	**-£3,373,232**	**-£3,466,108**	**-£4,097,059**	**-£4,480,339**
60% LAR : 40% CIR	35%	-£2,879,869	-£3,955,020	-£3,964,252	-£3,981,473	-£4,074,269	-£4,704,739	-£5,087,752
60% LAR : 40% CIR	40%	-£3,528,949	-£4,564,936	-£4,574,152	-£4,591,346	-£4,684,073	-£5,314,129	-£5,696,911
60% LAR : 40% CIR	45%	-£4,179,650	-£5,176,461	-£5,185,666	-£5,202,836	-£5,295,505	-£5,925,209	-£6,307,798
60% LAR : 40% CIR	50%	-£4,831,956	-£5,789,579	-£5,798,774	-£5,815,925	-£5,908,546	-£6,537,966	-£6,925,068

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,860,056	£3,511,084	£3,501,665	£3,484,124	£3,390,532	£2,755,282	£2,369,613
60% LAR : 40% CIR	5%	£4,222,777	£2,912,887	£2,903,503	£2,886,022	£2,792,578	£2,158,216	£1,773,040
60% LAR : 40% CIR	10%	£3,583,764	£2,312,967	£2,303,615	£2,286,188	£2,192,880	£1,559,337	£1,174,617
60% LAR : 40% CIR	15%	£2,943,030	£1,711,339	£1,702,017	£1,684,641	£1,591,458	£958,665	£574,362
60% LAR : 40% CIR	20%	£2,300,595	£1,108,021	£1,098,727	£1,081,396	£988,326	£356,215	-£27,710
60% LAR : 40% CIR	25%	£1,656,475	£503,030	£493,759	£476,469	£383,502	-£247,995	-£631,580
60% LAR : 40% CIR	**30%**	**£1,010,684**	**-£103,620**	**-£112,869**	**-£130,123**	**-£222,999**	**-£853,950**	**-£1,237,230**
60% LAR : 40% CIR	35%	£363,240	-£711,911	-£721,143	-£738,364	-£831,160	-£1,461,630	-£1,844,643
60% LAR : 40% CIR	40%	-£285,840	-£1,321,827	-£1,331,043	-£1,348,237	-£1,440,964	-£2,071,020	-£2,453,802
60% LAR : 40% CIR	45%	-£936,541	-£1,933,352	-£1,942,557	-£1,959,727	-£2,052,396	-£2,682,100	-£3,064,689
60% LAR : 40% CIR	50%	-£1,588,846	-£2,546,470	-£2,555,664	-£2,572,816	-£2,665,437	-£3,294,857	-£3,681,959

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR in Perp		Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£467,127	-£1,742,836	-£1,752,400	-£1,770,434	-£1,871,121	-£2,557,623	-£2,975,623
60% LAR : 40% CIR	5%	-£683,715	-£1,926,629	-£1,936,156	-£1,954,131	-£2,054,669	-£2,740,267	-£3,157,766
60% LAR : 40% CIR	10%	-£902,065	-£2,112,171	-£2,121,665	-£2,139,584	-£2,239,984	-£2,924,751	-£3,341,788
60% LAR : 40% CIR	15%	-£1,122,160	-£2,299,446	-£2,308,910	-£2,326,778	-£2,427,050	-£3,111,057	-£3,527,670
60% LAR : 40% CIR	20%	-£1,343,982	-£2,488,438	-£2,497,875	-£2,515,696	-£2,615,853	-£3,299,167	-£3,715,397
60% LAR : 40% CIR	25%	-£1,567,517	-£2,679,129	-£2,688,540	-£2,706,321	-£2,806,374	-£3,489,065	-£3,904,949
60% LAR : 40% CIR	**30%**	**-£1,792,747**	**-£2,871,502**	**-£2,880,893**	**-£2,898,636**	**-£2,998,597**	**-£3,680,733**	**-£4,096,308**
60% LAR : 40% CIR	35%	-£2,019,655	-£3,065,543	-£3,074,916	-£3,092,627	-£3,192,505	-£3,874,153	-£4,289,457
60% LAR : 40% CIR	40%	-£2,248,225	-£3,261,234	-£3,270,591	-£3,288,273	-£3,388,083	-£4,069,310	-£4,484,380
60% LAR : 40% CIR	45%	-£2,478,441	-£3,458,558	-£3,467,902	-£3,485,562	-£3,585,311	-£4,266,182	-£4,681,056
60% LAR : 40% CIR	50%	-£2,710,284	-£3,657,499	-£3,666,834	-£3,684,474	-£3,784,174	-£4,464,757	-£4,879,468

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-16446054.41	-£17,721,763	-£17,731,327	-£17,749,361	-£17,850,049	-£18,536,550	-£18,954,550
60% LAR : 40% CIR	5%	-£16,662,642	-£17,905,556	-£17,915,083	-£17,933,058	-£18,033,596	-£18,719,194	-£19,136,693
60% LAR : 40% CIR	10%	-£16,880,992	-£18,091,099	-£18,100,592	-£18,118,511	-£18,218,911	-£18,903,678	-£19,320,716
60% LAR : 40% CIR	15%	-£17,101,087	-£18,278,374	-£18,287,838	-£18,305,705	-£18,405,978	-£19,089,984	-£19,506,598
60% LAR : 40% CIR	20%	-£17,322,909	-£18,467,365	-£18,476,802	-£18,494,623	-£18,594,780	-£19,278,094	-£19,694,325
60% LAR : 40% CIR	25%	-£17,546,445	-£18,658,056	-£18,667,468	-£18,685,248	-£18,785,301	-£19,467,992	-£19,883,876
60% LAR : 40% CIR	**30%**	**-£17,771,675**	**-£18,850,430**	**-£18,859,821**	**-£18,877,564**	**-£18,977,524**	**-£19,659,661**	**-£20,075,235**
60% LAR : 40% CIR	35%	-£17,998,582	-£19,044,471	-£19,053,843	-£19,071,554	-£19,171,432	-£19,853,080	-£20,268,384
60% LAR : 40% CIR	40%	-£18,227,152	-£19,240,161	-£19,249,518	-£19,267,201	-£19,367,010	-£20,048,237	-£20,463,307
60% LAR : 40% CIR	45%	-£18,457,368	-£19,437,485	-£19,446,829	-£19,464,489	-£19,564,239	-£20,245,110	-£20,659,983
60% LAR : 40% CIR	50%	-£18,689,212	-£19,636,426	-£19,645,761	-£19,663,401	-£19,763,102	-£20,443,684	-£20,858,395

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,824,836	-£11,100,545	-£11,110,109	-£11,128,143	-£11,228,830	-£11,915,332	-£12,333,332
60% LAR : 40% CIR	5%	-£10,041,424	-£11,284,338	-£11,293,865	-£11,311,840	-£11,412,378	-£12,097,976	-£12,515,475
60% LAR : 40% CIR	10%	-£10,259,774	-£11,469,881	-£11,479,374	-£11,497,293	-£11,597,693	-£12,282,460	-£12,699,497
60% LAR : 40% CIR	15%	-£10,479,869	-£11,657,155	-£11,666,620	-£11,684,487	-£11,784,759	-£12,468,766	-£12,885,380
60% LAR : 40% CIR	20%	-£10,701,691	-£11,846,147	-£11,855,584	-£11,873,405	-£11,973,562	-£12,656,876	-£13,073,106
60% LAR : 40% CIR	25%	-£10,925,226	-£12,036,838	-£12,046,250	-£12,064,030	-£12,164,083	-£12,846,774	-£13,262,658
60% LAR : 40% CIR	**30%**	**-£11,150,456**	**-£12,229,211**	**-£12,238,602**	**-£12,256,345**	**-£12,356,306**	**-£13,038,443**	**-£13,454,017**
60% LAR : 40% CIR	35%	-£11,377,364	-£12,423,252	-£12,432,625	-£12,450,336	-£12,550,214	-£13,231,862	-£13,647,166
60% LAR : 40% CIR	40%	-£11,605,934	-£12,618,943	-£12,628,300	-£12,645,982	-£12,745,792	-£13,427,019	-£13,842,089
60% LAR : 40% CIR	45%	-£11,836,150	-£12,816,267	-£12,825,611	-£12,843,271	-£12,943,020	-£13,623,891	-£14,038,765
60% LAR : 40% CIR	50%	-£12,067,993	-£13,015,208	-£13,024,543	-£13,042,183	-£13,141,884	-£13,822,466	-£14,237,177

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,081,309	-£8,357,017	-£8,366,582	-£8,384,616	-£8,485,303	-£9,171,804	-£9,589,804
60% LAR : 40% CIR	5%	-£7,297,897	-£8,540,810	-£8,550,338	-£8,568,312	-£8,668,850	-£9,354,449	-£9,771,948
60% LAR : 40% CIR	10%	-£7,516,246	-£8,726,353	-£8,735,847	-£8,753,766	-£8,854,165	-£9,538,933	-£9,955,970
60% LAR : 40% CIR	15%	-£7,736,341	-£8,913,628	-£8,923,092	-£8,940,960	-£9,041,232	-£9,725,239	-£10,141,852
60% LAR : 40% CIR	20%	-£7,958,164	-£9,102,619	-£9,112,056	-£9,129,878	-£9,230,035	-£9,913,349	-£10,329,579
60% LAR : 40% CIR	25%	-£8,181,699	-£9,293,310	-£9,302,722	-£9,320,503	-£9,420,556	-£10,103,247	-£10,519,131
60% LAR : 40% CIR	**30%**	**-£8,406,929**	**-£9,485,684**	**-£9,495,075**	**-£9,512,818**	**-£9,612,779**	**-£10,294,915**	**-£10,710,490**
60% LAR : 40% CIR	35%	-£8,633,837	-£9,679,725	-£9,689,097	-£9,706,808	-£9,806,687	-£10,488,335	-£10,903,639
60% LAR : 40% CIR	40%	-£8,862,407	-£9,875,416	-£9,884,772	-£9,902,455	-£10,002,264	-£10,683,491	-£11,098,561
60% LAR : 40% CIR	45%	-£9,092,623	-£10,072,740	-£10,082,084	-£10,099,743	-£10,199,493	-£10,880,364	-£11,295,237
60% LAR : 40% CIR	50%	-£9,324,466	-£10,271,681	-£10,281,016	-£10,298,656	-£10,398,356	-£11,078,938	-£11,493,650

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,838,200	-£5,113,908	-£5,123,473	-£5,141,507	-£5,242,194	-£5,928,695	-£6,346,695
60% LAR : 40% CIR	5%	-£4,054,787	-£5,297,701	-£5,307,229	-£5,325,203	-£5,425,741	-£6,111,340	-£6,528,839
60% LAR : 40% CIR	10%	-£4,273,137	-£5,483,244	-£5,492,738	-£5,510,657	-£5,611,056	-£6,295,824	-£6,712,861
60% LAR : 40% CIR	15%	-£4,493,232	-£5,670,519	-£5,679,983	-£5,697,851	-£5,798,123	-£6,482,130	-£6,898,743
60% LAR : 40% CIR	20%	-£4,715,055	-£5,859,510	-£5,868,947	-£5,886,768	-£5,986,926	-£6,670,240	-£7,086,470
60% LAR : 40% CIR	25%	-£4,938,590	-£6,050,201	-£6,059,613	-£6,077,394	-£6,177,447	-£6,860,138	-£7,276,022
60% LAR : 40% CIR	**30%**	**-£5,163,820**	**-£6,242,575**	**-£6,251,966**	**-£6,269,709**	**-£6,369,670**	**-£7,051,806**	**-£7,467,381**
60% LAR : 40% CIR	35%	-£5,390,728	-£6,436,616	-£6,445,988	-£6,463,699	-£6,563,578	-£7,245,226	-£7,660,530
60% LAR : 40% CIR	40%	-£5,619,298	-£6,632,306	-£6,641,663	-£6,659,346	-£6,759,155	-£7,440,382	-£7,855,452
60% LAR : 40% CIR	45%	-£5,849,514	-£6,829,631	-£6,838,975	-£6,856,634	-£6,956,384	-£7,637,255	-£8,052,128
60% LAR : 40% CIR	50%	-£6,081,357	-£7,028,572	-£7,037,907	-£7,055,546	-£7,155,247	-£7,835,829	-£8,250,541

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR in Perp

Value Area	**Zone B - Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£387,785	-£895,772	-£905,335	-£923,370	-£1,024,058	-£1,710,559	-£2,128,559
60% LAR : 40% CIR	5%	£132,057	-£1,121,918	-£1,131,445	-£1,149,420	-£1,249,957	-£1,935,556	-£2,353,056
60% LAR : 40% CIR	10%	-£127,319	-£1,349,814	-£1,359,308	-£1,377,227	-£1,477,625	-£2,162,394	-£2,579,430
60% LAR : 40% CIR	15%	-£390,455	-£1,579,443	-£1,588,906	-£1,606,774	-£1,707,047	-£2,391,053	-£2,807,667
60% LAR : 40% CIR	20%	-£655,319	-£1,810,787	-£1,820,223	-£1,838,045	-£1,938,202	-£2,621,517	-£3,037,746
60% LAR : 40% CIR	25%	-£921,895	-£2,043,830	-£2,053,243	-£2,071,023	-£2,171,076	-£2,853,767	-£3,269,651
60% LAR : 40% CIR	**30%**	**-£1,190,167**	**-£2,278,558**	**-£2,287,949**	**-£2,305,693**	**-£2,405,652**	**-£3,087,789**	**-£3,503,363**
60% LAR : 40% CIR	35%	-£1,460,117	-£2,514,952	-£2,524,324	-£2,542,035	-£2,641,914	-£3,323,562	-£3,738,866
60% LAR : 40% CIR	40%	-£1,731,728	-£2,752,996	-£2,762,352	-£2,780,035	-£2,879,844	-£3,561,071	-£3,976,140
60% LAR : 40% CIR	45%	-£2,004,985	-£2,992,672	-£3,002,017	-£3,019,676	-£3,119,426	-£3,800,298	-£4,215,170
60% LAR : 40% CIR	50%	-£2,279,870	-£3,233,967	-£3,243,302	-£3,260,941	-£3,360,643	-£4,041,225	-£4,455,937

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,591,142	-£16,874,699	-£16,884,262	-£16,902,298	-£17,002,985	-£17,689,486	-£18,107,486
60% LAR : 40% CIR	5%	-£15,846,870	-£17,100,845	-£17,110,373	-£17,128,347	-£17,228,884	-£17,914,484	-£18,331,983
60% LAR : 40% CIR	10%	-£16,106,247	-£17,328,742	-£17,338,235	-£17,356,154	-£17,456,553	-£18,141,321	-£18,558,357
60% LAR : 40% CIR	15%	-£16,369,382	-£17,558,370	-£17,567,833	-£17,585,702	-£17,685,974	-£18,369,980	-£18,786,594
60% LAR : 40% CIR	20%	-£16,634,247	-£17,789,714	-£17,799,150	-£17,816,973	-£17,917,129	-£18,600,444	-£19,016,673
60% LAR : 40% CIR	25%	-£16,900,823	-£18,022,758	-£18,032,171	-£18,049,950	-£18,150,003	-£18,832,694	-£19,248,578
60% LAR : 40% CIR	**30%**	**-£17,169,094**	**-£18,257,485**	**-£18,266,876**	**-£18,284,620**	**-£18,384,579**	**-£19,066,716**	**-£19,482,291**
60% LAR : 40% CIR	35%	-£17,439,044	-£18,493,879	-£18,503,252	-£18,520,963	-£18,620,841	-£19,302,489	-£19,717,793
60% LAR : 40% CIR	40%	-£17,710,656	-£18,731,923	-£18,741,280	-£18,758,963	-£18,858,772	-£19,539,998	-£19,955,068
60% LAR : 40% CIR	45%	-£17,983,912	-£18,971,599	-£18,980,945	-£18,998,603	-£19,098,353	-£19,779,225	-£20,194,097
60% LAR : 40% CIR	50%	-£18,258,798	-£19,212,894	-£19,222,229	-£19,239,869	-£19,339,570	-£20,020,153	-£20,434,864

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,969,924	-£10,253,481	-£10,263,044	-£10,281,079	-£10,381,767	-£11,068,268	-£11,486,268
60% LAR : 40% CIR	5%	-£9,225,652	-£10,479,627	-£10,489,155	-£10,507,129	-£10,607,666	-£11,293,266	-£11,710,765
60% LAR : 40% CIR	10%	-£9,485,028	-£10,707,523	-£10,717,017	-£10,734,936	-£10,835,334	-£11,520,103	-£11,937,139
60% LAR : 40% CIR	15%	-£9,748,164	-£10,937,152	-£10,946,615	-£10,964,484	-£11,064,756	-£11,748,762	-£12,165,376
60% LAR : 40% CIR	20%	-£10,013,029	-£11,168,496	-£11,177,932	-£11,195,754	-£11,295,911	-£11,979,226	-£12,395,455
60% LAR : 40% CIR	25%	-£10,279,605	-£11,401,540	-£11,410,952	-£11,428,732	-£11,528,785	-£12,211,476	-£12,627,360
60% LAR : 40% CIR	**30%**	**-£10,547,876**	**-£11,636,267**	**-£11,645,658**	**-£11,663,402**	**-£11,763,361**	**-£12,445,498**	**-£12,861,072**
60% LAR : 40% CIR	35%	-£10,817,826	-£11,872,661	-£11,882,033	-£11,899,744	-£11,999,623	-£12,681,271	-£13,096,575
60% LAR : 40% CIR	40%	-£11,089,437	-£12,110,705	-£12,120,062	-£12,137,744	-£12,237,554	-£12,918,780	-£13,333,850
60% LAR : 40% CIR	45%	-£11,362,694	-£12,350,381	-£12,359,727	-£12,377,385	-£12,477,135	-£13,158,007	-£13,572,879
60% LAR : 40% CIR	50%	-£11,637,579	-£12,591,676	-£12,601,011	-£12,618,650	-£12,718,352	-£13,398,934	-£13,813,646

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,226,397	-£7,509,954	-£7,519,517	-£7,537,552	-£7,638,239	-£8,324,741	-£8,742,741
60% LAR : 40% CIR	5%	-£6,482,124	-£7,736,100	-£7,745,627	-£7,763,602	-£7,864,139	-£8,549,738	-£8,967,237
60% LAR : 40% CIR	10%	-£6,741,501	-£7,963,996	-£7,973,490	-£7,991,409	-£8,091,807	-£8,776,576	-£9,193,612
60% LAR : 40% CIR	15%	-£7,004,637	-£8,193,624	-£8,203,088	-£8,220,956	-£8,321,228	-£9,005,235	-£9,421,849
60% LAR : 40% CIR	20%	-£7,269,501	-£8,424,969	-£8,434,405	-£8,452,227	-£8,552,384	-£9,235,698	-£9,651,928
60% LAR : 40% CIR	25%	-£7,536,077	-£8,658,012	-£8,667,425	-£8,685,205	-£8,785,258	-£9,467,949	-£9,883,833
60% LAR : 40% CIR	**30%**	**-£7,804,349**	**-£8,892,739**	**-£8,902,130**	**-£8,919,874**	**-£9,019,834**	**-£9,701,970**	**-£10,117,545**
60% LAR : 40% CIR	35%	-£8,074,299	-£9,129,134	-£9,138,506	-£9,156,217	-£9,256,095	-£9,937,744	-£10,353,047
60% LAR : 40% CIR	40%	-£8,345,910	-£9,367,177	-£9,376,534	-£9,394,217	-£9,494,026	-£10,175,252	-£10,590,322
60% LAR : 40% CIR	45%	-£8,619,167	-£9,606,854	-£9,616,199	-£9,633,858	-£9,733,607	-£10,414,479	-£10,829,352
60% LAR : 40% CIR	50%	-£8,894,052	-£9,848,148	-£9,857,483	-£9,875,123	-£9,974,825	-£10,655,407	-£11,070,119

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,983,288	-£4,266,844	-£4,276,408	-£4,294,443	-£4,395,130	-£5,081,632	-£5,499,631
60% LAR : 40% CIR	5%	-£3,239,015	-£4,492,991	-£4,502,518	-£4,520,493	-£4,621,030	-£5,306,629	-£5,724,128
60% LAR : 40% CIR	10%	-£3,498,392	-£4,720,887	-£4,730,381	-£4,748,300	-£4,848,698	-£5,533,466	-£5,950,503
60% LAR : 40% CIR	15%	-£3,761,528	-£4,950,515	-£4,959,978	-£4,977,847	-£5,078,119	-£5,762,126	-£6,178,739
60% LAR : 40% CIR	20%	-£4,026,392	-£5,181,860	-£5,191,296	-£5,209,118	-£5,309,274	-£5,992,589	-£6,408,819
60% LAR : 40% CIR	25%	-£4,292,968	-£5,414,903	-£5,424,316	-£5,442,096	-£5,542,149	-£6,224,840	-£6,640,724
60% LAR : 40% CIR	**30%**	**-£4,561,240**	**-£5,649,630**	**-£5,659,021**	**-£5,676,765**	**-£5,776,725**	**-£6,458,861**	**-£6,874,436**
60% LAR : 40% CIR	35%	-£4,831,189	-£5,886,025	-£5,895,397	-£5,913,108	-£6,012,986	-£6,694,634	-£7,109,938
60% LAR : 40% CIR	40%	-£5,102,801	-£6,124,068	-£6,133,425	-£6,151,108	-£6,250,917	-£6,932,143	-£7,347,213
60% LAR : 40% CIR	45%	-£5,376,058	-£6,363,745	-£6,373,090	-£6,390,749	-£6,490,498	-£7,171,370	-£7,586,243
60% LAR : 40% CIR	50%	-£5,650,943	-£6,605,039	-£6,614,374	-£6,632,014	-£6,731,716	-£7,412,298	-£7,827,009

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR in Perp

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£811,730	-£472,240	-£481,804	-£499,838	-£600,526	-£1,287,027	-£1,705,027
60% LAR : 40% CIR	5%	£534,806	-£719,563	-£729,091	-£747,064	-£847,602	-£1,533,202	-£1,950,700
60% LAR : 40% CIR	10%	£256,145	-£968,635	-£978,129	-£996,048	-£1,096,447	-£1,781,215	-£2,198,252
60% LAR : 40% CIR	15%	-£24,603	-£1,219,440	-£1,228,903	-£1,246,772	-£1,347,044	-£2,031,051	-£2,447,664
60% LAR : 40% CIR	20%	-£310,988	-£1,471,961	-£1,481,397	-£1,499,220	-£1,599,376	-£2,282,691	-£2,698,920
60% LAR : 40% CIR	25%	-£599,085	-£1,726,181	-£1,735,594	-£1,753,374	-£1,853,427	-£2,536,118	-£2,952,002
60% LAR : 40% CIR	**30%**	**-£888,877**	**-£1,982,085**	**-£1,991,476**	**-£2,009,220**	**-£2,109,180**	**-£2,791,316**	**-£3,206,891**
60% LAR : 40% CIR	35%	-£1,180,347	-£2,239,656	-£2,249,029	-£2,266,740	-£2,366,618	-£3,048,266	-£3,463,570
60% LAR : 40% CIR	40%	-£1,473,480	-£2,498,877	-£2,508,233	-£2,525,916	-£2,625,725	-£3,306,952	-£3,722,021
60% LAR : 40% CIR	45%	-£1,768,257	-£2,759,730	-£2,769,075	-£2,786,734	-£2,886,483	-£3,567,355	-£3,982,227
60% LAR : 40% CIR	50%	-£2,064,662	-£3,022,201	-£3,031,536	-£3,049,176	-£3,148,877	-£3,829,459	-£4,244,170

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,167,197	-£16,451,168	-£16,460,731	-£16,478,765	-£16,579,453	-£17,265,955	-£17,683,955
60% LAR : 40% CIR	5%	-£15,444,121	-£16,698,491	-£16,708,018	-£16,725,992	-£16,826,530	-£17,512,129	-£17,929,627
60% LAR : 40% CIR	10%	-£15,722,782	-£16,947,563	-£16,957,056	-£16,974,975	-£17,075,375	-£17,760,142	-£18,177,179
60% LAR : 40% CIR	15%	-£16,003,530	-£17,198,367	-£17,207,831	-£17,225,699	-£17,325,971	-£18,009,978	-£18,426,592
60% LAR : 40% CIR	20%	-£16,289,915	-£17,450,889	-£17,460,325	-£17,478,147	-£17,578,303	-£18,261,618	-£18,677,847
60% LAR : 40% CIR	25%	-£16,578,012	-£17,705,109	-£17,714,522	-£17,732,301	-£17,832,354	-£18,515,045	-£18,930,929
60% LAR : 40% CIR	**30%**	**-£16,867,804**	**-£17,961,012**	**-£17,970,404**	**-£17,988,147**	**-£18,088,107**	**-£18,770,244**	**-£19,185,818**
60% LAR : 40% CIR	35%	-£17,159,274	-£18,218,583	-£18,227,956	-£18,245,667	-£18,345,545	-£19,027,193	-£19,442,497
60% LAR : 40% CIR	40%	-£17,452,407	-£18,477,804	-£18,487,161	-£18,504,844	-£18,604,653	-£19,285,879	-£19,700,949
60% LAR : 40% CIR	45%	-£17,747,185	-£18,738,657	-£18,748,002	-£18,765,661	-£18,865,410	-£19,546,283	-£19,961,155
60% LAR : 40% CIR	50%	-£18,043,590	-£19,001,128	-£19,010,463	-£19,028,103	-£19,127,805	-£19,808,386	-£20,223,097

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,545,979	-£9,829,949	-£9,839,513	-£9,857,547	-£9,958,235	-£10,644,737	-£11,062,736
60% LAR : 40% CIR	5%	-£8,822,903	-£10,077,272	-£10,086,800	-£10,104,773	-£10,205,311	-£10,890,911	-£11,308,409
60% LAR : 40% CIR	10%	-£9,101,564	-£10,326,344	-£10,335,838	-£10,353,757	-£10,454,156	-£11,138,924	-£11,555,961
60% LAR : 40% CIR	15%	-£9,382,312	-£10,577,149	-£10,586,612	-£10,604,481	-£10,704,753	-£11,388,760	-£11,805,373
60% LAR : 40% CIR	20%	-£9,668,697	-£10,829,671	-£10,839,106	-£10,856,929	-£10,957,085	-£11,640,400	-£12,056,629
60% LAR : 40% CIR	25%	-£9,956,794	-£11,083,890	-£11,093,303	-£11,111,083	-£11,211,136	-£11,893,827	-£12,309,711
60% LAR : 40% CIR	**30%**	**-£10,246,586**	**-£11,339,794**	**-£11,349,185**	**-£11,366,929**	**-£11,466,889**	**-£12,149,025**	**-£12,564,600**
60% LAR : 40% CIR	35%	-£10,538,056	-£11,597,365	-£11,606,738	-£11,624,449	-£11,724,327	-£12,405,975	-£12,821,279
60% LAR : 40% CIR	40%	-£10,831,189	-£11,856,586	-£11,865,942	-£11,883,625	-£11,983,434	-£12,664,661	-£13,079,730
60% LAR : 40% CIR	45%	-£11,125,966	-£12,117,439	-£12,126,784	-£12,144,443	-£12,244,192	-£12,925,064	-£13,339,937
60% LAR : 40% CIR	50%	-£11,422,372	-£12,379,910	-£12,389,245	-£12,406,885	-£12,506,586	-£13,187,168	-£13,601,879

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,802,451	-£7,086,422	-£7,095,986	-£7,114,020	-£7,214,708	-£7,901,209	-£8,319,209
60% LAR : 40% CIR	5%	-£6,079,376	-£7,333,745	-£7,343,273	-£7,361,246	-£7,461,784	-£8,147,384	-£8,564,882
60% LAR : 40% CIR	10%	-£6,358,036	-£7,582,817	-£7,592,311	-£7,610,230	-£7,710,629	-£8,395,396	-£8,812,434
60% LAR : 40% CIR	15%	-£6,638,785	-£7,833,622	-£7,843,085	-£7,860,954	-£7,961,226	-£8,645,232	-£9,061,846
60% LAR : 40% CIR	20%	-£6,925,170	-£8,086,143	-£8,095,579	-£8,113,401	-£8,213,558	-£8,896,873	-£9,313,102
60% LAR : 40% CIR	25%	-£7,213,267	-£8,340,363	-£8,349,776	-£8,367,556	-£8,467,609	-£9,150,300	-£9,566,184
60% LAR : 40% CIR	**30%**	**-£7,503,058**	**-£8,596,267**	**-£8,605,658**	**-£8,623,402**	**-£8,723,362**	**-£9,405,498**	**-£9,821,073**
60% LAR : 40% CIR	35%	-£7,794,529	-£8,853,838	-£8,863,210	-£8,880,921	-£8,980,800	-£9,662,448	-£10,077,752
60% LAR : 40% CIR	40%	-£8,087,661	-£9,113,058	-£9,122,415	-£9,140,098	-£9,239,907	-£9,921,133	-£10,336,203
60% LAR : 40% CIR	45%	-£8,382,439	-£9,373,912	-£9,383,257	-£9,400,915	-£9,500,665	-£10,181,537	-£10,596,409
60% LAR : 40% CIR	50%	-£8,678,844	-£9,636,383	-£9,645,718	-£9,663,357	-£9,763,059	-£10,443,640	-£10,858,352

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,559,342	-£3,843,313	-£3,852,876	-£3,870,911	-£3,971,599	-£4,658,100	-£5,076,100
60% LAR : 40% CIR	5%	-£2,836,267	-£4,090,636	-£4,100,163	-£4,118,137	-£4,218,675	-£4,904,274	-£5,321,773
60% LAR : 40% CIR	10%	-£3,114,927	-£4,339,708	-£4,349,202	-£4,367,121	-£4,467,520	-£5,152,287	-£5,569,325
60% LAR : 40% CIR	15%	-£3,395,676	-£4,590,513	-£4,599,976	-£4,617,845	-£4,718,117	-£5,402,123	-£5,818,737
60% LAR : 40% CIR	20%	-£3,682,061	-£4,843,034	-£4,852,470	-£4,870,292	-£4,970,449	-£5,653,764	-£6,069,993
60% LAR : 40% CIR	25%	-£3,970,158	-£5,097,254	-£5,106,667	-£5,124,447	-£5,224,500	-£5,907,191	-£6,323,074
60% LAR : 40% CIR	**30%**	**-£4,259,949**	**-£5,353,158**	**-£5,362,549**	**-£5,380,293**	**-£5,480,253**	**-£6,162,389**	**-£6,577,964**
60% LAR : 40% CIR	35%	-£4,551,420	-£5,610,729	-£5,620,101	-£5,637,812	-£5,737,691	-£6,419,339	-£6,834,643
60% LAR : 40% CIR	40%	-£4,844,552	-£5,869,949	-£5,879,306	-£5,896,989	-£5,996,798	-£6,678,024	-£7,093,094
60% LAR : 40% CIR	45%	-£5,139,330	-£6,130,802	-£6,140,148	-£6,157,806	-£6,257,556	-£6,938,428	-£7,353,300
60% LAR : 40% CIR	50%	-£5,435,735	-£6,393,274	-£6,402,609	-£6,420,248	-£6,519,950	-£7,200,531	-£7,615,243

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR in Perp

Value Area	**Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,235,676	-£48,708	-£58,271	-£76,306	-£176,994	-£863,495	-£1,281,495
60% LAR : 40% CIR	5%	£937,554	-£317,208	-£326,735	-£344,710	-£445,247	-£1,130,846	-£1,548,345
60% LAR : 40% CIR	10%	£637,697	-£587,456	-£596,951	-£614,869	-£715,268	-£1,400,036	-£1,817,073
60% LAR : 40% CIR	15%	£336,121	-£859,438	-£868,902	-£886,770	-£987,042	-£1,671,048	-£2,087,662
60% LAR : 40% CIR	20%	£32,843	-£1,133,136	-£1,142,572	-£1,160,394	-£1,260,550	-£1,943,865	-£2,360,094
60% LAR : 40% CIR	25%	-£276,274	-£1,408,533	-£1,417,945	-£1,435,726	-£1,535,779	-£2,218,469	-£2,634,353
60% LAR : 40% CIR	**30%**	**-£587,587**	**-£1,685,613**	**-£1,695,004**	**-£1,712,748**	**-£1,812,707**	**-£2,494,844**	**-£2,910,419**
60% LAR : 40% CIR	35%	-£900,578	-£1,964,360	-£1,973,733	-£1,991,444	-£2,091,322	-£2,772,970	-£3,188,274
60% LAR : 40% CIR	40%	-£1,215,231	-£2,244,757	-£2,254,114	-£2,271,797	-£2,371,605	-£3,052,832	-£3,467,902
60% LAR : 40% CIR	45%	-£1,531,529	-£2,526,787	-£2,536,132	-£2,553,791	-£2,653,541	-£3,334,413	-£3,749,285
60% LAR : 40% CIR	50%	-£1,849,455	-£2,810,435	-£2,819,770	-£2,837,410	-£2,937,111	-£3,617,693	-£4,032,404

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£14,743,251	-£16,027,635	-£16,037,199	-£16,055,234	-£16,155,921	-£16,842,422	-£17,260,422
60% LAR : 40% CIR	5%	-£15,041,373	-£16,296,135	-£16,305,662	-£16,323,637	-£16,424,174	-£17,109,773	-£17,527,272
60% LAR : 40% CIR	10%	-£15,341,230	-£16,566,383	-£16,575,878	-£16,593,796	-£16,694,196	-£17,378,963	-£17,796,000
60% LAR : 40% CIR	15%	-£15,642,807	-£16,838,365	-£16,847,829	-£16,865,697	-£16,965,969	-£17,649,975	-£18,066,589
60% LAR : 40% CIR	20%	-£15,946,085	-£17,112,063	-£17,121,499	-£17,139,321	-£17,239,478	-£17,922,793	-£18,339,022
60% LAR : 40% CIR	25%	-£16,255,202	-£17,387,461	-£17,396,872	-£17,414,653	-£17,514,706	-£18,197,396	-£18,613,280
60% LAR : 40% CIR	**30%**	**-£16,566,514**	**-£17,664,540**	**-£17,673,931**	**-£17,691,675**	**-£17,791,635**	**-£18,473,771**	**-£18,889,346**
60% LAR : 40% CIR	35%	-£16,879,506	-£17,943,288	-£17,952,660	-£17,970,371	-£18,070,250	-£18,751,898	-£19,167,201
60% LAR : 40% CIR	40%	-£17,194,158	-£18,223,684	-£18,233,042	-£18,250,725	-£18,350,533	-£19,031,760	-£19,446,830
60% LAR : 40% CIR	45%	-£17,510,457	-£18,505,715	-£18,515,059	-£18,532,718	-£18,632,468	-£19,313,340	-£19,728,212
60% LAR : 40% CIR	50%	-£17,828,383	-£18,789,362	-£18,798,697	-£18,816,337	-£18,916,038	-£19,596,620	-£20,011,332

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,122,033	-£9,406,417	-£9,415,980	-£9,434,016	-£9,534,703	-£10,221,204	-£10,639,204
60% LAR : 40% CIR	5%	-£8,420,155	-£9,674,917	-£9,684,444	-£9,702,419	-£9,802,956	-£10,488,555	-£10,906,054
60% LAR : 40% CIR	10%	-£8,720,012	-£9,945,165	-£9,954,660	-£9,972,578	-£10,072,977	-£10,757,745	-£11,174,782
60% LAR : 40% CIR	15%	-£9,021,589	-£10,217,147	-£10,226,611	-£10,244,479	-£10,344,751	-£11,028,757	-£11,445,371
60% LAR : 40% CIR	20%	-£9,324,867	-£10,490,845	-£10,500,281	-£10,518,103	-£10,618,259	-£11,301,574	-£11,717,804
60% LAR : 40% CIR	25%	-£9,633,984	-£10,766,242	-£10,775,654	-£10,793,435	-£10,893,488	-£11,576,178	-£11,992,062
60% LAR : 40% CIR	**30%**	**-£9,945,296**	**-£11,043,322**	**-£11,052,713**	**-£11,070,457**	**-£11,170,417**	**-£11,852,553**	**-£12,268,128**
60% LAR : 40% CIR	35%	-£10,258,287	-£11,322,070	-£11,331,442	-£11,349,153	-£11,449,031	-£12,130,679	-£12,545,983
60% LAR : 40% CIR	40%	-£10,572,940	-£11,602,466	-£11,611,823	-£11,629,506	-£11,729,314	-£12,410,542	-£12,825,611
60% LAR : 40% CIR	45%	-£10,889,239	-£11,884,496	-£11,893,841	-£11,911,500	-£12,011,250	-£12,692,122	-£13,106,994
60% LAR : 40% CIR	50%	-£11,207,165	-£12,168,144	-£12,177,479	-£12,195,119	-£12,294,820	-£12,975,402	-£13,390,113

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,378,506	-£6,662,890	-£6,672,453	-£6,690,488	-£6,791,176	-£7,477,677	-£7,895,677
60% LAR : 40% CIR	5%	-£5,676,628	-£6,931,389	-£6,940,917	-£6,958,891	-£7,059,428	-£7,745,028	-£8,162,527
60% LAR : 40% CIR	10%	-£5,976,485	-£7,201,638	-£7,211,133	-£7,229,051	-£7,329,450	-£8,014,217	-£8,431,255
60% LAR : 40% CIR	15%	-£6,278,061	-£7,473,620	-£7,483,084	-£7,500,951	-£7,601,224	-£8,285,230	-£8,701,844
60% LAR : 40% CIR	20%	-£6,581,339	-£7,747,318	-£7,756,753	-£7,774,576	-£7,874,732	-£8,558,047	-£8,974,276
60% LAR : 40% CIR	25%	-£6,890,456	-£8,022,715	-£8,032,127	-£8,049,908	-£8,149,961	-£8,832,651	-£9,248,535
60% LAR : 40% CIR	**30%**	**-£7,201,769**	**-£8,299,795**	**-£8,309,186**	**-£8,326,930**	**-£8,426,889**	**-£9,109,026**	**-£9,524,600**
60% LAR : 40% CIR	35%	-£7,514,760	-£8,578,542	-£8,587,915	-£8,605,626	-£8,705,504	-£9,387,152	-£9,802,456
60% LAR : 40% CIR	40%	-£7,829,413	-£8,858,938	-£8,868,296	-£8,885,979	-£8,985,787	-£9,667,014	-£10,082,084
60% LAR : 40% CIR	45%	-£8,145,711	-£9,140,969	-£9,150,314	-£9,167,973	-£9,267,723	-£9,948,595	-£10,363,467
60% LAR : 40% CIR	50%	-£8,463,637	-£9,424,617	-£9,433,952	-£9,451,592	-£9,551,292	-£10,231,875	-£10,646,586

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,135,397	-£3,419,781	-£3,429,344	-£3,447,379	-£3,548,066	-£4,234,568	-£4,652,568
60% LAR : 40% CIR	5%	-£2,433,518	-£3,688,280	-£3,697,808	-£3,715,782	-£3,816,319	-£4,501,919	-£4,919,418
60% LAR : 40% CIR	10%	-£2,733,376	-£3,958,529	-£3,968,024	-£3,985,942	-£4,086,341	-£4,771,108	-£5,188,146
60% LAR : 40% CIR	15%	-£3,034,952	-£4,230,511	-£4,239,975	-£4,257,842	-£4,358,115	-£5,042,121	-£5,458,735
60% LAR : 40% CIR	20%	-£3,338,230	-£4,504,208	-£4,513,644	-£4,531,467	-£4,631,623	-£5,314,938	-£5,731,167
60% LAR : 40% CIR	25%	-£3,647,347	-£4,779,606	-£4,789,018	-£4,806,799	-£4,906,852	-£5,589,542	-£6,005,425
60% LAR : 40% CIR	**30%**	**-£3,958,660**	**-£5,056,686**	**-£5,066,077**	**-£5,083,820**	**-£5,183,780**	**-£5,865,917**	**-£6,281,491**
60% LAR : 40% CIR	35%	-£4,271,651	-£5,335,433	-£5,344,806	-£5,362,517	-£5,462,395	-£6,144,043	-£6,559,347
60% LAR : 40% CIR	40%	-£4,586,304	-£5,615,829	-£5,625,187	-£5,642,870	-£5,742,678	-£6,423,905	-£6,838,975
60% LAR : 40% CIR	45%	-£4,902,602	-£5,897,860	-£5,907,204	-£5,924,864	-£6,024,614	-£6,705,486	-£7,120,358
60% LAR : 40% CIR	50%	-£5,220,528	-£6,181,508	-£6,190,843	-£6,208,483	-£6,308,183	-£6,988,766	-£7,403,477

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR in Perp	
Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,083,567	£786,357	£776,938	£759,175	£660,000	-£16,431	-£434,431
60% LAR : 40% CIR	5%	£1,743,051	£480,177	£470,792	£453,088	£354,061	-£326,136	-£743,634
60% LAR : 40% CIR	10%	£1,400,799	£172,273	£162,921	£145,272	£46,382	-£637,678	-£1,054,716
60% LAR : 40% CIR	15%	£1,056,828	-£139,434	-£148,897	-£166,766	-£267,038	-£951,044	-£1,367,658
60% LAR : 40% CIR	20%	£711,155	-£455,484	-£464,921	-£482,742	-£582,900	-£1,266,214	-£1,682,444
60% LAR : 40% CIR	25%	£363,797	-£773,235	-£782,647	-£800,428	-£900,481	-£1,583,172	-£1,999,055
60% LAR : 40% CIR	**30%**	**£14,768**	**-£1,092,668**	**-£1,102,059**	**-£1,119,803**	**-£1,219,763**	**-£1,901,899**	**-£2,317,474**
60% LAR : 40% CIR	35%	-£341,039	-£1,413,769	-£1,423,141	-£1,440,851	-£1,540,731	-£2,222,379	-£2,637,683
60% LAR : 40% CIR	40%	-£698,733	-£1,736,518	-£1,745,876	-£1,763,558	-£1,863,367	-£2,544,594	-£2,959,664
60% LAR : 40% CIR	45%	-£1,058,074	-£2,060,903	-£2,070,247	-£2,087,906	-£2,187,656	-£2,868,527	-£3,283,400
60% LAR : 40% CIR	50%	-£1,419,041	-£2,386,903	-£2,396,238	-£2,413,877	-£2,513,579	-£3,194,161	-£3,608,873

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£13,895,360	-£15,192,570	-£15,201,989	-£15,219,753	-£15,318,927	-£15,995,359	-£16,413,358
60% LAR : 40% CIR	5%	-£14,235,876	-£15,498,751	-£15,508,135	-£15,525,839	-£15,624,866	-£16,305,063	-£16,722,561
60% LAR : 40% CIR	10%	-£14,578,128	-£15,806,655	-£15,816,006	-£15,833,655	-£15,932,546	-£16,616,606	-£17,033,643
60% LAR : 40% CIR	15%	-£14,922,099	-£16,118,361	-£16,127,824	-£16,145,693	-£16,245,965	-£16,929,972	-£17,346,585
60% LAR : 40% CIR	20%	-£15,267,772	-£16,434,412	-£16,443,848	-£16,461,670	-£16,561,827	-£17,245,141	-£17,661,371
60% LAR : 40% CIR	25%	-£15,615,131	-£16,752,163	-£16,761,574	-£16,779,355	-£16,879,408	-£17,562,099	-£17,977,982
60% LAR : 40% CIR	**30%**	**-£15,964,159**	**-£17,071,595**	**-£17,080,986**	**-£17,098,730**	**-£17,198,690**	**-£17,880,826**	**-£18,296,401**
60% LAR : 40% CIR	35%	-£16,319,966	-£17,392,696	-£17,402,069	-£17,419,779	-£17,519,658	-£18,201,306	-£18,616,610
60% LAR : 40% CIR	40%	-£16,677,661	-£17,715,446	-£17,724,804	-£17,742,485	-£17,842,295	-£18,523,522	-£18,938,592
60% LAR : 40% CIR	45%	-£17,037,001	-£18,039,830	-£18,049,174	-£18,066,834	-£18,166,583	-£18,847,454	-£19,262,328
60% LAR : 40% CIR	50%	-£17,397,969	-£18,365,830	-£18,375,165	-£18,392,805	-£18,492,507	-£19,173,089	-£19,587,800

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,274,142	-£8,571,352	-£8,580,771	-£8,598,535	-£8,697,709	-£9,374,140	-£9,792,140
60% LAR : 40% CIR	5%	-£7,614,658	-£8,877,532	-£8,886,917	-£8,904,621	-£9,003,648	-£9,683,845	-£10,101,343
60% LAR : 40% CIR	10%	-£7,956,910	-£9,185,437	-£9,194,788	-£9,212,437	-£9,311,328	-£9,995,388	-£10,412,425
60% LAR : 40% CIR	15%	-£8,300,881	-£9,497,143	-£9,506,606	-£9,524,475	-£9,624,747	-£10,308,754	-£10,725,367
60% LAR : 40% CIR	20%	-£8,646,554	-£9,813,193	-£9,822,630	-£9,840,452	-£9,940,609	-£10,623,923	-£11,040,153
60% LAR : 40% CIR	25%	-£8,993,913	-£10,130,944	-£10,140,356	-£10,158,137	-£10,258,190	-£10,940,881	-£11,356,764
60% LAR : 40% CIR	**30%**	**-£9,342,941**	**-£10,450,377**	**-£10,459,768**	**-£10,477,512**	**-£10,577,472**	**-£11,259,608**	**-£11,675,183**
60% LAR : 40% CIR	35%	-£9,698,748	-£10,771,478	-£10,780,850	-£10,798,560	-£10,898,440	-£11,580,088	-£11,995,392
60% LAR : 40% CIR	40%	-£10,056,442	-£11,094,228	-£11,103,585	-£11,121,267	-£11,221,076	-£11,902,303	-£12,317,373
60% LAR : 40% CIR	45%	-£10,415,783	-£11,418,612	-£11,427,956	-£11,445,616	-£11,545,365	-£12,226,236	-£12,641,109
60% LAR : 40% CIR	50%	-£10,776,751	-£11,744,612	-£11,753,947	-£11,771,587	-£11,871,288	-£12,551,871	-£12,966,582

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,530,614	-£5,827,825	-£5,837,244	-£5,855,007	-£5,954,182	-£6,630,613	-£7,048,613
60% LAR : 40% CIR	5%	-£4,871,131	-£6,134,005	-£6,143,390	-£6,161,094	-£6,260,120	-£6,940,317	-£7,357,815
60% LAR : 40% CIR	10%	-£5,213,383	-£6,441,909	-£6,451,261	-£6,468,910	-£6,567,800	-£7,251,860	-£7,668,898
60% LAR : 40% CIR	15%	-£5,557,354	-£6,753,616	-£6,763,079	-£6,780,948	-£6,881,220	-£7,565,226	-£7,981,840
60% LAR : 40% CIR	20%	-£5,903,027	-£7,069,666	-£7,079,103	-£7,096,924	-£7,197,082	-£7,880,396	-£8,296,626
60% LAR : 40% CIR	25%	-£6,250,385	-£7,387,417	-£7,396,829	-£7,414,610	-£7,514,663	-£8,197,354	-£8,613,236
60% LAR : 40% CIR	**30%**	**-£6,599,413**	**-£7,706,850**	**-£7,716,241**	**-£7,733,985**	**-£7,833,944**	**-£8,516,081**	**-£8,931,656**
60% LAR : 40% CIR	35%	-£6,955,221	-£8,027,951	-£8,037,323	-£8,055,033	-£8,154,913	-£8,836,561	-£9,251,865
60% LAR : 40% CIR	40%	-£7,312,915	-£8,350,700	-£8,360,058	-£8,377,740	-£8,477,549	-£9,158,776	-£9,573,846
60% LAR : 40% CIR	45%	-£7,672,256	-£8,675,084	-£8,684,429	-£8,702,088	-£8,801,838	-£9,482,709	-£9,897,582
60% LAR : 40% CIR	50%	-£8,033,223	-£9,001,085	-£9,010,420	-£9,028,059	-£9,127,761	-£9,808,343	-£10,223,055

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,287,505	-£2,584,716	-£2,594,135	-£2,611,898	-£2,711,073	-£3,387,504	-£3,805,504
60% LAR : 40% CIR	5%	-£1,628,022	-£2,890,896	-£2,900,281	-£2,917,985	-£3,017,011	-£3,697,208	-£4,114,706
60% LAR : 40% CIR	10%	-£1,970,274	-£3,198,800	-£3,208,152	-£3,225,801	-£3,324,691	-£4,008,751	-£4,425,789
60% LAR : 40% CIR	15%	-£2,314,245	-£3,510,507	-£3,519,970	-£3,537,839	-£3,638,111	-£4,322,117	-£4,738,731
60% LAR : 40% CIR	20%	-£2,659,917	-£3,826,557	-£3,835,994	-£3,853,815	-£3,953,973	-£4,637,287	-£5,053,517
60% LAR : 40% CIR	25%	-£3,007,276	-£4,144,308	-£4,153,720	-£4,171,500	-£4,271,553	-£4,954,245	-£5,370,127
60% LAR : 40% CIR	**30%**	**-£3,356,304**	**-£4,463,741**	**-£4,473,132**	**-£4,490,876**	**-£4,590,835**	**-£5,272,972**	**-£5,688,547**
60% LAR : 40% CIR	35%	-£3,712,112	-£4,784,842	-£4,794,214	-£4,811,924	-£4,911,804	-£5,593,452	-£6,008,755
60% LAR : 40% CIR	40%	-£4,069,806	-£5,107,591	-£5,116,949	-£5,134,631	-£5,234,440	-£5,915,667	-£6,330,737
60% LAR : 40% CIR	45%	-£4,429,146	-£5,431,975	-£5,441,320	-£5,458,979	-£5,558,729	-£6,239,600	-£6,654,473
60% LAR : 40% CIR	50%	-£4,790,114	-£5,757,975	-£5,767,310	-£5,784,950	-£5,884,652	-£6,565,234	-£6,979,946

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR in Perp		Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,931,459	£1,620,691	£1,611,270	£1,593,507	£1,494,332	£818,149	£406,431
60% LAR : 40% CIR	5%	£2,548,547	£1,272,793	£1,263,409	£1,245,705	£1,146,678	£471,383	£60,159
60% LAR : 40% CIR	10%	£2,163,901	£923,172	£913,821	£896,172	£797,281	£122,805	-£292,358
60% LAR : 40% CIR	15%	£1,777,536	£571,845	£562,523	£544,925	£446,159	-£231,040	-£647,653
60% LAR : 40% CIR	20%	£1,389,468	£218,828	£209,533	£191,979	£93,328	-£588,563	-£1,004,793
60% LAR : 40% CIR	25%	£999,715	-£137,937	-£147,349	-£165,130	-£265,183	-£947,874	-£1,363,756
60% LAR : 40% CIR	**30%**	**£608,292**	**-£499,723**	**-£509,114**	**-£526,858**	**-£626,818**	**-£1,308,954**	**-£1,724,529**
60% LAR : 40% CIR	35%	£215,216	-£863,177	-£872,550	-£890,260	-£990,139	-£1,671,787	-£2,087,091
60% LAR : 40% CIR	40%	-£182,237	-£1,228,280	-£1,237,637	-£1,255,320	-£1,355,129	-£2,036,356	-£2,451,426
60% LAR : 40% CIR	45%	-£584,618	-£1,595,017	-£1,604,362	-£1,622,021	-£1,721,770	-£2,402,642	-£2,817,515
60% LAR : 40% CIR	50%	-£988,627	-£1,963,371	-£1,972,706	-£1,990,346	-£2,090,047	-£2,770,629	-£3,185,341

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£13,047,468	-£14,358,237	-£14,367,657	-£14,385,420	-£14,484,595	-£15,160,778	-£15,572,496
60% LAR : 40% CIR	5%	-£13,430,380	-£14,706,134	-£14,715,518	-£14,733,222	-£14,832,249	-£15,507,545	-£15,918,768
60% LAR : 40% CIR	10%	-£13,815,026	-£15,055,755	-£15,065,106	-£15,082,756	-£15,181,646	-£15,856,122	-£16,271,285
60% LAR : 40% CIR	15%	-£14,201,391	-£15,407,082	-£15,416,404	-£15,434,003	-£15,532,768	-£16,209,967	-£16,626,581
60% LAR : 40% CIR	20%	-£14,589,459	-£15,760,100	-£15,769,394	-£15,786,948	-£15,885,600	-£16,567,491	-£16,983,720
60% LAR : 40% CIR	25%	-£14,979,213	-£16,116,864	-£16,126,276	-£16,144,057	-£16,244,110	-£16,926,801	-£17,342,684
60% LAR : 40% CIR	**30%**	**-£15,370,636**	**-£16,478,651**	**-£16,488,042**	**-£16,505,786**	**-£16,605,745**	**-£17,287,882**	**-£17,703,456**
60% LAR : 40% CIR	35%	-£15,763,711	-£16,842,104	-£16,851,477	-£16,869,187	-£16,969,067	-£17,650,715	-£18,066,019
60% LAR : 40% CIR	40%	-£16,161,164	-£17,207,208	-£17,216,564	-£17,234,247	-£17,334,056	-£18,015,284	-£18,430,353
60% LAR : 40% CIR	45%	-£16,563,545	-£17,573,944	-£17,583,289	-£17,600,948	-£17,700,698	-£18,381,570	-£18,796,442
60% LAR : 40% CIR	50%	-£16,967,554	-£17,942,299	-£17,951,634	-£17,969,273	-£18,068,974	-£18,749,556	-£19,164,268

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,426,250	-£7,737,018	-£7,746,439	-£7,764,202	-£7,863,377	-£8,539,560	-£8,951,278
60% LAR : 40% CIR	5%	-£6,809,162	-£8,084,916	-£8,094,300	-£8,112,004	-£8,211,031	-£8,886,326	-£9,297,550
60% LAR : 40% CIR	10%	-£7,193,808	-£8,434,537	-£8,443,888	-£8,461,537	-£8,560,428	-£9,234,904	-£9,650,067
60% LAR : 40% CIR	15%	-£7,580,173	-£8,785,864	-£8,795,186	-£8,812,784	-£8,911,550	-£9,588,749	-£10,005,362
60% LAR : 40% CIR	20%	-£7,968,241	-£9,138,882	-£9,148,176	-£9,165,730	-£9,264,381	-£9,946,272	-£10,362,502
60% LAR : 40% CIR	25%	-£8,357,995	-£9,495,646	-£9,505,058	-£9,522,839	-£9,622,892	-£10,305,583	-£10,721,466
60% LAR : 40% CIR	**30%**	**-£8,749,417**	**-£9,857,432**	**-£9,866,823**	**-£9,884,567**	**-£9,984,527**	**-£10,666,663**	**-£11,082,238**
60% LAR : 40% CIR	35%	-£9,142,493	-£10,220,886	-£10,230,259	-£10,247,969	-£10,347,848	-£11,029,497	-£11,444,800
60% LAR : 40% CIR	40%	-£9,539,946	-£10,585,989	-£10,595,346	-£10,613,029	-£10,712,838	-£11,394,065	-£11,809,135
60% LAR : 40% CIR	45%	-£9,942,327	-£10,952,726	-£10,962,071	-£10,979,730	-£11,079,479	-£11,760,351	-£12,175,224
60% LAR : 40% CIR	50%	-£10,346,336	-£11,321,080	-£11,330,415	-£11,348,055	-£11,447,756	-£12,128,338	-£12,543,050

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,682,723	-£4,993,491	-£5,002,911	-£5,020,675	-£5,119,849	-£5,796,033	-£6,207,751
60% LAR : 40% CIR	5%	-£4,065,635	-£5,341,389	-£5,350,773	-£5,368,477	-£5,467,503	-£6,142,799	-£6,554,023
60% LAR : 40% CIR	10%	-£4,450,280	-£5,691,009	-£5,700,361	-£5,718,010	-£5,816,901	-£6,491,377	-£6,906,540
60% LAR : 40% CIR	15%	-£4,836,645	-£6,042,337	-£6,051,659	-£6,069,257	-£6,168,022	-£6,845,221	-£7,261,835
60% LAR : 40% CIR	20%	-£5,224,714	-£6,395,354	-£6,404,649	-£6,422,203	-£6,520,854	-£7,202,745	-£7,618,974
60% LAR : 40% CIR	25%	-£5,614,467	-£6,752,119	-£6,761,531	-£6,779,311	-£6,879,364	-£7,562,056	-£7,977,938
60% LAR : 40% CIR	**30%**	**-£6,005,890**	**-£7,113,905**	**-£7,123,296**	**-£7,141,040**	**-£7,241,000**	**-£7,923,136**	**-£8,338,711**
60% LAR : 40% CIR	35%	-£6,398,966	-£7,477,358	-£7,486,732	-£7,504,442	-£7,604,321	-£8,285,969	-£8,701,273
60% LAR : 40% CIR	40%	-£6,796,419	-£7,842,462	-£7,851,819	-£7,869,502	-£7,969,311	-£8,650,538	-£9,065,608
60% LAR : 40% CIR	45%	-£7,198,800	-£8,209,199	-£8,218,544	-£8,236,203	-£8,335,952	-£9,016,824	-£9,431,696
60% LAR : 40% CIR	50%	-£7,602,808	-£8,577,553	-£8,586,888	-£8,604,528	-£8,704,229	-£9,384,811	-£9,799,522

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£439,614	-£1,750,382	-£1,759,802	-£1,777,566	-£1,876,740	-£2,552,923	-£2,964,642
60% LAR : 40% CIR	5%	-£822,526	-£2,098,280	-£2,107,664	-£2,125,367	-£2,224,394	-£2,899,690	-£3,310,914
60% LAR : 40% CIR	10%	-£1,207,171	-£2,447,900	-£2,457,252	-£2,474,901	-£2,573,791	-£3,248,268	-£3,663,431
60% LAR : 40% CIR	15%	-£1,593,536	-£2,799,228	-£2,808,549	-£2,826,148	-£2,924,913	-£3,602,112	-£4,018,726
60% LAR : 40% CIR	20%	-£1,981,605	-£3,152,245	-£3,161,540	-£3,179,094	-£3,277,745	-£3,959,636	-£4,375,865
60% LAR : 40% CIR	25%	-£2,371,358	-£3,509,010	-£3,518,422	-£3,536,202	-£3,636,255	-£4,318,947	-£4,734,829
60% LAR : 40% CIR	**30%**	**-£2,762,781**	**-£3,870,796**	**-£3,880,187**	**-£3,897,931**	**-£3,997,891**	**-£4,680,027**	**-£5,095,602**
60% LAR : 40% CIR	35%	-£3,155,857	-£4,234,249	-£4,243,623	-£4,261,333	-£4,361,212	-£5,042,860	-£5,458,164
60% LAR : 40% CIR	40%	-£3,553,309	-£4,599,353	-£4,608,710	-£4,626,393	-£4,726,202	-£5,407,429	-£5,822,499
60% LAR : 40% CIR	45%	-£3,955,691	-£4,966,090	-£4,975,435	-£4,993,093	-£5,092,843	-£5,773,715	-£6,188,587
60% LAR : 40% CIR	50%	-£4,359,699	-£5,334,444	-£5,343,779	-£5,361,419	-£5,461,120	-£6,141,702	-£6,556,413

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR in Perp	

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£4,627,241	£3,289,358	£3,279,937	£3,262,174	£3,162,999	£2,486,816	£2,075,098
60% LAR : 40% CIR	5%	£4,159,541	£2,858,026	£2,848,642	£2,830,939	£2,731,912	£2,056,616	£1,645,392
60% LAR : 40% CIR	10%	£3,690,106	£2,424,973	£2,415,621	£2,397,972	£2,299,082	£1,624,606	£1,213,836
60% LAR : 40% CIR	15%	£3,218,951	£1,990,212	£1,980,891	£1,963,292	£1,864,526	£1,190,800	£780,447
60% LAR : 40% CIR	20%	£2,746,094	£1,553,761	£1,544,467	£1,526,912	£1,428,261	£755,216	£345,242
60% LAR : 40% CIR	25%	£2,271,552	£1,115,636	£1,106,365	£1,088,852	£990,303	£317,872	-£93,161
60% LAR : 40% CIR	**30%**	**£1,795,340**	**£675,854**	**£666,604**	**£649,127**	**£550,668**	**-£123,065**	**-£538,640**
60% LAR : 40% CIR	35%	£1,317,474	£234,429	£225,197	£207,753	£109,375	-£570,605	-£985,908
60% LAR : 40% CIR	40%	£837,971	-£211,804	-£221,161	-£238,844	-£338,652	-£1,019,879	-£1,434,949
60% LAR : 40% CIR	45%	£356,849	-£663,247	-£672,592	-£690,250	-£790,000	-£1,470,872	-£1,885,744
60% LAR : 40% CIR	50%	-£127,799	-£1,116,308	-£1,125,643	-£1,143,282	-£1,242,983	-£1,923,565	-£2,338,277

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,351,686	-£12,689,570	-£12,698,990	-£12,716,753	-£12,815,928	-£13,492,111	-£13,903,829
60% LAR : 40% CIR	5%	-£11,819,386	-£13,120,901	-£13,130,285	-£13,147,989	-£13,247,015	-£13,922,311	-£14,333,535
60% LAR : 40% CIR	10%	-£12,288,821	-£13,553,954	-£13,563,306	-£13,580,955	-£13,679,845	-£14,354,322	-£14,765,091
60% LAR : 40% CIR	15%	-£12,759,976	-£13,988,716	-£13,998,036	-£14,015,636	-£14,114,401	-£14,788,127	-£15,198,480
60% LAR : 40% CIR	20%	-£13,232,833	-£14,425,167	-£14,434,460	-£14,452,015	-£14,550,667	-£15,223,712	-£15,633,685
60% LAR : 40% CIR	25%	-£13,707,376	-£14,863,291	-£14,872,562	-£14,890,075	-£14,988,624	-£15,661,055	-£16,072,089
60% LAR : 40% CIR	**30%**	**-£14,183,587**	**-£15,303,074**	**-£15,312,323**	**-£15,329,800**	**-£15,428,259**	**-£16,101,992**	**-£16,517,567**
60% LAR : 40% CIR	35%	-£14,661,453	-£15,744,498	-£15,753,730	-£15,771,175	-£15,869,552	-£16,549,532	-£16,964,836
60% LAR : 40% CIR	40%	-£15,140,956	-£16,190,731	-£16,200,088	-£16,217,771	-£16,317,579	-£16,998,806	-£17,413,876
60% LAR : 40% CIR	45%	-£15,622,078	-£16,642,175	-£16,651,519	-£16,669,177	-£16,768,927	-£17,449,799	-£17,864,671
60% LAR : 40% CIR	50%	-£16,106,726	-£17,095,235	-£17,104,570	-£17,122,210	-£17,221,910	-£17,902,493	-£18,317,204

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,730,468	-£6,068,351	-£6,077,772	-£6,095,535	-£6,194,710	-£6,870,893	-£7,282,611
60% LAR : 40% CIR	5%	-£5,198,168	-£6,499,683	-£6,509,067	-£6,526,771	-£6,625,797	-£7,301,093	-£7,712,317
60% LAR : 40% CIR	10%	-£5,667,603	-£6,932,736	-£6,942,088	-£6,959,737	-£7,058,627	-£7,733,103	-£8,143,873
60% LAR : 40% CIR	15%	-£6,138,758	-£7,367,497	-£7,376,818	-£7,394,418	-£7,493,183	-£8,166,909	-£8,577,262
60% LAR : 40% CIR	20%	-£6,611,615	-£7,803,948	-£7,813,242	-£7,830,797	-£7,929,448	-£8,602,494	-£9,012,467
60% LAR : 40% CIR	25%	-£7,086,158	-£8,242,073	-£8,251,344	-£8,268,857	-£8,367,406	-£9,039,837	-£9,450,870
60% LAR : 40% CIR	**30%**	**-£7,562,369**	**-£8,681,856**	**-£8,691,105**	**-£8,708,582**	**-£8,807,041**	**-£9,480,774**	**-£9,896,349**
60% LAR : 40% CIR	35%	-£8,040,235	-£9,123,280	-£9,132,512	-£9,149,956	-£9,248,334	-£9,928,314	-£10,343,618
60% LAR : 40% CIR	40%	-£8,519,738	-£9,569,513	-£9,578,870	-£9,596,553	-£9,696,361	-£10,377,588	-£10,792,658
60% LAR : 40% CIR	45%	-£9,000,860	-£10,020,956	-£10,030,301	-£10,047,959	-£10,147,709	-£10,828,581	-£11,243,453
60% LAR : 40% CIR	50%	-£9,485,508	-£10,474,017	-£10,483,352	-£10,500,991	-£10,600,692	-£11,281,274	-£11,695,986

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,986,940	-£3,324,824	-£3,334,244	-£3,352,008	-£3,451,182	-£4,127,366	-£4,539,084
60% LAR : 40% CIR	5%	-£2,454,641	-£3,756,156	-£3,765,539	-£3,783,243	-£3,882,270	-£4,557,566	-£4,968,790
60% LAR : 40% CIR	10%	-£2,924,076	-£4,189,209	-£4,198,560	-£4,216,210	-£4,315,100	-£4,989,576	-£5,400,346
60% LAR : 40% CIR	15%	-£3,395,230	-£4,623,970	-£4,633,291	-£4,650,890	-£4,749,656	-£5,423,382	-£5,833,735
60% LAR : 40% CIR	20%	-£3,868,087	-£5,060,421	-£5,069,715	-£5,087,270	-£5,185,921	-£5,858,966	-£6,268,940
60% LAR : 40% CIR	25%	-£4,342,630	-£5,498,545	-£5,507,816	-£5,525,329	-£5,623,879	-£6,296,309	-£6,707,343
60% LAR : 40% CIR	**30%**	**-£4,818,842**	**-£5,938,328**	**-£5,947,578**	**-£5,965,055**	**-£6,063,513**	**-£6,737,247**	**-£7,152,821**
60% LAR : 40% CIR	35%	-£5,296,708	-£6,379,753	-£6,388,985	-£6,406,429	-£6,504,807	-£7,184,786	-£7,600,090
60% LAR : 40% CIR	40%	-£5,776,210	-£6,825,986	-£6,835,343	-£6,853,026	-£6,952,834	-£7,634,061	-£8,049,131
60% LAR : 40% CIR	45%	-£6,257,332	-£7,277,429	-£7,286,774	-£7,304,432	-£7,404,182	-£8,085,054	-£8,499,926
60% LAR : 40% CIR	50%	-£6,741,980	-£7,730,489	-£7,739,824	-£7,757,464	-£7,857,165	-£8,537,747	-£8,952,459

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,256,169	-£81,715	-£91,135	-£108,899	-£208,073	-£884,256	-£1,295,975
60% LAR : 40% CIR	5%	£788,468	-£513,047	-£522,430	-£540,134	-£639,161	-£1,314,457	-£1,725,680
60% LAR : 40% CIR	10%	£319,033	-£946,100	-£955,451	-£973,101	-£1,071,991	-£1,746,467	-£2,157,237
60% LAR : 40% CIR	15%	-£152,121	-£1,380,861	-£1,390,182	-£1,407,781	-£1,506,546	-£2,180,273	-£2,590,626
60% LAR : 40% CIR	20%	-£624,978	-£1,817,312	-£1,826,606	-£1,844,161	-£1,942,812	-£2,615,857	-£3,025,831
60% LAR : 40% CIR	25%	-£1,099,521	-£2,255,436	-£2,264,707	-£2,282,220	-£2,380,770	-£3,053,200	-£3,464,234
60% LAR : 40% CIR	**30%**	**-£1,575,733**	**-£2,695,219**	**-£2,704,469**	**-£2,721,946**	**-£2,820,404**	**-£3,494,138**	**-£3,909,712**
60% LAR : 40% CIR	35%	-£2,053,599	-£3,136,643	-£3,145,876	-£3,163,320	-£3,261,698	-£3,941,677	-£4,356,981
60% LAR : 40% CIR	40%	-£2,533,101	-£3,582,877	-£3,592,234	-£3,609,917	-£3,709,725	-£4,390,952	-£4,806,022
60% LAR : 40% CIR	45%	-£3,014,223	-£4,034,320	-£4,043,664	-£4,061,323	-£4,161,073	-£4,841,945	-£5,256,817
60% LAR : 40% CIR	50%	-£3,498,871	-£4,487,380	-£4,496,715	-£4,514,355	-£4,614,056	-£5,294,638	-£5,709,349

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR in Perp		Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£6,746,970	£5,375,192	£5,365,771	£5,348,008	£5,248,833	£4,572,649	£4,160,932
60% LAR : 40% CIR	5%	£6,173,283	£4,839,568	£4,830,184	£4,812,480	£4,713,454	£4,038,158	£3,626,934
60% LAR : 40% CIR	10%	£5,597,861	£4,302,223	£4,292,871	£4,275,222	£4,176,332	£3,501,856	£3,091,086
60% LAR : 40% CIR	15%	£5,020,720	£3,763,171	£3,753,849	£3,736,250	£3,637,484	£2,963,758	£2,553,405
60% LAR : 40% CIR	20%	£4,441,878	£3,222,428	£3,213,133	£3,195,579	£3,096,928	£2,423,883	£2,013,908
60% LAR : 40% CIR	25%	£3,861,348	£2,680,012	£2,670,740	£2,653,228	£2,554,678	£1,882,247	£1,472,614
60% LAR : 40% CIR	**30%**	**£3,279,150**	**£2,135,937**	**£2,126,687**	**£2,109,210**	**£2,010,753**	**£1,338,868**	**£929,539**
60% LAR : 40% CIR	35%	£2,695,297	£1,590,221	£1,580,989	£1,563,545	£1,465,166	£793,763	£384,701
60% LAR : 40% CIR	40%	£2,109,808	£1,042,880	£1,033,664	£1,016,246	£917,937	£246,948	-£164,354
60% LAR : 40% CIR	45%	£1,522,700	£493,929	£484,725	£467,332	£369,081	-£306,159	-£721,032
60% LAR : 40% CIR	50%	£933,986	-£57,477	-£66,812	-£84,452	-£184,154	-£864,736	-£1,279,447

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,231,957	-£10,603,736	-£10,613,156	-£10,630,919	-£10,730,094	-£11,406,278	-£11,817,996
60% LAR : 40% CIR	5%	-£9,805,644	-£11,139,359	-£11,148,743	-£11,166,447	-£11,265,474	-£11,940,769	-£12,351,993
60% LAR : 40% CIR	10%	-£10,381,067	-£11,676,704	-£11,686,056	-£11,703,705	-£11,802,595	-£12,477,072	-£12,887,841
60% LAR : 40% CIR	15%	-£10,958,207	-£12,215,757	-£12,225,078	-£12,242,678	-£12,341,443	-£13,015,169	-£13,425,522
60% LAR : 40% CIR	20%	-£11,537,049	-£12,756,500	-£12,765,794	-£12,783,348	-£12,881,999	-£13,555,045	-£13,965,019
60% LAR : 40% CIR	25%	-£12,117,579	-£13,298,916	-£13,308,187	-£13,325,700	-£13,424,249	-£14,096,680	-£14,506,313
60% LAR : 40% CIR	**30%**	**-£12,699,777**	**-£13,842,991**	**-£13,852,240**	**-£13,869,717**	**-£13,968,175**	**-£14,640,059**	**-£15,049,388**
60% LAR : 40% CIR	35%	-£13,283,630	-£14,388,707	-£14,397,938	-£14,415,382	-£14,513,761	-£15,185,164	-£15,594,226
60% LAR : 40% CIR	40%	-£13,869,119	-£14,936,048	-£14,945,264	-£14,962,681	-£15,060,990	-£15,731,979	-£16,143,281
60% LAR : 40% CIR	45%	-£14,456,227	-£15,484,998	-£15,494,202	-£15,511,596	-£15,609,847	-£16,285,086	-£16,699,960
60% LAR : 40% CIR	50%	-£15,044,941	-£16,036,404	-£16,045,739	-£16,063,379	-£16,163,081	-£16,843,663	-£17,258,374

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,610,739	-£3,982,518	-£3,991,938	-£4,009,701	-£4,108,876	-£4,785,060	-£5,196,777
60% LAR : 40% CIR	5%	-£3,184,426	-£4,518,141	-£4,527,525	-£4,545,229	-£4,644,255	-£5,319,551	-£5,730,775
60% LAR : 40% CIR	10%	-£3,759,848	-£5,055,486	-£5,064,838	-£5,082,487	-£5,181,377	-£5,855,853	-£6,266,623
60% LAR : 40% CIR	15%	-£4,336,989	-£5,594,538	-£5,603,860	-£5,621,460	-£5,720,225	-£6,393,951	-£6,804,304
60% LAR : 40% CIR	20%	-£4,915,831	-£6,135,281	-£6,144,576	-£6,162,130	-£6,260,781	-£6,933,826	-£7,343,801
60% LAR : 40% CIR	25%	-£5,496,361	-£6,677,698	-£6,686,969	-£6,704,482	-£6,803,031	-£7,475,462	-£7,885,095
60% LAR : 40% CIR	**30%**	**-£6,078,559**	**-£7,221,772**	**-£7,231,022**	**-£7,248,499**	**-£7,346,957**	**-£8,018,841**	**-£8,428,170**
60% LAR : 40% CIR	35%	-£6,662,412	-£7,767,489	-£7,776,720	-£7,794,164	-£7,892,543	-£8,563,946	-£8,973,008
60% LAR : 40% CIR	40%	-£7,247,901	-£8,314,830	-£8,324,045	-£8,341,463	-£8,439,772	-£9,110,761	-£9,522,063
60% LAR : 40% CIR	45%	-£7,835,009	-£8,863,780	-£8,872,984	-£8,890,377	-£8,988,628	-£9,663,868	-£10,078,741
60% LAR : 40% CIR	50%	-£8,423,723	-£9,415,186	-£9,424,521	-£9,442,161	-£9,541,863	-£10,222,445	-£10,637,156

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£132,788	-£1,238,990	-£1,248,410	-£1,266,174	-£1,365,349	-£2,041,533	-£2,453,250
60% LAR : 40% CIR	5%	-£440,899	-£1,774,614	-£1,783,998	-£1,801,701	-£1,900,728	-£2,576,024	-£2,987,248
60% LAR : 40% CIR	10%	-£1,016,321	-£2,311,959	-£2,321,310	-£2,338,960	-£2,437,850	-£3,112,326	-£3,523,096
60% LAR : 40% CIR	15%	-£1,593,462	-£2,851,011	-£2,860,333	-£2,877,932	-£2,976,698	-£3,650,424	-£4,060,777
60% LAR : 40% CIR	20%	-£2,172,304	-£3,391,754	-£3,401,049	-£3,418,603	-£3,517,254	-£4,190,299	-£4,600,274
60% LAR : 40% CIR	25%	-£2,752,833	-£3,934,170	-£3,943,441	-£3,960,954	-£4,059,504	-£4,731,934	-£5,141,568
60% LAR : 40% CIR	**30%**	**-£3,335,032**	**-£4,478,245**	**-£4,487,495**	**-£4,504,972**	**-£4,603,429**	**-£5,275,314**	**-£5,684,642**
60% LAR : 40% CIR	35%	-£3,918,885	-£5,023,961	-£5,033,193	-£5,050,637	-£5,149,016	-£5,820,419	-£6,229,481
60% LAR : 40% CIR	40%	-£4,504,373	-£5,571,302	-£5,580,518	-£5,597,936	-£5,696,245	-£6,367,234	-£6,778,536
60% LAR : 40% CIR	45%	-£5,091,482	-£6,120,253	-£6,129,456	-£6,146,850	-£6,245,101	-£6,920,341	-£7,335,214
60% LAR : 40% CIR	50%	-£5,680,195	-£6,671,659	-£6,680,994	-£6,698,634	-£6,798,335	-£7,478,918	-£7,893,629

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,375,897	£2,004,119	£1,994,699	£1,976,935	£1,877,761	£1,201,576	£789,859
60% LAR : 40% CIR	5%	£2,802,211	£1,468,495	£1,459,112	£1,441,408	£1,342,381	£667,085	£255,861
60% LAR : 40% CIR	10%	£2,226,788	£931,150	£921,799	£904,149	£805,259	£130,783	-£279,987
60% LAR : 40% CIR	15%	£1,649,647	£392,098	£382,776	£365,177	£266,412	-£407,315	-£817,668
60% LAR : 40% CIR	20%	£1,070,805	-£148,645	-£157,940	-£175,494	-£274,145	-£947,190	-£1,357,164
60% LAR : 40% CIR	25%	£490,276	-£691,061	-£700,332	-£717,845	-£816,395	-£1,488,825	-£1,898,459
60% LAR : 40% CIR	**30%**	**-£91,923**	**-£1,235,136**	**-£1,244,386**	**-£1,261,862**	**-£1,360,320**	**-£2,032,205**	**-£2,441,533**
60% LAR : 40% CIR	35%	-£675,775	-£1,780,852	-£1,790,083	-£1,807,528	-£1,905,907	-£2,577,310	-£2,986,372
60% LAR : 40% CIR	40%	-£1,261,264	-£2,328,193	-£2,337,409	-£2,354,827	-£2,453,136	-£3,124,125	-£3,535,427
60% LAR : 40% CIR	45%	-£1,848,373	-£2,877,144	-£2,886,347	-£2,903,741	-£3,001,992	-£3,677,232	-£4,092,105
60% LAR : 40% CIR	50%	-£2,437,086	-£3,428,550	-£3,437,885	-£3,455,524	-£3,555,226	-£4,235,808	-£4,650,520

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR in Perp		Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£8,018,807	£6,626,692	£6,617,272	£6,599,508	£6,500,334	£5,824,149	£5,412,432
60% LAR : 40% CIR	5%	£7,381,529	£6,028,494	£6,019,110	£6,001,405	£5,902,378	£5,227,084	£4,815,859
60% LAR : 40% CIR	10%	£6,742,515	£5,428,573	£5,419,222	£5,401,572	£5,302,682	£4,628,206	£4,217,436
60% LAR : 40% CIR	15%	£6,101,782	£4,826,945	£4,817,625	£4,800,025	£4,701,260	£4,027,533	£3,617,181
60% LAR : 40% CIR	20%	£5,459,347	£4,223,628	£4,214,333	£4,196,779	£4,098,128	£3,425,083	£3,015,109
60% LAR : 40% CIR	25%	£4,815,225	£3,618,636	£3,609,366	£3,591,853	£3,493,303	£2,820,872	£2,411,240
60% LAR : 40% CIR	**30%**	**£4,169,435**	**£3,011,987**	**£3,002,737**	**£2,985,260**	**£2,886,802**	**£2,214,919**	**£1,805,589**
60% LAR : 40% CIR	35%	£3,521,992	£2,403,696	£2,394,465	£2,377,019	£2,278,641	£1,607,238	£1,198,175
60% LAR : 40% CIR	40%	£2,872,911	£1,793,779	£1,784,563	£1,767,147	£1,668,837	£997,849	£589,017
60% LAR : 40% CIR	45%	£2,222,210	£1,182,254	£1,173,051	£1,155,657	£1,057,406	£386,767	-£22,204
60% LAR : 40% CIR	50%	£1,569,905	£569,136	£559,942	£542,568	£444,365	-£229,438	-£644,149

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,960,120	-£9,352,235	-£9,361,656	-£9,379,419	-£9,478,594	-£10,154,778	-£10,566,495
60% LAR : 40% CIR	5%	-£8,597,399	-£9,950,434	-£9,959,817	-£9,977,522	-£10,076,549	-£10,751,844	-£11,163,068
60% LAR : 40% CIR	10%	-£9,236,413	-£10,550,354	-£10,559,706	-£10,577,355	-£10,676,245	-£11,350,721	-£11,761,491
60% LAR : 40% CIR	15%	-£9,877,145	-£11,151,982	-£11,161,303	-£11,178,902	-£11,277,667	-£11,951,394	-£12,361,746
60% LAR : 40% CIR	20%	-£10,519,580	-£11,755,300	-£11,764,594	-£11,782,148	-£11,880,799	-£12,553,845	-£12,963,818
60% LAR : 40% CIR	25%	-£11,163,702	-£12,360,291	-£12,369,561	-£12,387,074	-£12,485,624	-£13,158,055	-£13,567,688
60% LAR : 40% CIR	**30%**	**-£11,809,492**	**-£12,966,941**	**-£12,976,190**	**-£12,993,667**	**-£13,092,125**	**-£13,764,009**	**-£14,173,338**
60% LAR : 40% CIR	35%	-£12,456,935	-£13,575,231	-£13,584,463	-£13,601,908	-£13,700,286	-£14,371,689	-£14,780,752
60% LAR : 40% CIR	40%	-£13,106,017	-£14,185,148	-£14,194,364	-£14,211,781	-£14,310,090	-£14,981,078	-£15,389,910
60% LAR : 40% CIR	45%	-£13,756,718	-£14,796,673	-£14,805,877	-£14,823,270	-£14,921,521	-£15,592,160	-£16,001,131
60% LAR : 40% CIR	50%	-£14,409,022	-£15,409,791	-£15,418,985	-£15,436,360	-£15,534,563	-£16,208,365	-£16,623,076

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,338,902	-£2,731,017	-£2,740,437	-£2,758,201	-£2,857,375	-£3,533,560	-£3,945,277
60% LAR : 40% CIR	5%	-£1,976,180	-£3,329,215	-£3,338,599	-£3,356,304	-£3,455,331	-£4,130,625	-£4,541,850
60% LAR : 40% CIR	10%	-£2,615,195	-£3,929,136	-£3,938,488	-£3,956,137	-£4,055,027	-£4,729,503	-£5,140,273
60% LAR : 40% CIR	15%	-£3,255,927	-£4,530,764	-£4,540,084	-£4,557,684	-£4,656,449	-£5,330,176	-£5,740,528
60% LAR : 40% CIR	20%	-£3,898,362	-£5,134,081	-£5,143,376	-£5,160,930	-£5,259,581	-£5,932,626	-£6,342,600
60% LAR : 40% CIR	25%	-£4,542,484	-£5,739,073	-£5,748,343	-£5,765,856	-£5,864,406	-£6,536,837	-£6,946,470
60% LAR : 40% CIR	**30%**	**-£5,188,274**	**-£6,345,722**	**-£6,354,972**	**-£6,372,449**	**-£6,470,907**	**-£7,142,790**	**-£7,552,120**
60% LAR : 40% CIR	35%	-£5,835,717	-£6,954,013	-£6,963,244	-£6,980,690	-£7,079,068	-£7,750,471	-£8,159,534
60% LAR : 40% CIR	40%	-£6,484,798	-£7,563,930	-£7,573,146	-£7,590,562	-£7,688,872	-£8,359,860	-£8,768,692
60% LAR : 40% CIR	45%	-£7,135,499	-£8,175,455	-£8,184,658	-£8,202,052	-£8,300,303	-£8,970,942	-£9,379,913
60% LAR : 40% CIR	50%	-£7,787,804	-£8,788,573	-£8,797,767	-£8,815,141	-£8,913,344	-£9,587,147	-£10,001,858

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,404,625	£12,510	£3,090	-£14,674	-£113,848	-£790,032	-£1,201,750
60% LAR : 40% CIR	5%	£767,347	-£585,688	-£595,072	-£612,777	-£711,803	-£1,387,098	-£1,798,323
60% LAR : 40% CIR	10%	£128,333	-£1,185,609	-£1,194,960	-£1,212,610	-£1,311,500	-£1,985,976	-£2,396,746
60% LAR : 40% CIR	15%	-£512,400	-£1,787,237	-£1,796,557	-£1,814,157	-£1,912,922	-£2,586,648	-£2,997,001
60% LAR : 40% CIR	20%	-£1,154,834	-£2,390,554	-£2,399,849	-£2,417,403	-£2,516,054	-£3,189,099	-£3,599,072
60% LAR : 40% CIR	25%	-£1,798,956	-£2,995,546	-£3,004,816	-£3,022,329	-£3,120,878	-£3,793,310	-£4,202,942
60% LAR : 40% CIR	**30%**	**-£2,444,747**	**-£3,602,195**	**-£3,611,445**	**-£3,628,922**	**-£3,727,379**	**-£4,399,263**	**-£4,808,592**
60% LAR : 40% CIR	35%	-£3,092,190	-£4,210,486	-£4,219,717	-£4,237,163	-£4,335,540	-£5,006,944	-£5,416,007
60% LAR : 40% CIR	40%	-£3,741,271	-£4,820,403	-£4,829,618	-£4,847,035	-£4,945,345	-£5,616,333	-£6,025,165
60% LAR : 40% CIR	45%	-£4,391,972	-£5,431,927	-£5,441,131	-£5,458,525	-£5,556,776	-£6,227,415	-£6,636,386
60% LAR : 40% CIR	50%	-£5,044,276	-£6,045,045	-£6,054,240	-£6,071,614	-£6,169,817	-£6,843,619	-£7,258,331

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,647,734	£3,255,619	£3,246,199	£3,228,436	£3,129,261	£2,453,077	£2,041,359
60% LAR : 40% CIR	5%	£4,010,456	£2,657,421	£2,648,037	£2,630,332	£2,531,306	£1,856,011	£1,444,786
60% LAR : 40% CIR	10%	£3,371,442	£2,057,500	£2,048,149	£2,030,500	£1,931,609	£1,257,133	£846,364
60% LAR : 40% CIR	15%	£2,730,710	£1,455,873	£1,446,552	£1,428,952	£1,330,187	£656,461	£246,108
60% LAR : 40% CIR	20%	£2,088,275	£852,555	£843,260	£825,706	£727,055	£54,010	-£355,963
60% LAR : 40% CIR	25%	£1,444,153	£247,563	£238,293	£220,780	£122,231	-£550,201	-£959,833
60% LAR : 40% CIR	**30%**	**£798,362**	**-£359,086**	**-£368,336**	**-£385,813**	**-£484,270**	**-£1,156,154**	**-£1,565,483**
60% LAR : 40% CIR	35%	£150,919	-£967,377	-£976,608	-£994,053	-£1,092,431	-£1,763,834	-£2,172,897
60% LAR : 40% CIR	40%	-£498,162	-£1,577,293	-£1,586,509	-£1,603,926	-£1,702,236	-£2,373,224	-£2,782,055
60% LAR : 40% CIR	45%	-£1,148,863	-£2,188,818	-£2,198,022	-£2,215,416	-£2,313,667	-£2,984,306	-£3,393,277
60% LAR : 40% CIR	50%	-£1,801,167	-£2,801,936	-£2,811,131	-£2,828,505	-£2,926,708	-£3,600,510	-£4,015,222

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR in Perp		Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£821,254	-£2,091,301	-£2,100,864	-£2,118,899	-£2,219,587	-£2,906,088	-£3,324,088
60% LAR : 40% CIR	5%	-£1,037,843	-£2,275,094	-£2,284,621	-£2,302,595	-£2,403,133	-£3,088,732	-£3,506,231
60% LAR : 40% CIR	10%	-£1,256,192	-£2,460,637	-£2,470,130	-£2,488,050	-£2,588,448	-£3,273,216	-£3,690,253
60% LAR : 40% CIR	15%	-£1,476,287	-£2,647,912	-£2,657,375	-£2,675,244	-£2,775,516	-£3,459,522	-£3,876,136
60% LAR : 40% CIR	20%	-£1,698,110	-£2,836,903	-£2,846,339	-£2,864,161	-£2,964,318	-£3,647,633	-£4,063,862
60% LAR : 40% CIR	25%	-£1,921,644	-£3,027,594	-£3,037,006	-£3,054,786	-£3,154,839	-£3,837,531	-£4,253,413
60% LAR : 40% CIR	**30%**	**-£2,146,874**	**-£3,219,968**	**-£3,229,359**	**-£3,247,102**	**-£3,347,062**	**-£4,029,198**	**-£4,444,773**
60% LAR : 40% CIR	35%	-£2,373,783	-£3,414,008	-£3,423,380	-£3,441,091	-£3,540,971	-£4,222,619	-£4,637,922
60% LAR : 40% CIR	40%	-£2,602,353	-£3,609,698	-£3,619,056	-£3,636,739	-£3,736,547	-£4,417,774	-£4,832,844
60% LAR : 40% CIR	45%	-£2,832,568	-£3,807,022	-£3,816,368	-£3,834,026	-£3,933,776	-£4,614,648	-£5,029,520
60% LAR : 40% CIR	50%	-£3,064,411	-£4,005,963	-£4,015,298	-£4,032,938	-£4,132,640	-£4,813,222	-£5,227,934

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£16,800,182	-£18,070,228	-£18,079,792	-£18,097,826	-£18,198,514	-£18,885,015	-£19,303,015
60% LAR : 40% CIR	5%	-£17,016,770	-£18,254,021	-£18,263,549	-£18,281,522	-£18,382,060	-£19,067,660	-£19,485,159
60% LAR : 40% CIR	10%	-£17,235,119	-£18,439,564	-£18,449,058	-£18,466,977	-£18,567,375	-£19,252,144	-£19,669,180
60% LAR : 40% CIR	15%	-£17,455,214	-£18,626,839	-£18,636,302	-£18,654,171	-£18,754,443	-£19,438,449	-£19,855,063
60% LAR : 40% CIR	20%	-£17,677,038	-£18,815,830	-£18,825,266	-£18,843,088	-£18,943,245	-£19,626,560	-£20,042,789
60% LAR : 40% CIR	25%	-£17,900,572	-£19,006,521	-£19,015,933	-£19,033,714	-£19,133,767	-£19,816,458	-£20,232,341
60% LAR : 40% CIR	**30%**	**-£18,125,802**	**-£19,198,895**	**-£19,208,286**	**-£19,226,029**	**-£19,325,990**	**-£20,008,125**	**-£20,423,700**
60% LAR : 40% CIR	35%	-£18,352,710	-£19,392,935	-£19,402,307	-£19,420,018	-£19,519,898	-£20,201,546	-£20,616,850
60% LAR : 40% CIR	40%	-£18,581,280	-£19,588,625	-£19,597,983	-£19,615,666	-£19,715,474	-£20,396,701	-£20,811,771
60% LAR : 40% CIR	45%	-£18,811,495	-£19,785,949	-£19,795,295	-£19,812,953	-£19,912,703	-£20,593,575	-£21,008,447
60% LAR : 40% CIR	50%	-£19,043,339	-£19,984,891	-£19,994,226	-£20,011,865	-£20,111,567	-£20,792,149	-£21,206,861

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,178,963	-£11,449,010	-£11,458,573	-£11,476,608	-£11,577,296	-£12,263,797	-£12,681,797
60% LAR : 40% CIR	5%	-£10,395,552	-£11,632,803	-£11,642,330	-£11,660,304	-£11,760,842	-£12,446,441	-£12,863,941
60% LAR : 40% CIR	10%	-£10,613,901	-£11,818,346	-£11,827,840	-£11,845,759	-£11,946,157	-£12,630,925	-£13,047,962
60% LAR : 40% CIR	15%	-£10,833,996	-£12,005,621	-£12,015,084	-£12,032,953	-£12,133,225	-£12,817,231	-£13,233,845
60% LAR : 40% CIR	20%	-£11,055,819	-£12,194,612	-£12,204,048	-£12,221,870	-£12,322,027	-£13,005,342	-£13,421,571
60% LAR : 40% CIR	25%	-£11,279,354	-£12,385,303	-£12,394,715	-£12,412,496	-£12,512,549	-£13,195,240	-£13,611,122
60% LAR : 40% CIR	**30%**	**-£11,504,583**	**-£12,577,677**	**-£12,587,068**	**-£12,604,811**	**-£12,704,771**	**-£13,386,907**	**-£13,802,482**
60% LAR : 40% CIR	35%	-£11,731,492	-£12,771,717	-£12,781,089	-£12,798,800	-£12,898,680	-£13,580,328	-£13,995,632
60% LAR : 40% CIR	40%	-£11,960,062	-£12,967,407	-£12,976,765	-£12,994,448	-£13,094,256	-£13,775,483	-£14,190,553
60% LAR : 40% CIR	45%	-£12,190,277	-£13,164,731	-£13,174,077	-£13,191,735	-£13,291,485	-£13,972,357	-£14,387,229
60% LAR : 40% CIR	50%	-£12,422,121	-£13,363,672	-£13,373,007	-£13,390,647	-£13,490,349	-£14,170,931	-£14,585,643

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,435,436	-£8,705,483	-£8,715,046	-£8,733,080	-£8,833,769	-£9,520,270	-£9,938,270
60% LAR : 40% CIR	5%	-£7,652,025	-£8,889,276	-£8,898,803	-£8,916,777	-£9,017,315	-£9,702,914	-£10,120,413
60% LAR : 40% CIR	10%	-£7,870,373	-£9,074,819	-£9,084,312	-£9,102,231	-£9,202,630	-£9,887,398	-£10,304,435
60% LAR : 40% CIR	15%	-£8,090,469	-£9,262,094	-£9,271,557	-£9,289,425	-£9,389,698	-£10,073,704	-£10,490,318
60% LAR : 40% CIR	20%	-£8,312,292	-£9,451,085	-£9,460,521	-£9,478,343	-£9,578,499	-£10,261,814	-£10,678,044
60% LAR : 40% CIR	25%	-£8,535,826	-£9,641,776	-£9,651,188	-£9,668,968	-£9,769,021	-£10,451,712	-£10,867,595
60% LAR : 40% CIR	**30%**	**-£8,761,056**	**-£9,834,150**	**-£9,843,541**	**-£9,861,284**	**-£9,961,244**	**-£10,643,380**	**-£11,058,954**
60% LAR : 40% CIR	35%	-£8,987,965	-£10,028,190	-£10,037,562	-£10,055,273	-£10,155,152	-£10,836,800	-£11,252,104
60% LAR : 40% CIR	40%	-£9,216,535	-£10,223,880	-£10,233,238	-£10,250,921	-£10,350,729	-£11,031,956	-£11,447,026
60% LAR : 40% CIR	45%	-£9,446,750	-£10,421,204	-£10,430,549	-£10,448,208	-£10,547,958	-£11,228,830	-£11,643,702
60% LAR : 40% CIR	50%	-£9,678,593	-£10,620,145	-£10,629,480	-£10,647,120	-£10,746,822	-£11,427,404	-£11,842,115

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,192,327	-£5,462,374	-£5,471,937	-£5,489,971	-£5,590,660	-£6,277,161	-£6,695,161
60% LAR : 40% CIR	5%	-£4,408,916	-£5,646,167	-£5,655,694	-£5,673,668	-£5,774,206	-£6,459,805	-£6,877,304
60% LAR : 40% CIR	10%	-£4,627,264	-£5,831,710	-£5,841,203	-£5,859,122	-£5,959,521	-£6,644,289	-£7,061,325
60% LAR : 40% CIR	15%	-£4,847,359	-£6,018,985	-£6,028,448	-£6,046,316	-£6,146,589	-£6,830,595	-£7,247,209
60% LAR : 40% CIR	20%	-£5,069,183	-£6,207,976	-£6,217,412	-£6,235,234	-£6,335,390	-£7,018,705	-£7,434,934
60% LAR : 40% CIR	25%	-£5,292,717	-£6,398,667	-£6,408,079	-£6,425,859	-£6,525,912	-£7,208,603	-£7,624,486
60% LAR : 40% CIR	**30%**	**-£5,517,947**	**-£6,591,040**	**-£6,600,432**	**-£6,618,174**	**-£6,718,135**	**-£7,400,271**	**-£7,815,845**
60% LAR : 40% CIR	35%	-£5,744,856	-£6,785,080	-£6,794,453	-£6,812,164	-£6,912,043	-£7,593,691	-£8,008,995
60% LAR : 40% CIR	40%	-£5,973,426	-£6,980,771	-£6,990,129	-£7,007,812	-£7,107,620	-£7,788,847	-£8,203,917
60% LAR : 40% CIR	45%	-£6,203,641	-£7,178,095	-£7,187,440	-£7,205,099	-£7,304,848	-£7,985,721	-£8,400,593
60% LAR : 40% CIR	50%	-£6,435,484	-£7,377,036	-£7,386,371	-£7,404,011	-£7,503,713	-£8,184,295	-£8,599,006

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR in Perp		**Value Area**	**Zone B - Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£38,979	-£1,244,237	-£1,253,801	-£1,271,835	-£1,372,523	-£2,059,024	-£2,477,024
60% LAR : 40% CIR	5%	-£220,055	-£1,470,384	-£1,479,911	-£1,497,885	-£1,598,422	-£2,284,022	-£2,701,520
60% LAR : 40% CIR	10%	-£481,446	-£1,698,279	-£1,707,773	-£1,725,692	-£1,826,091	-£2,510,858	-£2,927,896
60% LAR : 40% CIR	15%	-£744,582	-£1,927,907	-£1,937,371	-£1,955,239	-£2,055,511	-£2,739,517	-£3,156,131
60% LAR : 40% CIR	20%	-£1,009,447	-£2,159,252	-£2,168,689	-£2,186,510	-£2,286,667	-£2,969,981	-£3,386,210
60% LAR : 40% CIR	25%	-£1,276,024	-£2,392,296	-£2,401,708	-£2,419,488	-£2,519,541	-£3,202,233	-£3,618,115
60% LAR : 40% CIR	**30%**	**-£1,544,294**	**-£2,627,023**	**-£2,636,414**	**-£2,654,157**	**-£2,754,118**	**-£3,436,253**	**-£3,851,828**
60% LAR : 40% CIR	35%	-£1,814,244	-£2,863,416	-£2,872,789	-£2,890,500	-£2,990,379	-£3,672,027	-£4,087,331
60% LAR : 40% CIR	40%	-£2,085,855	-£3,101,460	-£3,110,817	-£3,128,500	-£3,228,309	-£3,909,536	-£4,324,606
60% LAR : 40% CIR	45%	-£2,359,112	-£3,341,137	-£3,350,482	-£3,368,141	-£3,467,891	-£4,148,763	-£4,563,635
60% LAR : 40% CIR	50%	-£2,633,998	-£3,582,432	-£3,591,767	-£3,609,407	-£3,709,107	-£4,389,690	-£4,804,401

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,939,948	-£17,223,164	-£17,232,728	-£17,250,762	-£17,351,450	-£18,037,952	-£18,455,951
60% LAR : 40% CIR	5%	-£16,198,982	-£17,449,311	-£17,458,838	-£17,476,812	-£17,577,350	-£18,262,949	-£18,680,447
60% LAR : 40% CIR	10%	-£16,460,374	-£17,677,206	-£17,686,701	-£17,704,619	-£17,805,018	-£18,489,785	-£18,906,823
60% LAR : 40% CIR	15%	-£16,723,510	-£17,906,834	-£17,916,298	-£17,934,166	-£18,034,438	-£18,718,445	-£19,135,058
60% LAR : 40% CIR	20%	-£16,988,374	-£18,138,179	-£18,147,616	-£18,165,437	-£18,265,594	-£18,948,908	-£19,365,138
60% LAR : 40% CIR	25%	-£17,254,951	-£18,371,223	-£18,380,635	-£18,398,416	-£18,498,469	-£19,181,160	-£19,597,042
60% LAR : 40% CIR	**30%**	**-£17,523,221**	**-£18,605,950**	**-£18,615,341**	**-£18,633,084**	**-£18,733,045**	**-£19,415,180**	**-£19,830,755**
60% LAR : 40% CIR	35%	-£17,793,171	-£18,842,344	-£18,851,716	-£18,869,427	-£18,969,306	-£19,650,954	-£20,066,258
60% LAR : 40% CIR	40%	-£18,064,783	-£19,080,387	-£19,089,744	-£19,107,427	-£19,207,236	-£19,888,463	-£20,303,533
60% LAR : 40% CIR	45%	-£18,338,040	-£19,320,065	-£19,329,409	-£19,347,069	-£19,446,818	-£20,127,690	-£20,542,562
60% LAR : 40% CIR	50%	-£18,612,925	-£19,561,359	-£19,570,694	-£19,588,334	-£19,688,035	-£20,368,617	-£20,783,328

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,318,730	-£10,601,946	-£10,611,510	-£10,629,544	-£10,730,232	-£11,416,733	-£11,834,733
60% LAR : 40% CIR	5%	-£9,577,764	-£10,828,093	-£10,837,620	-£10,855,594	-£10,956,132	-£11,641,731	-£12,059,229
60% LAR : 40% CIR	10%	-£9,839,155	-£11,055,988	-£11,065,482	-£11,083,401	-£11,183,800	-£11,868,567	-£12,285,605
60% LAR : 40% CIR	15%	-£10,102,291	-£11,285,616	-£11,295,080	-£11,312,948	-£11,413,220	-£12,097,227	-£12,513,840
60% LAR : 40% CIR	20%	-£10,367,156	-£11,516,961	-£11,526,398	-£11,544,219	-£11,644,376	-£12,327,690	-£12,743,919
60% LAR : 40% CIR	25%	-£10,633,733	-£11,750,005	-£11,759,417	-£11,777,197	-£11,877,250	-£12,559,942	-£12,975,824
60% LAR : 40% CIR	**30%**	**-£10,902,003**	**-£11,984,732**	**-£11,994,123**	**-£12,011,866**	**-£12,111,827**	**-£12,793,962**	**-£13,209,537**
60% LAR : 40% CIR	35%	-£11,171,953	-£12,221,125	-£12,230,498	-£12,248,209	-£12,348,088	-£13,029,736	-£13,445,040
60% LAR : 40% CIR	40%	-£11,443,565	-£12,459,169	-£12,468,526	-£12,486,209	-£12,586,018	-£13,267,245	-£13,682,315
60% LAR : 40% CIR	45%	-£11,716,821	-£12,698,847	-£12,708,191	-£12,725,850	-£12,825,600	-£13,506,472	-£13,921,344
60% LAR : 40% CIR	50%	-£11,991,707	-£12,940,141	-£12,949,476	-£12,967,116	-£13,066,817	-£13,747,399	-£14,162,110

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,575,202	-£7,858,419	-£7,867,982	-£7,886,017	-£7,986,705	-£8,673,206	-£9,091,206
60% LAR : 40% CIR	5%	-£6,834,237	-£8,084,565	-£8,094,093	-£8,112,066	-£8,212,604	-£8,898,204	-£9,315,702
60% LAR : 40% CIR	10%	-£7,095,628	-£8,312,461	-£8,321,955	-£8,339,873	-£8,440,273	-£9,125,040	-£9,542,077
60% LAR : 40% CIR	15%	-£7,358,764	-£8,542,089	-£8,551,553	-£8,569,421	-£8,669,693	-£9,353,699	-£9,770,313
60% LAR : 40% CIR	20%	-£7,623,628	-£8,773,433	-£8,782,870	-£8,800,692	-£8,900,849	-£9,584,163	-£10,000,392
60% LAR : 40% CIR	25%	-£7,890,205	-£9,006,478	-£9,015,890	-£9,033,670	-£9,133,723	-£9,816,414	-£10,232,297
60% LAR : 40% CIR	**30%**	**-£8,158,476**	**-£9,241,205**	**-£9,250,596**	**-£9,268,339**	**-£9,368,299**	**-£10,050,435**	**-£10,466,010**
60% LAR : 40% CIR	35%	-£8,428,426	-£9,477,598	-£9,486,970	-£9,504,681	-£9,604,561	-£10,286,209	-£10,701,513
60% LAR : 40% CIR	40%	-£8,700,037	-£9,715,642	-£9,724,999	-£9,742,682	-£9,842,491	-£10,523,718	-£10,938,788
60% LAR : 40% CIR	45%	-£8,973,294	-£9,955,319	-£9,964,664	-£9,982,323	-£10,082,073	-£10,762,945	-£11,177,817
60% LAR : 40% CIR	50%	-£9,248,179	-£10,196,614	-£10,205,949	-£10,223,589	-£10,323,289	-£11,003,872	-£11,418,583

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,332,093	-£4,615,310	-£4,624,873	-£4,642,907	-£4,743,596	-£5,430,097	-£5,848,097
60% LAR : 40% CIR	5%	-£3,591,128	-£4,841,456	-£4,850,984	-£4,868,957	-£4,969,495	-£5,655,095	-£6,072,593
60% LAR : 40% CIR	10%	-£3,852,519	-£5,069,351	-£5,078,846	-£5,096,764	-£5,197,164	-£5,881,931	-£6,298,968
60% LAR : 40% CIR	15%	-£4,115,655	-£5,298,980	-£5,308,444	-£5,326,312	-£5,426,584	-£6,110,590	-£6,527,204
60% LAR : 40% CIR	20%	-£4,380,519	-£5,530,324	-£5,539,761	-£5,557,582	-£5,657,740	-£6,341,054	-£6,757,283
60% LAR : 40% CIR	25%	-£4,647,096	-£5,763,369	-£5,772,780	-£5,790,561	-£5,890,614	-£6,573,305	-£6,989,188
60% LAR : 40% CIR	**30%**	**-£4,915,367**	**-£5,998,096**	**-£6,007,487**	**-£6,025,230**	**-£6,125,190**	**-£6,807,326**	**-£7,222,901**
60% LAR : 40% CIR	35%	-£5,185,317	-£6,234,489	-£6,243,861	-£6,261,572	-£6,361,452	-£7,043,100	-£7,458,404
60% LAR : 40% CIR	40%	-£5,456,928	-£6,472,533	-£6,481,890	-£6,499,572	-£6,599,382	-£7,280,609	-£7,695,679
60% LAR : 40% CIR	45%	-£5,730,185	-£6,712,210	-£6,721,555	-£6,739,214	-£6,838,964	-£7,519,836	-£7,934,708
60% LAR : 40% CIR	50%	-£6,005,070	-£6,953,505	-£6,962,840	-£6,980,479	-£7,080,180	-£7,760,762	-£8,175,474

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR in Perp		Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£462,925	-£820,705	-£830,268	-£848,303	-£948,991	-£1,635,492	-£2,053,492
60% LAR : 40% CIR	5%	£186,000	-£1,068,028	-£1,077,555	-£1,095,530	-£1,196,067	-£1,881,666	-£2,299,165
60% LAR : 40% CIR	10%	-£94,073	-£1,317,101	-£1,326,594	-£1,344,512	-£1,444,912	-£2,129,680	-£2,546,717
60% LAR : 40% CIR	15%	-£378,730	-£1,567,905	-£1,577,369	-£1,595,236	-£1,695,509	-£2,379,515	-£2,796,130
60% LAR : 40% CIR	20%	-£665,115	-£1,820,426	-£1,829,863	-£1,847,684	-£1,947,841	-£2,631,155	-£3,047,386
60% LAR : 40% CIR	25%	-£953,212	-£2,074,647	-£2,084,059	-£2,101,839	-£2,201,892	-£2,884,583	-£3,300,466
60% LAR : 40% CIR	**30%**	**-£1,243,005**	**-£2,330,551**	**-£2,339,942**	**-£2,357,685**	**-£2,457,645**	**-£3,139,781**	**-£3,555,355**
60% LAR : 40% CIR	35%	-£1,534,475	-£2,588,121	-£2,597,493	-£2,615,204	-£2,715,083	-£3,396,731	-£3,812,035
60% LAR : 40% CIR	40%	-£1,827,607	-£2,847,341	-£2,856,698	-£2,874,381	-£2,974,190	-£3,655,417	-£4,070,487
60% LAR : 40% CIR	45%	-£2,122,384	-£3,108,195	-£3,117,539	-£3,135,199	-£3,234,949	-£3,915,820	-£4,330,693
60% LAR : 40% CIR	50%	-£2,418,791	-£3,370,666	-£3,380,001	-£3,397,640	-£3,497,342	-£4,177,924	-£4,592,635

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,516,002	-£16,799,632	-£16,809,195	-£16,827,231	-£16,927,918	-£17,614,419	-£18,032,419
60% LAR : 40% CIR	5%	-£15,792,927	-£17,046,955	-£17,056,482	-£17,074,457	-£17,174,994	-£17,860,593	-£18,278,093
60% LAR : 40% CIR	10%	-£16,073,000	-£17,296,028	-£17,305,522	-£17,323,440	-£17,423,839	-£18,108,607	-£18,525,644
60% LAR : 40% CIR	15%	-£16,357,657	-£17,546,832	-£17,556,296	-£17,574,164	-£17,674,436	-£18,358,442	-£18,775,057
60% LAR : 40% CIR	20%	-£16,644,043	-£17,799,353	-£17,808,790	-£17,826,611	-£17,926,769	-£18,610,083	-£19,026,313
60% LAR : 40% CIR	25%	-£16,932,139	-£18,053,574	-£18,062,986	-£18,080,767	-£18,180,820	-£18,863,511	-£19,279,393
60% LAR : 40% CIR	**30%**	**-£17,221,932**	**-£18,309,478**	**-£18,318,869**	**-£18,336,612**	**-£18,436,572**	**-£19,118,708**	**-£19,534,283**
60% LAR : 40% CIR	35%	-£17,513,402	-£18,567,048	-£18,576,420	-£18,594,131	-£18,694,011	-£19,375,659	-£19,790,963
60% LAR : 40% CIR	40%	-£17,806,534	-£18,826,268	-£18,835,625	-£18,853,308	-£18,953,117	-£19,634,344	-£20,049,414
60% LAR : 40% CIR	45%	-£18,101,312	-£19,087,122	-£19,096,467	-£19,114,126	-£19,213,876	-£19,894,747	-£20,309,620
60% LAR : 40% CIR	50%	-£18,397,718	-£19,349,594	-£19,358,929	-£19,376,567	-£19,476,269	-£20,156,851	-£20,571,563

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,894,784	-£10,178,414	-£10,187,977	-£10,206,012	-£10,306,700	-£10,993,201	-£11,411,201
60% LAR : 40% CIR	5%	-£9,171,709	-£10,425,737	-£10,435,264	-£10,453,239	-£10,553,776	-£11,239,375	-£11,656,874
60% LAR : 40% CIR	10%	-£9,451,782	-£10,674,810	-£10,684,303	-£10,702,222	-£10,802,621	-£11,487,389	-£11,904,426
60% LAR : 40% CIR	15%	-£9,736,439	-£10,925,614	-£10,935,078	-£10,952,946	-£11,053,218	-£11,737,224	-£12,153,839
60% LAR : 40% CIR	20%	-£10,022,824	-£11,178,135	-£11,187,572	-£11,205,393	-£11,305,551	-£11,988,864	-£12,405,095
60% LAR : 40% CIR	25%	-£10,310,921	-£11,432,356	-£11,441,768	-£11,459,548	-£11,559,601	-£12,242,293	-£12,658,175
60% LAR : 40% CIR	**30%**	**-£10,600,714**	**-£11,688,260**	**-£11,697,651**	**-£11,715,394**	**-£11,815,354**	**-£12,497,490**	**-£12,913,065**
60% LAR : 40% CIR	35%	-£10,892,184	-£11,945,830	-£11,955,202	-£11,972,913	-£12,072,792	-£12,754,440	-£13,169,744
60% LAR : 40% CIR	40%	-£11,185,316	-£12,205,050	-£12,214,407	-£12,232,090	-£12,331,899	-£13,013,126	-£13,428,196
60% LAR : 40% CIR	45%	-£11,480,094	-£12,465,904	-£12,475,249	-£12,492,908	-£12,592,658	-£13,273,529	-£13,688,402
60% LAR : 40% CIR	50%	-£11,776,500	-£12,728,375	-£12,737,710	-£12,755,349	-£12,855,051	-£13,535,633	-£13,950,345

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,151,257	-£7,434,887	-£7,444,450	-£7,462,485	-£7,563,172	-£8,249,674	-£8,667,674
60% LAR : 40% CIR	5%	-£6,428,182	-£7,682,210	-£7,691,737	-£7,709,712	-£7,810,249	-£8,495,848	-£8,913,347
60% LAR : 40% CIR	10%	-£6,708,255	-£7,931,282	-£7,940,776	-£7,958,694	-£8,059,094	-£8,743,862	-£9,160,898
60% LAR : 40% CIR	15%	-£6,992,912	-£8,182,086	-£8,191,551	-£8,209,418	-£8,309,690	-£8,993,697	-£9,410,312
60% LAR : 40% CIR	20%	-£7,279,297	-£8,434,608	-£8,444,045	-£8,461,866	-£8,562,023	-£9,245,337	-£9,661,567
60% LAR : 40% CIR	25%	-£7,567,394	-£8,688,829	-£8,698,240	-£8,716,021	-£8,816,074	-£9,498,765	-£9,914,648
60% LAR : 40% CIR	**30%**	**-£7,857,186**	**-£8,944,732**	**-£8,954,123**	**-£8,971,866**	**-£9,071,827**	**-£9,753,963**	**-£10,169,537**
60% LAR : 40% CIR	35%	-£8,148,657	-£9,202,302	-£9,211,675	-£9,229,386	-£9,329,265	-£10,010,913	-£10,426,217
60% LAR : 40% CIR	40%	-£8,441,789	-£9,461,523	-£9,470,880	-£9,488,563	-£9,588,372	-£10,269,599	-£10,684,669
60% LAR : 40% CIR	45%	-£8,736,566	-£9,722,377	-£9,731,721	-£9,749,381	-£9,849,130	-£10,530,001	-£10,944,875
60% LAR : 40% CIR	50%	-£9,032,972	-£9,984,848	-£9,994,183	-£10,011,822	-£10,111,524	-£10,792,106	-£11,206,817

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,908,148	-£4,191,777	-£4,201,341	-£4,219,376	-£4,320,063	-£5,006,565	-£5,424,564
60% LAR : 40% CIR	5%	-£3,185,073	-£4,439,101	-£4,448,628	-£4,466,603	-£4,567,139	-£5,252,739	-£5,670,238
60% LAR : 40% CIR	10%	-£3,465,146	-£4,688,173	-£4,697,667	-£4,715,585	-£4,815,984	-£5,500,753	-£5,917,789
60% LAR : 40% CIR	15%	-£3,749,803	-£4,938,977	-£4,948,441	-£4,966,309	-£5,066,581	-£5,750,588	-£6,167,202
60% LAR : 40% CIR	20%	-£4,036,188	-£5,191,499	-£5,200,936	-£5,218,757	-£5,318,914	-£6,002,228	-£6,418,458
60% LAR : 40% CIR	25%	-£4,324,285	-£5,445,720	-£5,455,131	-£5,472,912	-£5,572,965	-£6,255,656	-£6,671,539
60% LAR : 40% CIR	**30%**	**-£4,614,077**	**-£5,701,623**	**-£5,711,014**	**-£5,728,757**	**-£5,828,718**	**-£6,510,853**	**-£6,926,428**
60% LAR : 40% CIR	35%	-£4,905,548	-£5,959,193	-£5,968,566	-£5,986,277	-£6,086,156	-£6,767,804	-£7,183,108
60% LAR : 40% CIR	40%	-£5,198,679	-£6,218,414	-£6,227,771	-£6,245,453	-£6,345,263	-£7,026,490	-£7,441,560
60% LAR : 40% CIR	45%	-£5,493,457	-£6,479,268	-£6,488,612	-£6,506,272	-£6,606,021	-£7,286,892	-£7,701,766
60% LAR : 40% CIR	50%	-£5,789,863	-£6,741,739	-£6,751,074	-£6,768,713	-£6,868,415	-£7,548,997	-£7,963,708

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR in Perp	
Value Area	**Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£886,871	-£397,173	-£406,737	-£424,771	-£525,459	-£1,211,960	-£1,629,960
60% LAR : 40% CIR	5%	£588,749	-£665,673	-£675,199	-£693,174	-£793,712	-£1,479,310	-£1,896,810
60% LAR : 40% CIR	10%	£288,891	-£935,922	-£945,415	-£963,334	-£1,063,734	-£1,748,501	-£2,165,538
60% LAR : 40% CIR	15%	-£12,878	-£1,207,903	-£1,217,366	-£1,235,235	-£1,335,507	-£2,019,514	-£2,436,127
60% LAR : 40% CIR	20%	-£320,784	-£1,481,600	-£1,491,037	-£1,508,859	-£1,609,016	-£2,292,330	-£2,708,560
60% LAR : 40% CIR	25%	-£630,402	-£1,756,998	-£1,766,410	-£1,784,190	-£1,884,243	-£2,566,934	-£2,982,818
60% LAR : 40% CIR	**30%**	**-£941,714**	**-£2,034,078**	**-£2,043,469**	**-£2,061,212**	**-£2,161,173**	**-£2,843,308**	**-£3,258,883**
60% LAR : 40% CIR	35%	-£1,254,705	-£2,312,825	-£2,322,197	-£2,339,908	-£2,439,788	-£3,121,436	-£3,536,740
60% LAR : 40% CIR	40%	-£1,569,358	-£2,593,222	-£2,602,579	-£2,620,262	-£2,720,071	-£3,401,298	-£3,816,368
60% LAR : 40% CIR	45%	-£1,885,657	-£2,875,253	-£2,884,597	-£2,902,256	-£3,002,006	-£3,682,877	-£4,097,750
60% LAR : 40% CIR	50%	-£2,203,584	-£3,158,900	-£3,168,235	-£3,185,874	-£3,285,576	-£3,966,158	-£4,380,870

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,092,056	-£16,376,101	-£16,385,664	-£16,403,698	-£16,504,386	-£17,190,888	-£17,608,888
60% LAR : 40% CIR	5%	-£15,390,179	-£16,644,600	-£16,654,127	-£16,672,101	-£16,772,639	-£17,458,238	-£17,875,737
60% LAR : 40% CIR	10%	-£15,690,036	-£16,914,849	-£16,924,342	-£16,942,262	-£17,042,661	-£17,727,428	-£18,144,465
60% LAR : 40% CIR	15%	-£15,991,805	-£17,186,830	-£17,196,294	-£17,214,162	-£17,314,434	-£17,998,441	-£18,415,055
60% LAR : 40% CIR	20%	-£16,299,711	-£17,460,527	-£17,469,964	-£17,487,787	-£17,587,943	-£18,271,257	-£18,687,487
60% LAR : 40% CIR	25%	-£16,609,329	-£17,735,925	-£17,745,337	-£17,763,118	-£17,863,170	-£18,545,862	-£18,961,745
60% LAR : 40% CIR	**30%**	**-£16,920,641**	**-£18,013,005**	**-£18,022,397**	**-£18,040,139**	**-£18,140,100**	**-£18,822,236**	**-£19,237,810**
60% LAR : 40% CIR	35%	-£17,233,633	-£18,291,752	-£18,301,124	-£18,318,836	-£18,418,715	-£19,100,363	-£19,515,667
60% LAR : 40% CIR	40%	-£17,548,285	-£18,572,149	-£18,581,506	-£18,599,189	-£18,698,998	-£19,380,225	-£19,795,295
60% LAR : 40% CIR	45%	-£17,864,584	-£18,854,180	-£18,863,524	-£18,881,183	-£18,980,933	-£19,661,805	-£20,076,678
60% LAR : 40% CIR	50%	-£18,182,511	-£19,137,827	-£19,147,162	-£19,164,802	-£19,264,503	-£19,945,086	-£20,359,797

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,470,838	-£9,754,882	-£9,764,446	-£9,782,480	-£9,883,168	-£10,569,670	-£10,987,669
60% LAR : 40% CIR	5%	-£8,768,960	-£10,023,382	-£10,032,909	-£10,050,883	-£10,151,421	-£10,837,019	-£11,254,519
60% LAR : 40% CIR	10%	-£9,068,818	-£10,293,631	-£10,303,124	-£10,321,043	-£10,421,443	-£11,106,210	-£11,523,247
60% LAR : 40% CIR	15%	-£9,370,587	-£10,565,612	-£10,575,075	-£10,592,944	-£10,693,216	-£11,377,223	-£11,793,836
60% LAR : 40% CIR	20%	-£9,678,493	-£10,839,309	-£10,848,746	-£10,866,568	-£10,966,725	-£11,650,039	-£12,066,269
60% LAR : 40% CIR	25%	-£9,988,111	-£11,114,707	-£11,124,119	-£11,141,899	-£11,241,952	-£11,924,644	-£12,340,527
60% LAR : 40% CIR	**30%**	**-£10,299,423**	**-£11,391,787**	**-£11,401,178**	**-£11,418,921**	**-£11,518,882**	**-£12,201,017**	**-£12,616,592**
60% LAR : 40% CIR	35%	-£10,612,415	-£11,670,534	-£11,679,906	-£11,697,617	-£11,797,497	-£12,479,145	-£12,894,449
60% LAR : 40% CIR	40%	-£10,927,067	-£11,950,931	-£11,960,288	-£11,977,971	-£12,077,780	-£12,759,007	-£13,174,077
60% LAR : 40% CIR	45%	-£11,243,366	-£12,232,962	-£12,242,306	-£12,259,965	-£12,359,715	-£13,040,586	-£13,455,460
60% LAR : 40% CIR	50%	-£11,561,293	-£12,516,609	-£12,525,944	-£12,543,583	-£12,643,285	-£13,323,867	-£13,738,579

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,727,311	-£7,011,355	-£7,020,919	-£7,038,953	-£7,139,641	-£7,826,142	-£8,244,142
60% LAR : 40% CIR	5%	-£6,025,433	-£7,279,855	-£7,289,381	-£7,307,356	-£7,407,894	-£8,093,492	-£8,510,991
60% LAR : 40% CIR	10%	-£6,325,290	-£7,550,103	-£7,559,597	-£7,577,516	-£7,677,915	-£8,362,683	-£8,779,719
60% LAR : 40% CIR	15%	-£6,627,060	-£7,822,085	-£7,831,548	-£7,849,417	-£7,949,689	-£8,633,695	-£9,050,309
60% LAR : 40% CIR	20%	-£6,934,966	-£8,095,782	-£8,105,219	-£8,123,041	-£8,223,198	-£8,906,511	-£9,322,742
60% LAR : 40% CIR	25%	-£7,244,583	-£8,371,180	-£8,380,591	-£8,398,372	-£8,498,425	-£9,181,116	-£9,597,000
60% LAR : 40% CIR	**30%**	**-£7,555,896**	**-£8,648,260**	**-£8,657,651**	**-£8,675,394**	**-£8,775,355**	**-£9,457,490**	**-£9,873,065**
60% LAR : 40% CIR	35%	-£7,868,887	-£8,927,007	-£8,936,379	-£8,954,090	-£9,053,969	-£9,735,618	-£10,150,921
60% LAR : 40% CIR	40%	-£8,183,540	-£9,207,404	-£9,216,761	-£9,234,443	-£9,334,253	-£10,015,480	-£10,430,550
60% LAR : 40% CIR	45%	-£8,499,838	-£9,489,435	-£9,498,779	-£9,516,437	-£9,616,188	-£10,297,059	-£10,711,932
60% LAR : 40% CIR	50%	-£8,817,765	-£9,773,081	-£9,782,416	-£9,800,056	-£9,899,758	-£10,580,340	-£10,995,052

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,484,202	-£3,768,246	-£3,777,809	-£3,795,844	-£3,896,532	-£4,583,033	-£5,001,033
60% LAR : 40% CIR	5%	-£2,782,324	-£4,036,746	-£4,046,272	-£4,064,247	-£4,164,785	-£4,850,383	-£5,267,882
60% LAR : 40% CIR	10%	-£3,082,181	-£4,306,994	-£4,316,488	-£4,334,407	-£4,434,806	-£5,119,574	-£5,536,610
60% LAR : 40% CIR	15%	-£3,383,950	-£4,578,976	-£4,588,439	-£4,606,308	-£4,706,580	-£5,390,586	-£5,807,200
60% LAR : 40% CIR	20%	-£3,691,857	-£4,852,673	-£4,862,110	-£4,879,932	-£4,980,088	-£5,663,402	-£6,079,633
60% LAR : 40% CIR	25%	-£4,001,474	-£5,128,070	-£5,137,482	-£5,155,263	-£5,255,316	-£5,938,007	-£6,353,891
60% LAR : 40% CIR	**30%**	**-£4,312,787**	**-£5,405,151**	**-£5,414,542**	**-£5,432,285**	**-£5,532,246**	**-£6,214,381**	**-£6,629,956**
60% LAR : 40% CIR	35%	-£4,625,778	-£5,683,898	-£5,693,270	-£5,710,981	-£5,810,860	-£6,492,508	-£6,907,812
60% LAR : 40% CIR	40%	-£4,940,431	-£5,964,295	-£5,973,651	-£5,991,334	-£6,091,143	-£6,772,371	-£7,187,440
60% LAR : 40% CIR	45%	-£5,256,729	-£6,246,325	-£6,255,670	-£6,273,328	-£6,373,079	-£7,053,950	-£7,468,823
60% LAR : 40% CIR	50%	-£5,574,656	-£6,529,972	-£6,539,307	-£6,556,947	-£6,656,649	-£7,337,231	-£7,751,942

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR in Perp		Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,734,762	£443,130	£433,710	£415,946	£316,772	-£364,897	-£782,897
60% LAR : 40% CIR	5%	£1,394,246	£136,948	£127,565	£109,860	£10,834	-£674,600	-£1,092,099
60% LAR : 40% CIR	10%	£1,051,994	-£173,564	-£183,058	-£200,976	-£301,376	-£986,144	-£1,403,180
60% LAR : 40% CIR	15%	£708,023	-£487,898	-£497,363	-£515,230	-£615,502	-£1,299,509	-£1,716,123
60% LAR : 40% CIR	20%	£362,350	-£803,950	-£813,386	-£831,208	-£931,364	-£1,614,679	-£2,030,908
60% LAR : 40% CIR	25%	£14,991	-£1,121,700	-£1,131,113	-£1,148,892	-£1,248,945	-£1,931,636	-£2,347,520
60% LAR : 40% CIR	**30%**	**-£339,134**	**-£1,441,133**	**-£1,450,525**	**-£1,468,267**	**-£1,568,228**	**-£2,250,364**	**-£2,665,938**
60% LAR : 40% CIR	35%	-£695,167	-£1,762,233	-£1,771,606	-£1,789,317	-£1,889,196	-£2,570,844	-£2,986,148
60% LAR : 40% CIR	40%	-£1,052,861	-£2,084,984	-£2,094,341	-£2,112,024	-£2,211,833	-£2,893,059	-£3,308,129
60% LAR : 40% CIR	45%	-£1,412,201	-£2,409,367	-£2,418,711	-£2,436,371	-£2,536,120	-£3,216,993	-£3,631,865
60% LAR : 40% CIR	50%	-£1,773,169	-£2,735,368	-£2,744,703	-£2,762,343	-£2,862,044	-£3,542,626	-£3,957,337

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£14,244,165	-£15,535,797	-£15,545,218	-£15,562,981	-£15,662,156	-£16,343,824	-£16,761,824
60% LAR : 40% CIR	5%	-£14,584,682	-£15,841,979	-£15,851,363	-£15,869,067	-£15,968,093	-£16,653,527	-£17,071,026
60% LAR : 40% CIR	10%	-£14,926,934	-£16,152,492	-£16,161,985	-£16,179,904	-£16,280,303	-£16,965,071	-£17,382,108
60% LAR : 40% CIR	15%	-£15,270,904	-£16,466,826	-£16,476,290	-£16,494,158	-£16,594,430	-£17,278,436	-£17,695,050
60% LAR : 40% CIR	20%	-£15,616,578	-£16,782,877	-£16,792,313	-£16,810,135	-£16,910,292	-£17,593,606	-£18,009,836
60% LAR : 40% CIR	25%	-£15,963,936	-£17,100,627	-£17,110,040	-£17,127,819	-£17,227,872	-£17,910,564	-£18,326,447
60% LAR : 40% CIR	**30%**	**-£16,318,061**	**-£17,420,061**	**-£17,429,452**	**-£17,447,195**	**-£17,547,155**	**-£18,229,291**	**-£18,644,866**
60% LAR : 40% CIR	35%	-£16,674,094	-£17,741,161	-£17,750,533	-£17,768,244	-£17,868,124	-£18,549,772	-£18,965,075
60% LAR : 40% CIR	40%	-£17,031,789	-£18,063,911	-£18,073,268	-£18,090,951	-£18,190,760	-£18,871,986	-£19,287,056
60% LAR : 40% CIR	45%	-£17,391,128	-£18,388,294	-£18,397,639	-£18,415,298	-£18,515,048	-£19,195,920	-£19,610,792
60% LAR : 40% CIR	50%	-£17,752,096	-£18,714,295	-£18,723,630	-£18,741,270	-£18,840,971	-£19,521,553	-£19,936,265

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,622,947	-£8,914,579	-£8,923,999	-£8,941,763	-£9,040,937	-£9,722,606	-£10,140,606
60% LAR : 40% CIR	5%	-£7,963,464	-£9,220,761	-£9,230,144	-£9,247,849	-£9,346,875	-£10,032,309	-£10,449,808
60% LAR : 40% CIR	10%	-£8,305,716	-£9,531,274	-£9,540,767	-£9,558,685	-£9,659,085	-£10,343,853	-£10,760,889
60% LAR : 40% CIR	15%	-£8,649,686	-£9,845,608	-£9,855,072	-£9,872,939	-£9,973,212	-£10,657,218	-£11,073,832
60% LAR : 40% CIR	20%	-£8,995,359	-£10,161,659	-£10,171,095	-£10,188,917	-£10,289,073	-£10,972,388	-£11,388,618
60% LAR : 40% CIR	25%	-£9,342,718	-£10,479,409	-£10,488,822	-£10,506,601	-£10,606,654	-£11,289,345	-£11,705,229
60% LAR : 40% CIR	**30%**	**-£9,696,843**	**-£10,798,843**	**-£10,808,234**	**-£10,825,977**	**-£10,925,937**	**-£11,608,073**	**-£12,023,647**
60% LAR : 40% CIR	35%	-£10,052,876	-£11,119,943	-£11,129,315	-£11,147,026	-£11,246,905	-£11,928,553	-£12,343,857
60% LAR : 40% CIR	40%	-£10,410,570	-£11,442,693	-£11,452,050	-£11,469,733	-£11,569,542	-£12,250,768	-£12,665,838
60% LAR : 40% CIR	45%	-£10,769,910	-£11,767,076	-£11,776,420	-£11,794,080	-£11,893,830	-£12,574,702	-£12,989,574
60% LAR : 40% CIR	50%	-£11,130,878	-£12,093,077	-£12,102,412	-£12,120,052	-£12,219,753	-£12,900,335	-£13,315,046

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,879,420	-£6,171,052	-£6,180,472	-£6,198,236	-£6,297,410	-£6,979,078	-£7,397,078
60% LAR : 40% CIR	5%	-£5,219,936	-£6,477,233	-£6,486,617	-£6,504,322	-£6,603,348	-£7,288,782	-£7,706,281
60% LAR : 40% CIR	10%	-£5,562,188	-£6,787,746	-£6,797,240	-£6,815,158	-£6,915,557	-£7,600,326	-£8,017,362
60% LAR : 40% CIR	15%	-£5,906,158	-£7,102,080	-£7,111,544	-£7,129,412	-£7,229,684	-£7,913,691	-£8,330,304
60% LAR : 40% CIR	20%	-£6,251,832	-£7,418,132	-£7,427,567	-£7,445,390	-£7,545,546	-£8,228,861	-£8,645,090
60% LAR : 40% CIR	25%	-£6,599,191	-£7,735,881	-£7,745,294	-£7,763,074	-£7,863,127	-£8,545,818	-£8,961,702
60% LAR : 40% CIR	**30%**	**-£6,953,316**	**-£8,055,315**	**-£8,064,706**	**-£8,082,449**	**-£8,182,410**	**-£8,864,545**	**-£9,280,120**
60% LAR : 40% CIR	35%	-£7,309,349	-£8,376,415	-£8,385,788	-£8,403,499	-£8,503,378	-£9,185,026	-£9,600,330
60% LAR : 40% CIR	40%	-£7,667,043	-£8,699,166	-£8,708,522	-£8,726,205	-£8,826,014	-£9,507,241	-£9,922,310
60% LAR : 40% CIR	45%	-£8,026,383	-£9,023,549	-£9,032,893	-£9,050,553	-£9,150,302	-£9,831,174	-£10,246,047
60% LAR : 40% CIR	50%	-£8,387,350	-£9,349,550	-£9,358,885	-£9,376,525	-£9,476,225	-£10,156,808	-£10,571,519

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,636,311	-£2,927,943	-£2,937,363	-£2,955,126	-£3,054,301	-£3,735,969	-£4,153,969
60% LAR : 40% CIR	5%	-£1,976,827	-£3,234,124	-£3,243,508	-£3,261,213	-£3,360,239	-£4,045,673	-£4,463,172
60% LAR : 40% CIR	10%	-£2,319,079	-£3,544,637	-£3,554,131	-£3,572,049	-£3,672,448	-£4,357,217	-£4,774,253
60% LAR : 40% CIR	15%	-£2,663,049	-£3,858,971	-£3,868,435	-£3,886,303	-£3,986,575	-£4,670,582	-£5,087,195
60% LAR : 40% CIR	20%	-£3,008,723	-£4,175,022	-£4,184,458	-£4,202,281	-£4,302,437	-£4,985,752	-£5,401,981
60% LAR : 40% CIR	25%	-£3,356,082	-£4,492,772	-£4,502,185	-£4,519,965	-£4,620,018	-£5,302,709	-£5,718,593
60% LAR : 40% CIR	**30%**	**-£3,710,207**	**-£4,812,206**	**-£4,821,597**	**-£4,839,340**	**-£4,939,301**	**-£5,621,436**	**-£6,037,011**
60% LAR : 40% CIR	35%	-£4,066,240	-£5,133,306	-£5,142,679	-£5,160,390	-£5,260,269	-£5,941,917	-£6,357,221
60% LAR : 40% CIR	40%	-£4,423,934	-£5,456,057	-£5,465,413	-£5,483,096	-£5,582,905	-£6,264,132	-£6,679,201
60% LAR : 40% CIR	45%	-£4,783,274	-£5,780,440	-£5,789,784	-£5,807,444	-£5,907,193	-£6,588,065	-£7,002,937
60% LAR : 40% CIR	50%	-£5,144,241	-£6,106,441	-£6,115,776	-£6,133,416	-£6,233,116	-£6,913,699	-£7,328,410

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR in Perp

Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,582,653	£1,277,463	£1,268,043	£1,250,280	£1,151,105	£474,921	£63,204
60% LAR : 40% CIR	5%	£2,199,742	£929,566	£920,181	£902,477	£803,450	£128,155	-£287,389
60% LAR : 40% CIR	10%	£1,815,096	£579,944	£570,594	£552,943	£454,054	-£223,786	-£640,823
60% LAR : 40% CIR	15%	£1,428,731	£228,618	£219,296	£201,696	£102,931	-£579,505	-£996,119
60% LAR : 40% CIR	20%	£1,040,663	-£126,298	-£135,735	-£153,556	-£253,714	-£937,028	-£1,353,257
60% LAR : 40% CIR	25%	£650,910	-£486,402	-£495,814	-£513,594	-£613,647	-£1,296,338	-£1,712,222
60% LAR : 40% CIR	**30%**	**£259,487**	**-£848,189**	**-£857,580**	**-£875,323**	**-£975,283**	**-£1,657,419**	**-£2,072,995**
60% LAR : 40% CIR	35%	-£135,628	-£1,211,642	-£1,221,014	-£1,238,725	-£1,338,605	-£2,020,253	-£2,435,556
60% LAR : 40% CIR	40%	-£536,364	-£1,576,745	-£1,586,103	-£1,603,785	-£1,703,594	-£2,384,821	-£2,799,891
60% LAR : 40% CIR	45%	-£938,745	-£1,943,482	-£1,952,827	-£1,970,486	-£2,070,236	-£2,751,107	-£3,165,980
60% LAR : 40% CIR	50%	-£1,342,755	-£2,311,836	-£2,321,171	-£2,338,810	-£2,438,512	-£3,119,094	-£3,533,806

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£13,396,274	-£14,701,464	-£14,710,884	-£14,728,647	-£14,827,822	-£15,504,006	-£15,915,724
60% LAR : 40% CIR	5%	-£13,779,185	-£15,049,362	-£15,058,746	-£15,076,450	-£15,175,477	-£15,850,772	-£16,266,316
60% LAR : 40% CIR	10%	-£14,163,832	-£15,398,983	-£15,408,334	-£15,425,984	-£15,524,873	-£16,202,713	-£16,619,751
60% LAR : 40% CIR	15%	-£14,550,196	-£15,750,310	-£15,759,631	-£15,777,231	-£15,875,996	-£16,558,432	-£16,975,046
60% LAR : 40% CIR	20%	-£14,938,264	-£16,105,226	-£16,114,662	-£16,132,484	-£16,232,641	-£16,915,955	-£17,332,184
60% LAR : 40% CIR	25%	-£15,328,017	-£16,465,329	-£16,474,742	-£16,492,521	-£16,592,574	-£17,275,265	-£17,691,149
60% LAR : 40% CIR	**30%**	**-£15,719,440**	**-£16,827,116**	**-£16,836,507**	**-£16,854,250**	**-£16,954,211**	**-£17,636,346**	**-£18,051,922**
60% LAR : 40% CIR	35%	-£16,114,555	-£17,190,569	-£17,199,942	-£17,217,653	-£17,317,532	-£17,999,180	-£18,414,483
60% LAR : 40% CIR	40%	-£16,515,291	-£17,555,672	-£17,565,030	-£17,582,713	-£17,682,521	-£18,363,748	-£18,778,818
60% LAR : 40% CIR	45%	-£16,917,672	-£17,922,410	-£17,931,754	-£17,949,413	-£18,049,163	-£18,730,034	-£19,144,907
60% LAR : 40% CIR	50%	-£17,321,682	-£18,290,763	-£18,300,098	-£18,317,738	-£18,417,440	-£19,098,022	-£19,512,733

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,775,056	-£8,080,246	-£8,089,666	-£8,107,429	-£8,206,604	-£8,882,788	-£9,294,506
60% LAR : 40% CIR	5%	-£7,157,967	-£8,428,144	-£8,437,528	-£8,455,232	-£8,554,259	-£9,229,554	-£9,645,098
60% LAR : 40% CIR	10%	-£7,542,613	-£8,777,765	-£8,787,116	-£8,804,766	-£8,903,655	-£9,581,495	-£9,998,532
60% LAR : 40% CIR	15%	-£7,928,978	-£9,129,092	-£9,138,413	-£9,156,013	-£9,254,778	-£9,937,214	-£10,353,828
60% LAR : 40% CIR	20%	-£8,317,046	-£9,484,007	-£9,493,444	-£9,511,265	-£9,611,423	-£10,294,737	-£10,710,966
60% LAR : 40% CIR	25%	-£8,706,799	-£9,844,111	-£9,853,524	-£9,871,303	-£9,971,356	-£10,654,047	-£11,069,931
60% LAR : 40% CIR	**30%**	**-£9,098,222**	**-£10,205,898**	**-£10,215,289**	**-£10,233,032**	**-£10,332,992**	**-£11,015,128**	**-£11,430,704**
60% LAR : 40% CIR	35%	-£9,493,337	-£10,569,351	-£10,578,723	-£10,596,434	-£10,696,314	-£11,377,962	-£11,793,265
60% LAR : 40% CIR	40%	-£9,894,073	-£10,934,454	-£10,943,812	-£10,961,495	-£11,061,303	-£11,742,530	-£12,157,600
60% LAR : 40% CIR	45%	-£10,296,454	-£11,301,191	-£11,310,536	-£11,328,195	-£11,427,945	-£12,108,816	-£12,523,689
60% LAR : 40% CIR	50%	-£10,700,464	-£11,669,545	-£11,678,880	-£11,696,520	-£11,796,221	-£12,476,804	-£12,891,515

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,031,528	-£5,336,718	-£5,346,139	-£5,363,902	-£5,463,077	-£6,139,261	-£6,550,978
60% LAR : 40% CIR	5%	-£4,414,439	-£5,684,616	-£5,694,001	-£5,711,705	-£5,810,732	-£6,486,026	-£6,901,570
60% LAR : 40% CIR	10%	-£4,799,086	-£6,034,238	-£6,043,588	-£6,061,238	-£6,160,128	-£6,837,968	-£7,255,005
60% LAR : 40% CIR	15%	-£5,185,451	-£6,385,564	-£6,394,886	-£6,412,485	-£6,511,251	-£7,193,687	-£7,610,301
60% LAR : 40% CIR	20%	-£5,573,518	-£6,740,480	-£6,749,917	-£6,767,738	-£6,867,896	-£7,551,210	-£7,967,439
60% LAR : 40% CIR	25%	-£5,963,272	-£7,100,583	-£7,109,996	-£7,127,776	-£7,227,829	-£7,910,520	-£8,326,404
60% LAR : 40% CIR	**30%**	**-£6,354,695**	**-£7,462,371**	**-£7,471,762**	**-£7,489,504**	**-£7,589,465**	**-£8,271,601**	**-£8,687,176**
60% LAR : 40% CIR	35%	-£6,749,810	-£7,825,824	-£7,835,196	-£7,852,907	-£7,952,787	-£8,634,435	-£9,049,738
60% LAR : 40% CIR	40%	-£7,150,546	-£8,190,927	-£8,200,284	-£8,217,967	-£8,317,775	-£8,999,003	-£9,414,072
60% LAR : 40% CIR	45%	-£7,552,927	-£8,557,664	-£8,567,008	-£8,584,668	-£8,684,418	-£9,365,289	-£9,780,162
60% LAR : 40% CIR	50%	-£7,956,936	-£8,926,018	-£8,935,353	-£8,952,992	-£9,052,694	-£9,733,276	-£10,147,988

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£788,419	-£2,093,609	-£2,103,030	-£2,120,793	-£2,219,968	-£2,896,152	-£3,307,869
60% LAR : 40% CIR	5%	-£1,171,330	-£2,441,507	-£2,450,892	-£2,468,596	-£2,567,622	-£3,242,917	-£3,658,461
60% LAR : 40% CIR	10%	-£1,555,977	-£2,791,129	-£2,800,479	-£2,818,129	-£2,917,019	-£3,594,858	-£4,011,896
60% LAR : 40% CIR	15%	-£1,942,342	-£3,142,455	-£3,151,777	-£3,169,376	-£3,268,142	-£3,950,578	-£4,367,191
60% LAR : 40% CIR	20%	-£2,330,409	-£3,497,371	-£3,506,808	-£3,524,629	-£3,624,787	-£4,308,100	-£4,724,330
60% LAR : 40% CIR	25%	-£2,720,163	-£3,857,474	-£3,866,887	-£3,884,667	-£3,984,720	-£4,667,411	-£5,083,295
60% LAR : 40% CIR	**30%**	**-£3,111,586**	**-£4,219,261**	**-£4,228,652**	**-£4,246,395**	**-£4,346,356**	**-£5,028,492**	**-£5,444,067**
60% LAR : 40% CIR	35%	-£3,506,701	-£4,582,715	-£4,592,087	-£4,609,798	-£4,709,678	-£5,391,326	-£5,806,628
60% LAR : 40% CIR	40%	-£3,907,437	-£4,947,817	-£4,957,175	-£4,974,858	-£5,074,666	-£5,755,893	-£6,170,963
60% LAR : 40% CIR	45%	-£4,309,818	-£5,314,555	-£5,323,899	-£5,341,559	-£5,441,308	-£6,122,180	-£6,537,053
60% LAR : 40% CIR	50%	-£4,713,827	-£5,682,908	-£5,692,243	-£5,709,883	-£5,809,585	-£6,490,167	-£6,904,879

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR in Perp		Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£4,278,436	£2,946,129	£2,936,710	£2,918,947	£2,819,772	£2,143,588	£1,731,870
60% LAR : 40% CIR	5%	£3,810,735	£2,514,799	£2,505,415	£2,487,710	£2,388,684	£1,713,389	£1,302,164
60% LAR : 40% CIR	10%	£3,341,300	£2,081,745	£2,072,393	£2,054,744	£1,955,854	£1,281,377	£870,608
60% LAR : 40% CIR	15%	£2,870,146	£1,646,984	£1,637,663	£1,620,063	£1,521,298	£847,572	£437,219
60% LAR : 40% CIR	20%	£2,397,289	£1,210,533	£1,201,239	£1,183,685	£1,085,033	£411,988	£2,014
60% LAR : 40% CIR	25%	£1,922,747	£772,408	£763,137	£745,624	£647,076	-£25,743	-£441,626
60% LAR : 40% CIR	**30%**	**£1,446,534**	**£332,625**	**£323,376**	**£305,899**	**£207,441**	**-£471,530**	**-£887,105**
60% LAR : 40% CIR	35%	£968,669	-£110,459	-£119,832	-£137,543	-£237,421	-£919,069	-£1,334,373
60% LAR : 40% CIR	40%	£489,167	-£560,269	-£569,625	-£587,308	-£687,117	-£1,368,345	-£1,783,414
60% LAR : 40% CIR	45%	£8,044	-£1,011,712	-£1,021,056	-£1,038,716	-£1,138,465	-£1,819,337	-£2,234,210
60% LAR : 40% CIR	50%	-£481,926	-£1,464,772	-£1,474,107	-£1,491,747	-£1,591,448	-£2,272,031	-£2,686,742

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,700,492	-£13,032,798	-£13,042,217	-£13,059,980	-£13,159,155	-£13,835,339	-£14,247,058
60% LAR : 40% CIR	5%	-£12,168,192	-£13,464,128	-£13,473,512	-£13,491,217	-£13,590,244	-£14,265,539	-£14,676,763
60% LAR : 40% CIR	10%	-£12,637,627	-£13,897,183	-£13,906,534	-£13,924,183	-£14,023,074	-£14,697,550	-£15,108,319
60% LAR : 40% CIR	15%	-£13,108,782	-£14,331,943	-£14,341,264	-£14,358,864	-£14,457,629	-£15,131,356	-£15,541,708
60% LAR : 40% CIR	20%	-£13,581,638	-£14,768,394	-£14,777,689	-£14,795,242	-£14,893,894	-£15,566,939	-£15,976,913
60% LAR : 40% CIR	25%	-£14,056,180	-£15,206,519	-£15,215,790	-£15,233,303	-£15,331,852	-£16,004,670	-£16,420,553
60% LAR : 40% CIR	**30%**	**-£14,532,393**	**-£15,646,302**	**-£15,655,552**	**-£15,673,028**	**-£15,771,486**	**-£16,450,458**	**-£16,866,032**
60% LAR : 40% CIR	35%	-£15,010,258	-£16,089,386	-£16,098,759	-£16,116,470	-£16,216,348	-£16,897,996	-£17,313,300
60% LAR : 40% CIR	40%	-£15,489,760	-£16,539,196	-£16,548,553	-£16,566,236	-£16,666,045	-£17,347,272	-£17,762,342
60% LAR : 40% CIR	45%	-£15,970,884	-£16,990,639	-£16,999,983	-£17,017,643	-£17,117,393	-£17,798,265	-£18,213,137
60% LAR : 40% CIR	50%	-£16,460,853	-£17,443,699	-£17,453,034	-£17,470,674	-£17,570,376	-£18,250,958	-£18,665,669

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,079,273	-£6,411,580	-£6,420,999	-£6,438,762	-£6,537,937	-£7,214,121	-£7,625,839
60% LAR : 40% CIR	5%	-£5,546,974	-£6,842,910	-£6,852,294	-£6,869,999	-£6,969,026	-£7,644,320	-£8,055,545
60% LAR : 40% CIR	10%	-£6,016,409	-£7,275,964	-£7,285,316	-£7,302,965	-£7,401,855	-£8,076,332	-£8,487,101
60% LAR : 40% CIR	15%	-£6,487,563	-£7,710,725	-£7,720,046	-£7,737,646	-£7,836,411	-£8,510,138	-£8,920,490
60% LAR : 40% CIR	20%	-£6,960,420	-£8,147,176	-£8,156,470	-£8,174,024	-£8,272,676	-£8,945,721	-£9,355,695
60% LAR : 40% CIR	25%	-£7,434,962	-£8,585,301	-£8,594,572	-£8,612,085	-£8,710,633	-£9,383,452	-£9,799,335
60% LAR : 40% CIR	**30%**	**-£7,911,175**	**-£9,025,084**	**-£9,034,333**	**-£9,051,810**	**-£9,150,268**	**-£9,829,239**	**-£10,244,814**
60% LAR : 40% CIR	35%	-£8,389,040	-£9,468,168	-£9,477,541	-£9,495,252	-£9,595,130	-£10,276,778	-£10,692,082
60% LAR : 40% CIR	40%	-£8,868,542	-£9,917,978	-£9,927,335	-£9,945,017	-£10,044,827	-£10,726,054	-£11,141,124
60% LAR : 40% CIR	45%	-£9,349,665	-£10,369,421	-£10,378,765	-£10,396,425	-£10,496,174	-£11,177,046	-£11,591,919
60% LAR : 40% CIR	50%	-£9,839,635	-£10,822,481	-£10,831,816	-£10,849,456	-£10,949,158	-£11,629,740	-£12,044,451

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,335,746	-£3,668,052	-£3,677,472	-£3,695,235	-£3,794,410	-£4,470,594	-£4,882,312
60% LAR : 40% CIR	5%	-£2,803,446	-£4,099,383	-£4,108,767	-£4,126,472	-£4,225,498	-£4,900,793	-£5,312,018
60% LAR : 40% CIR	10%	-£3,272,882	-£4,532,437	-£4,541,789	-£4,559,438	-£4,658,328	-£5,332,804	-£5,743,574
60% LAR : 40% CIR	15%	-£3,744,036	-£4,967,197	-£4,976,519	-£4,994,119	-£5,092,884	-£5,766,610	-£6,176,963
60% LAR : 40% CIR	20%	-£4,216,893	-£5,403,648	-£5,412,943	-£5,430,497	-£5,529,148	-£6,202,194	-£6,612,168
60% LAR : 40% CIR	25%	-£4,691,435	-£5,841,774	-£5,851,045	-£5,868,558	-£5,967,106	-£6,639,925	-£7,055,808
60% LAR : 40% CIR	**30%**	**-£5,167,647**	**-£6,281,557**	**-£6,290,806**	**-£6,308,283**	**-£6,406,741**	**-£7,085,712**	**-£7,501,287**
60% LAR : 40% CIR	35%	-£5,645,513	-£6,724,641	-£6,734,013	-£6,751,724	-£6,851,603	-£7,533,251	-£7,948,555
60% LAR : 40% CIR	40%	-£6,125,015	-£7,174,450	-£7,183,807	-£7,201,490	-£7,301,299	-£7,982,526	-£8,397,596
60% LAR : 40% CIR	45%	-£6,606,138	-£7,625,894	-£7,635,238	-£7,652,897	-£7,752,647	-£8,433,519	-£8,848,391
60% LAR : 40% CIR	50%	-£7,096,108	-£8,078,954	-£8,088,289	-£8,105,929	-£8,205,630	-£8,886,212	-£9,300,924

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£907,363	-£424,943	-£434,363	-£452,126	-£551,301	-£1,227,485	-£1,639,203
60% LAR : 40% CIR	5%	£439,663	-£856,274	-£865,658	-£883,362	-£982,389	-£1,657,684	-£2,068,909
60% LAR : 40% CIR	10%	-£29,773	-£1,289,328	-£1,298,680	-£1,316,329	-£1,415,219	-£2,089,695	-£2,500,465
60% LAR : 40% CIR	15%	-£500,927	-£1,724,088	-£1,733,410	-£1,751,009	-£1,849,775	-£2,523,501	-£2,933,854
60% LAR : 40% CIR	20%	-£973,784	-£2,160,539	-£2,169,834	-£2,187,388	-£2,286,039	-£2,959,084	-£3,369,059
60% LAR : 40% CIR	25%	-£1,448,326	-£2,598,665	-£2,607,936	-£2,625,449	-£2,723,997	-£3,396,816	-£3,812,698
60% LAR : 40% CIR	**30%**	**-£1,924,538**	**-£3,038,447**	**-£3,047,697**	**-£3,065,174**	**-£3,163,632**	**-£3,842,603**	**-£4,258,178**
60% LAR : 40% CIR	35%	-£2,402,403	-£3,481,532	-£3,490,904	-£3,508,615	-£3,608,494	-£4,290,142	-£4,705,446
60% LAR : 40% CIR	40%	-£2,881,906	-£3,931,341	-£3,940,698	-£3,958,381	-£4,058,190	-£4,739,417	-£5,154,487
60% LAR : 40% CIR	45%	-£3,363,029	-£4,382,784	-£4,392,129	-£4,409,788	-£4,509,538	-£5,190,410	-£5,605,282
60% LAR : 40% CIR	50%	-£3,852,999	-£4,835,845	-£4,845,180	-£4,862,819	-£4,962,521	-£5,643,103	-£6,057,815

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR in Perp

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£6,398,164	£5,031,963	£5,022,543	£5,004,780	£4,905,605	£4,229,422	£3,817,703
60% LAR : 40% CIR	5%	£5,824,478	£4,496,341	£4,486,956	£4,469,252	£4,370,225	£3,694,931	£3,283,706
60% LAR : 40% CIR	10%	£5,249,056	£3,958,995	£3,949,644	£3,931,994	£3,833,104	£3,158,627	£2,747,858
60% LAR : 40% CIR	15%	£4,671,915	£3,419,942	£3,410,621	£3,393,021	£3,294,257	£2,620,531	£2,210,177
60% LAR : 40% CIR	20%	£4,093,072	£2,879,200	£2,869,906	£2,852,352	£2,753,700	£2,080,655	£1,670,681
60% LAR : 40% CIR	25%	£3,512,543	£2,336,783	£2,327,512	£2,309,999	£2,211,451	£1,539,019	£1,129,386
60% LAR : 40% CIR	**30%**	**£2,930,344**	**£1,792,708**	**£1,783,459**	**£1,765,982**	**£1,667,524**	**£995,641**	**£586,311**
60% LAR : 40% CIR	35%	£2,346,493	£1,246,993	£1,237,761	£1,220,317	£1,121,939	£450,535	£41,473
60% LAR : 40% CIR	40%	£1,761,004	£699,651	£690,435	£673,019	£574,709	-£97,748	-£512,818
60% LAR : 40% CIR	45%	£1,173,894	£150,702	£141,497	£124,103	£25,853	-£654,624	-£1,069,497
60% LAR : 40% CIR	50%	£585,181	-£405,942	-£415,277	-£432,917	-£532,618	-£1,213,200	-£1,627,912

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,580,763	-£10,946,964	-£10,956,384	-£10,974,148	-£11,073,322	-£11,749,505	-£12,161,224
60% LAR : 40% CIR	5%	-£10,154,450	-£11,482,587	-£11,491,971	-£11,509,675	-£11,608,702	-£12,283,997	-£12,695,221
60% LAR : 40% CIR	10%	-£10,729,871	-£12,019,933	-£12,029,283	-£12,046,933	-£12,145,824	-£12,820,300	-£13,231,069
60% LAR : 40% CIR	15%	-£11,307,012	-£12,558,985	-£12,568,306	-£12,585,906	-£12,684,670	-£13,358,397	-£13,768,750
60% LAR : 40% CIR	20%	-£11,885,855	-£13,099,727	-£13,109,022	-£13,126,575	-£13,225,228	-£13,898,272	-£14,308,246
60% LAR : 40% CIR	25%	-£12,466,384	-£13,642,144	-£13,651,415	-£13,668,928	-£13,767,477	-£14,439,908	-£14,849,541
60% LAR : 40% CIR	**30%**	**-£13,048,583**	**-£14,186,219**	**-£14,195,468**	**-£14,212,945**	**-£14,311,403**	**-£14,983,287**	**-£15,392,616**
60% LAR : 40% CIR	35%	-£13,632,435	-£14,731,934	-£14,741,166	-£14,758,611	-£14,856,988	-£15,528,393	-£15,937,455
60% LAR : 40% CIR	40%	-£14,217,923	-£15,279,276	-£15,288,492	-£15,305,909	-£15,404,218	-£16,076,676	-£16,491,745
60% LAR : 40% CIR	45%	-£14,805,033	-£15,828,225	-£15,837,430	-£15,854,824	-£15,953,074	-£16,633,552	-£17,048,424
60% LAR : 40% CIR	50%	-£15,393,746	-£16,384,870	-£16,394,205	-£16,411,844	-£16,511,545	-£17,192,127	-£17,606,839

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,959,545	-£4,325,746	-£4,335,166	-£4,352,929	-£4,452,104	-£5,128,287	-£5,540,006
60% LAR : 40% CIR	5%	-£3,533,231	-£4,861,368	-£4,870,753	-£4,888,457	-£4,987,484	-£5,662,778	-£6,074,003
60% LAR : 40% CIR	10%	-£4,108,653	-£5,398,714	-£5,408,065	-£5,425,715	-£5,524,606	-£6,199,082	-£6,609,851
60% LAR : 40% CIR	15%	-£4,685,794	-£5,937,767	-£5,947,088	-£5,964,688	-£6,063,452	-£6,737,179	-£7,147,532
60% LAR : 40% CIR	20%	-£5,264,637	-£6,478,509	-£6,487,803	-£6,505,357	-£6,604,010	-£7,277,054	-£7,687,028
60% LAR : 40% CIR	25%	-£5,845,166	-£7,020,926	-£7,030,197	-£7,047,710	-£7,146,258	-£7,818,690	-£8,228,323
60% LAR : 40% CIR	**30%**	**-£6,427,365**	**-£7,565,001**	**-£7,574,250**	**-£7,591,727**	**-£7,690,185**	**-£8,362,069**	**-£8,771,398**
60% LAR : 40% CIR	35%	-£7,011,216	-£8,110,716	-£8,119,948	-£8,137,392	-£8,235,770	-£8,907,174	-£9,316,236
60% LAR : 40% CIR	40%	-£7,596,705	-£8,658,058	-£8,667,274	-£8,684,691	-£8,783,000	-£9,455,457	-£9,870,527
60% LAR : 40% CIR	45%	-£8,183,815	-£9,207,007	-£9,216,212	-£9,233,606	-£9,331,856	-£10,012,334	-£10,427,206
60% LAR : 40% CIR	50%	-£8,772,528	-£9,763,652	-£9,772,987	-£9,790,626	-£9,890,327	-£10,570,909	-£10,985,621

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£216,017	-£1,582,219	-£1,591,639	-£1,609,402	-£1,708,577	-£2,384,760	-£2,796,478
60% LAR : 40% CIR	5%	-£789,704	-£2,117,841	-£2,127,226	-£2,144,930	-£2,243,956	-£2,919,251	-£3,330,476
60% LAR : 40% CIR	10%	-£1,365,126	-£2,655,187	-£2,664,538	-£2,682,188	-£2,781,078	-£3,455,554	-£3,866,324
60% LAR : 40% CIR	15%	-£1,942,266	-£3,194,239	-£3,203,561	-£3,221,161	-£3,319,925	-£3,993,651	-£4,404,005
60% LAR : 40% CIR	20%	-£2,521,110	-£3,734,981	-£3,744,276	-£3,761,830	-£3,860,482	-£4,533,526	-£4,943,501
60% LAR : 40% CIR	25%	-£3,101,639	-£4,277,398	-£4,286,670	-£4,304,183	-£4,402,731	-£5,075,163	-£5,484,796
60% LAR : 40% CIR	**30%**	**-£3,683,838**	**-£4,821,473**	**-£4,830,723**	**-£4,848,200**	**-£4,946,658**	**-£5,618,541**	**-£6,027,871**
60% LAR : 40% CIR	35%	-£4,267,689	-£5,367,189	-£5,376,421	-£5,393,865	-£5,492,243	-£6,163,647	-£6,572,709
60% LAR : 40% CIR	40%	-£4,853,178	-£5,914,531	-£5,923,746	-£5,941,163	-£6,039,473	-£6,711,930	-£7,127,000
60% LAR : 40% CIR	45%	-£5,440,287	-£6,463,480	-£6,472,685	-£6,490,078	-£6,588,328	-£7,268,806	-£7,683,678
60% LAR : 40% CIR	50%	-£6,029,001	-£7,020,124	-£7,029,459	-£7,047,099	-£7,146,800	-£7,827,382	-£8,242,093

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,027,092	£1,660,891	£1,651,470	£1,633,707	£1,534,532	£858,349	£446,631
60% LAR : 40% CIR	5%	£2,453,405	£1,125,268	£1,115,883	£1,098,179	£999,153	£323,858	-£87,367
60% LAR : 40% CIR	10%	£1,877,983	£587,922	£578,571	£560,921	£462,031	-£212,445	-£623,215
60% LAR : 40% CIR	15%	£1,300,843	£48,870	£39,548	£21,949	-£76,816	-£750,542	-£1,160,896
60% LAR : 40% CIR	20%	£721,999	-£491,872	-£501,167	-£518,721	-£617,373	-£1,290,417	-£1,700,392
60% LAR : 40% CIR	25%	£141,470	-£1,034,289	-£1,043,561	-£1,061,073	-£1,159,622	-£1,832,054	-£2,241,687
60% LAR : 40% CIR	**30%**	**-£440,729**	**-£1,578,364**	**-£1,587,614**	**-£1,605,091**	**-£1,703,548**	**-£2,375,432**	**-£2,784,762**
60% LAR : 40% CIR	35%	-£1,024,580	-£2,124,079	-£2,133,312	-£2,150,756	-£2,249,134	-£2,920,538	-£3,329,600
60% LAR : 40% CIR	40%	-£1,610,069	-£2,671,421	-£2,680,637	-£2,698,054	-£2,796,364	-£3,468,821	-£3,883,891
60% LAR : 40% CIR	45%	-£2,197,178	-£3,220,371	-£3,229,576	-£3,246,969	-£3,345,219	-£4,025,697	-£4,440,569
60% LAR : 40% CIR	50%	-£2,785,892	-£3,777,015	-£3,786,350	-£3,803,990	-£3,903,691	-£4,584,273	-£4,998,984

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR in Perp		Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,670,001	£6,283,464	£6,274,043	£6,256,280	£6,157,105	£5,480,921	£5,069,204
60% LAR : 40% CIR	5%	£7,032,723	£5,685,265	£5,675,882	£5,658,178	£5,559,151	£4,883,855	£4,472,632
60% LAR : 40% CIR	10%	£6,393,709	£5,085,345	£5,075,994	£5,058,344	£4,959,454	£4,284,978	£3,874,208
60% LAR : 40% CIR	15%	£5,752,977	£4,483,718	£4,474,396	£4,456,797	£4,358,032	£3,684,305	£3,273,953
60% LAR : 40% CIR	20%	£5,110,542	£3,880,400	£3,871,106	£3,853,552	£3,754,900	£3,081,855	£2,671,881
60% LAR : 40% CIR	25%	£4,466,421	£3,275,409	£3,266,138	£3,248,625	£3,150,075	£2,477,645	£2,068,011
60% LAR : 40% CIR	**30%**	**£3,820,631**	**£2,668,759**	**£2,659,510**	**£2,642,033**	**£2,543,574**	**£1,871,690**	**£1,462,361**
60% LAR : 40% CIR	35%	£3,173,186	£2,060,468	£2,051,236	£2,033,792	£1,935,414	£1,264,010	£854,948
60% LAR : 40% CIR	40%	£2,524,106	£1,450,552	£1,441,335	£1,423,918	£1,325,610	£654,621	£245,789
60% LAR : 40% CIR	45%	£1,873,405	£839,026	£829,822	£812,429	£714,179	£43,539	-£370,669
60% LAR : 40% CIR	50%	£1,221,100	£225,908	£216,714	£199,339	£101,136	-£577,902	-£992,615

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,308,926	-£9,695,464	-£9,704,884	-£9,722,647	-£9,821,822	-£10,498,006	-£10,909,723
60% LAR : 40% CIR	5%	-£8,946,204	-£10,293,662	-£10,303,046	-£10,320,749	-£10,419,776	-£11,095,072	-£11,506,296
60% LAR : 40% CIR	10%	-£9,585,218	-£10,893,582	-£10,902,933	-£10,920,583	-£11,019,474	-£11,693,950	-£12,104,719
60% LAR : 40% CIR	15%	-£10,225,951	-£11,495,209	-£11,504,531	-£11,522,130	-£11,620,896	-£12,294,622	-£12,704,975
60% LAR : 40% CIR	20%	-£10,868,386	-£12,098,527	-£12,107,822	-£12,125,375	-£12,224,028	-£12,897,072	-£13,307,046
60% LAR : 40% CIR	25%	-£11,512,506	-£12,703,518	-£12,712,790	-£12,730,302	-£12,828,852	-£13,501,283	-£13,910,916
60% LAR : 40% CIR	**30%**	**-£12,158,297**	**-£13,310,168**	**-£13,319,418**	**-£13,336,894**	**-£13,435,353**	**-£14,107,237**	**-£14,516,566**
60% LAR : 40% CIR	35%	-£12,805,741	-£13,918,460	-£13,927,691	-£13,945,135	-£14,043,513	-£14,714,917	-£15,123,979
60% LAR : 40% CIR	40%	-£13,454,821	-£14,528,375	-£14,537,592	-£14,555,009	-£14,653,318	-£15,324,307	-£15,733,138
60% LAR : 40% CIR	45%	-£14,105,522	-£15,139,901	-£15,149,105	-£15,166,499	-£15,264,749	-£15,935,388	-£16,349,596
60% LAR : 40% CIR	50%	-£14,757,827	-£15,753,019	-£15,762,214	-£15,779,588	-£15,877,791	-£16,556,829	-£16,971,542

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,687,708	-£3,074,246	-£3,083,666	-£3,101,429	-£3,200,604	-£3,876,788	-£4,288,505
60% LAR : 40% CIR	5%	-£2,324,986	-£3,672,444	-£3,681,827	-£3,699,531	-£3,798,558	-£4,473,854	-£4,885,077
60% LAR : 40% CIR	10%	-£2,964,000	-£4,272,364	-£4,281,715	-£4,299,365	-£4,398,255	-£5,072,732	-£5,483,501
60% LAR : 40% CIR	15%	-£3,604,733	-£4,873,991	-£4,883,313	-£4,900,912	-£4,999,677	-£5,673,404	-£6,083,757
60% LAR : 40% CIR	20%	-£4,247,167	-£5,477,309	-£5,486,603	-£5,504,157	-£5,602,809	-£6,275,854	-£6,685,828
60% LAR : 40% CIR	25%	-£4,891,288	-£6,082,300	-£6,091,571	-£6,109,084	-£6,207,634	-£6,880,064	-£7,289,698
60% LAR : 40% CIR	**30%**	**-£5,537,079**	**-£6,688,950**	**-£6,698,199**	**-£6,715,676**	**-£6,814,135**	**-£7,486,019**	**-£7,895,348**
60% LAR : 40% CIR	35%	-£6,184,523	-£7,297,241	-£7,306,473	-£7,323,917	-£7,422,295	-£8,093,699	-£8,502,761
60% LAR : 40% CIR	40%	-£6,833,603	-£7,907,157	-£7,916,374	-£7,933,791	-£8,032,099	-£8,703,088	-£9,111,920
60% LAR : 40% CIR	45%	-£7,484,304	-£8,518,683	-£8,527,887	-£8,545,280	-£8,643,531	-£9,314,170	-£9,728,378
60% LAR : 40% CIR	50%	-£8,136,609	-£9,131,801	-£9,140,995	-£9,158,370	-£9,256,573	-£9,935,611	-£10,350,324

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,055,820	-£330,718	-£340,138	-£357,902	-£457,076	-£1,133,261	-£1,544,978
60% LAR : 40% CIR	5%	£418,541	-£928,916	-£938,300	-£956,004	-£1,055,031	-£1,730,326	-£2,141,550
60% LAR : 40% CIR	10%	-£220,473	-£1,528,837	-£1,538,188	-£1,555,838	-£1,654,728	-£2,329,204	-£2,739,974
60% LAR : 40% CIR	15%	-£861,205	-£2,130,464	-£2,139,785	-£2,157,385	-£2,256,150	-£2,929,877	-£3,340,229
60% LAR : 40% CIR	20%	-£1,503,640	-£2,733,781	-£2,743,076	-£2,760,630	-£2,859,282	-£3,532,326	-£3,942,301
60% LAR : 40% CIR	25%	-£2,147,761	-£3,338,773	-£3,348,044	-£3,365,557	-£3,464,107	-£4,136,537	-£4,546,171
60% LAR : 40% CIR	**30%**	**-£2,793,551**	**-£3,945,422**	**-£3,954,672**	**-£3,972,149**	**-£4,070,608**	**-£4,742,491**	**-£5,151,821**
60% LAR : 40% CIR	35%	-£3,440,995	-£4,553,714	-£4,562,945	-£4,580,390	-£4,678,768	-£5,350,172	-£5,759,234
60% LAR : 40% CIR	40%	-£4,090,076	-£5,163,630	-£5,172,847	-£5,190,263	-£5,288,572	-£5,959,561	-£6,368,393
60% LAR : 40% CIR	45%	-£4,740,777	-£5,775,156	-£5,784,359	-£5,801,753	-£5,900,003	-£6,570,643	-£6,984,850
60% LAR : 40% CIR	50%	-£5,393,082	-£6,388,274	-£6,397,468	-£6,414,842	-£6,513,045	-£7,192,084	-£7,606,796

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,298,929	£2,912,391	£2,902,971	£2,885,207	£2,786,033	£2,109,848	£1,698,131
60% LAR : 40% CIR	5%	£3,661,650	£2,314,193	£2,304,809	£2,287,105	£2,188,078	£1,512,783	£1,101,559
60% LAR : 40% CIR	10%	£3,022,636	£1,714,272	£1,704,922	£1,687,271	£1,588,381	£913,905	£503,135
60% LAR : 40% CIR	15%	£2,381,904	£1,112,645	£1,103,324	£1,085,724	£986,959	£313,232	-£97,120
60% LAR : 40% CIR	20%	£1,739,469	£509,328	£500,033	£482,479	£383,827	-£289,217	-£699,192
60% LAR : 40% CIR	25%	£1,095,348	-£95,664	-£104,935	-£122,448	-£220,997	-£893,428	-£1,303,061
60% LAR : 40% CIR	**30%**	**£449,558**	**-£702,313**	**-£711,563**	**-£729,040**	**-£827,499**	**-£1,499,382**	**-£1,908,712**
60% LAR : 40% CIR	35%	-£197,886	-£1,310,605	-£1,319,836	-£1,337,281	-£1,435,659	-£2,107,063	-£2,516,125
60% LAR : 40% CIR	40%	-£846,967	-£1,920,521	-£1,929,738	-£1,947,154	-£2,045,463	-£2,716,452	-£3,125,284
60% LAR : 40% CIR	45%	-£1,497,668	-£2,532,047	-£2,541,250	-£2,558,644	-£2,656,894	-£3,327,534	-£3,741,741
60% LAR : 40% CIR	50%	-£2,149,973	-£3,145,164	-£3,154,359	-£3,171,733	-£3,269,936	-£3,948,975	-£4,363,687

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR for 15 Years	
Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£144,833	-£1,425,695	-£1,435,259	-£1,453,294	-£1,553,981	-£2,240,482	-£2,658,482
60% LAR : 40% CIR	5%	-£361,421	-£1,609,488	-£1,619,015	-£1,636,990	-£1,737,528	-£2,423,126	-£2,840,626
60% LAR : 40% CIR	10%	-£579,771	-£1,795,031	-£1,804,525	-£1,822,444	-£1,922,843	-£2,607,610	-£3,024,648
60% LAR : 40% CIR	15%	-£799,866	-£1,982,306	-£1,991,770	-£2,009,638	-£2,109,910	-£2,793,916	-£3,210,530
60% LAR : 40% CIR	20%	-£1,021,688	-£2,171,297	-£2,180,734	-£2,198,555	-£2,298,713	-£2,982,027	-£3,398,257
60% LAR : 40% CIR	25%	-£1,245,223	-£2,361,988	-£2,371,400	-£2,389,181	-£2,489,234	-£3,171,925	-£3,587,808
60% LAR : 40% CIR	**30%**	**-£1,470,453**	**-£2,554,362**	**-£2,563,753**	**-£2,581,496**	**-£2,681,457**	**-£3,363,593**	**-£3,779,168**
60% LAR : 40% CIR	35%	-£1,697,361	-£2,748,403	-£2,757,775	-£2,775,486	-£2,875,365	-£3,557,013	-£3,972,317
60% LAR : 40% CIR	40%	-£1,925,931	-£2,944,093	-£2,953,450	-£2,971,133	-£3,070,942	-£3,752,169	-£4,167,239
60% LAR : 40% CIR	45%	-£2,156,147	-£3,141,417	-£3,150,762	-£3,168,421	-£3,268,171	-£3,949,042	-£4,363,915
60% LAR : 40% CIR	50%	-£2,387,990	-£3,340,358	-£3,349,693	-£3,367,333	-£3,467,034	-£4,147,616	-£4,562,328

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£16,123,760	-£17,404,622	-£17,414,187	-£17,432,221	-£17,532,908	-£18,219,410	-£18,637,409
60% LAR : 40% CIR	5%	-£16,340,348	-£17,588,415	-£17,597,943	-£17,615,917	-£17,716,455	-£18,402,054	-£18,819,553
60% LAR : 40% CIR	10%	-£16,558,698	-£17,773,958	-£17,783,452	-£17,801,371	-£17,901,770	-£18,586,538	-£19,003,575
60% LAR : 40% CIR	15%	-£16,778,793	-£17,961,233	-£17,970,697	-£17,988,565	-£18,088,837	-£18,772,844	-£19,189,457
60% LAR : 40% CIR	20%	-£17,000,615	-£18,150,224	-£18,159,661	-£18,177,483	-£18,277,640	-£18,960,954	-£19,377,184
60% LAR : 40% CIR	25%	-£17,224,151	-£18,340,915	-£18,350,327	-£18,368,108	-£18,468,161	-£19,150,852	-£19,566,736
60% LAR : 40% CIR	**30%**	**-£17,449,381**	**-£18,533,289**	**-£18,542,680**	**-£18,560,423**	**-£18,660,384**	**-£19,342,520**	**-£19,758,095**
60% LAR : 40% CIR	35%	-£17,676,288	-£18,727,330	-£18,736,702	-£18,754,414	-£18,854,292	-£19,535,940	-£19,951,244
60% LAR : 40% CIR	40%	-£17,904,858	-£18,923,021	-£18,932,377	-£18,950,060	-£19,049,869	-£19,731,096	-£20,146,166
60% LAR : 40% CIR	45%	-£18,135,074	-£19,120,345	-£19,129,689	-£19,147,349	-£19,247,098	-£19,927,969	-£20,342,842
60% LAR : 40% CIR	50%	-£18,366,918	-£19,319,286	-£19,328,621	-£19,346,261	-£19,445,961	-£20,126,544	-£20,541,255

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,502,542	-£10,783,404	-£10,792,969	-£10,811,003	-£10,911,690	-£11,598,191	-£12,016,191
60% LAR : 40% CIR	5%	-£9,719,130	-£10,967,197	-£10,976,725	-£10,994,699	-£11,095,237	-£11,780,836	-£12,198,335
60% LAR : 40% CIR	10%	-£9,937,480	-£11,152,740	-£11,162,234	-£11,180,153	-£11,280,552	-£11,965,319	-£12,382,357
60% LAR : 40% CIR	15%	-£10,157,575	-£11,340,015	-£11,349,479	-£11,367,347	-£11,467,619	-£12,151,625	-£12,568,239
60% LAR : 40% CIR	20%	-£10,379,397	-£11,529,006	-£11,538,443	-£11,556,264	-£11,656,422	-£12,339,736	-£12,755,966
60% LAR : 40% CIR	25%	-£10,602,932	-£11,719,697	-£11,729,109	-£11,746,890	-£11,846,943	-£12,529,634	-£12,945,518
60% LAR : 40% CIR	**30%**	**-£10,828,162**	**-£11,912,071**	**-£11,921,462**	**-£11,939,205**	**-£12,039,166**	**-£12,721,302**	**-£13,136,877**
60% LAR : 40% CIR	35%	-£11,055,070	-£12,106,112	-£12,115,484	-£12,133,195	-£12,233,074	-£12,914,722	-£13,330,026
60% LAR : 40% CIR	40%	-£11,283,640	-£12,301,802	-£12,311,159	-£12,328,842	-£12,428,651	-£13,109,878	-£13,524,948
60% LAR : 40% CIR	45%	-£11,513,856	-£12,499,126	-£12,508,471	-£12,526,130	-£12,625,880	-£13,306,751	-£13,721,624
60% LAR : 40% CIR	50%	-£11,745,699	-£12,698,068	-£12,707,403	-£12,725,042	-£12,824,743	-£13,505,325	-£13,920,037

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,759,015	-£8,039,877	-£8,049,441	-£8,067,475	-£8,168,163	-£8,854,664	-£9,272,664
60% LAR : 40% CIR	5%	-£6,975,603	-£8,223,670	-£8,233,197	-£8,251,172	-£8,351,710	-£9,037,308	-£9,454,807
60% LAR : 40% CIR	10%	-£7,193,952	-£8,409,213	-£8,418,706	-£8,436,626	-£8,537,025	-£9,221,792	-£9,638,830
60% LAR : 40% CIR	15%	-£7,414,047	-£8,596,488	-£8,605,952	-£8,623,820	-£8,724,092	-£9,408,098	-£9,824,712
60% LAR : 40% CIR	20%	-£7,635,870	-£8,785,479	-£8,794,916	-£8,812,737	-£8,912,895	-£9,596,208	-£10,012,439
60% LAR : 40% CIR	25%	-£7,859,405	-£8,976,170	-£8,985,582	-£9,003,362	-£9,103,415	-£9,786,107	-£10,201,990
60% LAR : 40% CIR	**30%**	**-£8,084,635**	**-£9,168,544**	**-£9,177,935**	**-£9,195,678**	**-£9,295,638**	**-£9,977,775**	**-£10,393,350**
60% LAR : 40% CIR	35%	-£8,311,543	-£9,362,585	-£9,371,957	-£9,389,668	-£9,489,546	-£10,171,194	-£10,586,498
60% LAR : 40% CIR	40%	-£8,540,113	-£9,558,275	-£9,567,632	-£9,585,315	-£9,685,124	-£10,366,351	-£10,781,421
60% LAR : 40% CIR	45%	-£8,770,329	-£9,755,599	-£9,764,944	-£9,782,603	-£9,882,353	-£10,563,224	-£10,978,097
60% LAR : 40% CIR	50%	-£9,002,172	-£9,954,540	-£9,963,875	-£9,981,515	-£10,081,216	-£10,761,798	-£11,176,510

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,515,906	-£4,796,768	-£4,806,332	-£4,824,366	-£4,925,054	-£5,611,555	-£6,029,555
60% LAR : 40% CIR	5%	-£3,732,494	-£4,980,561	-£4,990,088	-£5,008,063	-£5,108,601	-£5,794,199	-£6,211,698
60% LAR : 40% CIR	10%	-£3,950,843	-£5,166,104	-£5,175,597	-£5,193,516	-£5,293,916	-£5,978,683	-£6,395,721
60% LAR : 40% CIR	15%	-£4,170,938	-£5,353,379	-£5,362,843	-£5,380,710	-£5,480,983	-£6,164,989	-£6,581,603
60% LAR : 40% CIR	20%	-£4,392,761	-£5,542,370	-£5,551,807	-£5,569,628	-£5,669,785	-£6,353,099	-£6,769,330
60% LAR : 40% CIR	25%	-£4,616,296	-£5,733,061	-£5,742,473	-£5,760,253	-£5,860,306	-£6,542,998	-£6,958,881
60% LAR : 40% CIR	**30%**	**-£4,841,526**	**-£5,925,435**	**-£5,934,826**	**-£5,952,569**	**-£6,052,529**	**-£6,734,666**	**-£7,150,240**
60% LAR : 40% CIR	35%	-£5,068,434	-£6,119,476	-£6,128,848	-£6,146,559	-£6,246,437	-£6,928,085	-£7,343,389
60% LAR : 40% CIR	40%	-£5,297,004	-£6,315,166	-£6,324,523	-£6,342,206	-£6,442,015	-£7,123,242	-£7,538,312
60% LAR : 40% CIR	45%	-£5,527,220	-£6,512,490	-£6,521,834	-£6,539,494	-£6,639,244	-£7,320,115	-£7,734,988
60% LAR : 40% CIR	50%	-£5,759,063	-£6,711,431	-£6,720,766	-£6,738,406	-£6,838,107	-£7,518,689	-£7,933,400

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR for 15 Years	
Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£705,235	-£578,631	-£588,195	-£606,230	-£706,917	-£1,393,418	-£1,811,418
60% LAR : 40% CIR	5%	£449,507	-£804,778	-£814,305	-£832,280	-£932,817	-£1,618,416	-£2,035,915
60% LAR : 40% CIR	10%	£192,045	-£1,032,674	-£1,042,167	-£1,060,087	-£1,160,485	-£1,845,253	-£2,262,290
60% LAR : 40% CIR	15%	-£68,161	-£1,262,302	-£1,271,765	-£1,289,634	-£1,389,906	-£2,073,913	-£2,490,526
60% LAR : 40% CIR	20%	-£333,025	-£1,493,647	-£1,503,083	-£1,520,905	-£1,621,061	-£2,304,376	-£2,720,605
60% LAR : 40% CIR	25%	-£599,601	-£1,726,690	-£1,736,103	-£1,753,883	-£1,853,935	-£2,536,627	-£2,952,510
60% LAR : 40% CIR	**30%**	**-£867,873**	**-£1,961,417**	**-£1,970,808**	**-£1,988,552**	**-£2,088,512**	**-£2,770,648**	**-£3,186,223**
60% LAR : 40% CIR	35%	-£1,137,823	-£2,197,811	-£2,207,184	-£2,224,895	-£2,324,773	-£3,006,421	-£3,421,725
60% LAR : 40% CIR	40%	-£1,409,434	-£2,435,855	-£2,445,212	-£2,462,895	-£2,562,704	-£3,243,930	-£3,659,000
60% LAR : 40% CIR	45%	-£1,682,691	-£2,675,533	-£2,684,877	-£2,702,535	-£2,802,285	-£3,483,157	-£3,898,029
60% LAR : 40% CIR	50%	-£1,957,576	-£2,916,826	-£2,926,161	-£2,943,801	-£3,043,503	-£3,724,085	-£4,138,796

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,273,692	-£16,557,559	-£16,567,122	-£16,585,157	-£16,685,844	-£17,372,346	-£17,790,346
60% LAR : 40% CIR	5%	-£15,529,420	-£16,783,705	-£16,793,232	-£16,811,207	-£16,911,744	-£17,597,343	-£18,014,842
60% LAR : 40% CIR	10%	-£15,786,883	-£17,011,601	-£17,021,095	-£17,039,014	-£17,139,412	-£17,824,181	-£18,241,217
60% LAR : 40% CIR	15%	-£16,047,088	-£17,241,229	-£17,250,693	-£17,268,561	-£17,368,833	-£18,052,840	-£18,469,454
60% LAR : 40% CIR	20%	-£16,311,953	-£17,472,574	-£17,482,010	-£17,499,832	-£17,599,989	-£18,283,304	-£18,699,533
60% LAR : 40% CIR	25%	-£16,578,529	-£17,705,617	-£17,715,030	-£17,732,810	-£17,832,863	-£18,515,554	-£18,931,438
60% LAR : 40% CIR	**30%**	**-£16,846,800**	**-£17,940,344**	**-£17,949,735**	**-£17,967,479**	**-£18,067,439**	**-£18,749,575**	**-£19,165,150**
60% LAR : 40% CIR	35%	-£17,116,750	-£18,176,739	-£18,186,111	-£18,203,822	-£18,303,701	-£18,985,349	-£19,400,652
60% LAR : 40% CIR	40%	-£17,388,362	-£18,414,782	-£18,424,139	-£18,441,822	-£18,541,631	-£19,222,857	-£19,637,927
60% LAR : 40% CIR	45%	-£17,661,618	-£18,654,460	-£18,663,804	-£18,681,463	-£18,781,212	-£19,462,084	-£19,876,957
60% LAR : 40% CIR	50%	-£17,936,504	-£18,895,753	-£18,905,088	-£18,922,728	-£19,022,430	-£19,703,012	-£20,117,724

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,652,474	-£9,936,340	-£9,945,904	-£9,963,939	-£10,064,626	-£10,751,128	-£11,169,127
60% LAR : 40% CIR	5%	-£8,908,202	-£10,162,487	-£10,172,014	-£10,189,989	-£10,290,526	-£10,976,125	-£11,393,624
60% LAR : 40% CIR	10%	-£9,165,664	-£10,390,383	-£10,399,877	-£10,417,796	-£10,518,194	-£11,202,962	-£11,619,999
60% LAR : 40% CIR	15%	-£9,425,870	-£10,620,011	-£10,629,474	-£10,647,343	-£10,747,615	-£11,431,622	-£11,848,235
60% LAR : 40% CIR	20%	-£9,690,735	-£10,851,356	-£10,860,792	-£10,878,614	-£10,978,770	-£11,662,085	-£12,078,315
60% LAR : 40% CIR	25%	-£9,957,311	-£11,084,399	-£11,093,812	-£11,111,592	-£11,211,645	-£11,894,336	-£12,310,219
60% LAR : 40% CIR	**30%**	**-£10,225,582**	**-£11,319,126**	**-£11,328,517**	**-£11,346,261**	**-£11,446,221**	**-£12,128,357**	**-£12,543,932**
60% LAR : 40% CIR	35%	-£10,495,532	-£11,555,521	-£11,564,893	-£11,582,604	-£11,682,482	-£12,364,130	-£12,779,434
60% LAR : 40% CIR	40%	-£10,767,143	-£11,793,564	-£11,802,921	-£11,820,604	-£11,920,413	-£12,601,639	-£13,016,709
60% LAR : 40% CIR	45%	-£11,040,400	-£12,033,242	-£12,042,586	-£12,060,245	-£12,159,994	-£12,840,866	-£13,255,738
60% LAR : 40% CIR	50%	-£11,315,285	-£12,274,535	-£12,283,870	-£12,301,510	-£12,401,212	-£13,081,794	-£13,496,505

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,908,947	-£7,192,813	-£7,202,376	-£7,220,412	-£7,321,099	-£8,007,600	-£8,425,600
60% LAR : 40% CIR	5%	-£6,164,675	-£7,418,959	-£7,428,487	-£7,446,461	-£7,546,998	-£8,232,598	-£8,650,097
60% LAR : 40% CIR	10%	-£6,422,137	-£7,646,856	-£7,656,349	-£7,674,268	-£7,774,667	-£8,459,435	-£8,876,472
60% LAR : 40% CIR	15%	-£6,682,343	-£7,876,484	-£7,885,947	-£7,903,816	-£8,004,088	-£8,688,094	-£9,104,708
60% LAR : 40% CIR	20%	-£6,947,207	-£8,107,829	-£8,117,264	-£8,135,087	-£8,235,243	-£8,918,558	-£9,334,787
60% LAR : 40% CIR	25%	-£7,213,783	-£8,340,872	-£8,350,285	-£8,368,064	-£8,468,117	-£9,150,808	-£9,566,692
60% LAR : 40% CIR	**30%**	**-£7,482,055**	**-£8,575,599**	**-£8,584,990**	**-£8,602,734**	**-£8,702,694**	**-£9,384,830**	**-£9,800,405**
60% LAR : 40% CIR	35%	-£7,752,005	-£8,811,993	-£8,821,366	-£8,839,077	-£8,938,955	-£9,620,603	-£10,035,907
60% LAR : 40% CIR	40%	-£8,023,616	-£9,050,037	-£9,059,394	-£9,077,077	-£9,176,886	-£9,858,112	-£10,273,182
60% LAR : 40% CIR	45%	-£8,296,873	-£9,289,714	-£9,299,059	-£9,316,717	-£9,416,467	-£10,097,339	-£10,512,211
60% LAR : 40% CIR	50%	-£8,571,758	-£9,531,008	-£9,540,343	-£9,557,983	-£9,657,684	-£10,338,267	-£10,752,978

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,665,838	-£3,949,704	-£3,959,267	-£3,977,303	-£4,077,990	-£4,764,491	-£5,182,491
60% LAR : 40% CIR	5%	-£2,921,566	-£4,175,850	-£4,185,378	-£4,203,352	-£4,303,889	-£4,989,489	-£5,406,988
60% LAR : 40% CIR	10%	-£3,179,028	-£4,403,747	-£4,413,240	-£4,431,159	-£4,531,558	-£5,216,326	-£5,633,363
60% LAR : 40% CIR	15%	-£3,439,234	-£4,633,375	-£4,642,838	-£4,660,707	-£4,760,979	-£5,444,985	-£5,861,599
60% LAR : 40% CIR	20%	-£3,704,098	-£4,864,719	-£4,874,155	-£4,891,978	-£4,992,134	-£5,675,449	-£6,091,678
60% LAR : 40% CIR	25%	-£3,970,674	-£5,097,763	-£5,107,176	-£5,124,955	-£5,225,008	-£5,907,699	-£6,323,583
60% LAR : 40% CIR	**30%**	**-£4,238,946**	**-£5,332,490**	**-£5,341,881**	**-£5,359,625**	**-£5,459,584**	**-£6,141,721**	**-£6,557,296**
60% LAR : 40% CIR	35%	-£4,508,895	-£5,568,884	-£5,578,257	-£5,595,968	-£5,695,846	-£6,377,494	-£6,792,798
60% LAR : 40% CIR	40%	-£4,780,507	-£5,806,928	-£5,816,285	-£5,833,968	-£5,933,777	-£6,615,003	-£7,030,073
60% LAR : 40% CIR	45%	-£5,053,764	-£6,046,605	-£6,055,950	-£6,073,608	-£6,173,358	-£6,854,230	-£7,269,102
60% LAR : 40% CIR	50%	-£5,328,649	-£6,287,899	-£6,297,234	-£6,314,874	-£6,414,575	-£7,095,158	-£7,509,869

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR for 15 Years	
Value Area	**Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,129,180	-£155,100	-£164,663	-£182,697	-£283,386	-£969,887	-£1,387,887
60% LAR : 40% CIR	5%	£852,256	-£402,423	-£411,950	-£429,924	-£530,462	-£1,216,061	-£1,633,559
60% LAR : 40% CIR	10%	£573,596	-£651,495	-£660,988	-£678,908	-£779,307	-£1,464,074	-£1,881,112
60% LAR : 40% CIR	15%	£293,217	-£902,300	-£911,763	-£929,632	-£1,029,904	-£1,713,910	-£2,130,524
60% LAR : 40% CIR	20%	£11,136	-£1,154,821	-£1,164,257	-£1,182,079	-£1,282,236	-£1,965,551	-£2,381,780
60% LAR : 40% CIR	25%	-£276,791	-£1,409,041	-£1,418,454	-£1,436,233	-£1,536,286	-£2,218,978	-£2,634,861
60% LAR : 40% CIR	**30%**	**-£566,583**	**-£1,664,945**	**-£1,674,336**	**-£1,692,080**	**-£1,792,039**	**-£2,474,176**	**-£2,889,751**
60% LAR : 40% CIR	35%	-£858,053	-£1,922,516	-£1,931,888	-£1,949,599	-£2,049,478	-£2,731,126	-£3,146,429
60% LAR : 40% CIR	40%	-£1,151,186	-£2,181,736	-£2,191,093	-£2,208,776	-£2,308,585	-£2,989,811	-£3,404,881
60% LAR : 40% CIR	45%	-£1,445,963	-£2,442,589	-£2,451,935	-£2,469,593	-£2,569,343	-£3,250,215	-£3,665,087
60% LAR : 40% CIR	50%	-£1,742,368	-£2,705,060	-£2,714,395	-£2,732,035	-£2,831,737	-£3,512,318	-£3,927,030

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£14,849,747	-£16,134,027	-£16,143,591	-£16,161,625	-£16,262,313	-£16,948,814	-£17,366,814
60% LAR : 40% CIR	5%	-£15,126,672	-£16,381,350	-£16,390,878	-£16,408,851	-£16,509,389	-£17,194,989	-£17,612,487
60% LAR : 40% CIR	10%	-£15,405,331	-£16,630,422	-£16,639,916	-£16,657,835	-£16,758,234	-£17,443,001	-£17,860,039
60% LAR : 40% CIR	15%	-£15,685,711	-£16,881,227	-£16,890,690	-£16,908,559	-£17,008,831	-£17,692,837	-£18,109,451
60% LAR : 40% CIR	20%	-£15,967,792	-£17,133,748	-£17,143,184	-£17,161,006	-£17,261,163	-£17,944,478	-£18,360,707
60% LAR : 40% CIR	25%	-£16,255,718	-£17,387,968	-£17,397,381	-£17,415,161	-£17,515,214	-£18,197,905	-£18,613,789
60% LAR : 40% CIR	**30%**	**-£16,545,510**	**-£17,643,872**	**-£17,653,263**	**-£17,671,007**	**-£17,770,967**	**-£18,453,103**	**-£18,868,678**
60% LAR : 40% CIR	35%	-£16,836,980	-£17,901,443	-£17,910,815	-£17,928,526	-£18,028,405	-£18,710,053	-£19,125,357
60% LAR : 40% CIR	40%	-£17,130,113	-£18,160,663	-£18,170,020	-£18,187,703	-£18,287,512	-£18,968,738	-£19,383,808
60% LAR : 40% CIR	45%	-£17,424,891	-£18,421,517	-£18,430,862	-£18,448,520	-£18,548,270	-£19,229,142	-£19,644,014
60% LAR : 40% CIR	50%	-£17,721,296	-£18,683,988	-£18,693,323	-£18,710,962	-£18,810,664	-£19,491,245	-£19,905,957

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,228,529	-£9,512,809	-£9,522,372	-£9,540,407	-£9,641,095	-£10,327,596	-£10,745,596
60% LAR : 40% CIR	5%	-£8,505,453	-£9,760,132	-£9,769,659	-£9,787,633	-£9,888,171	-£10,573,770	-£10,991,268
60% LAR : 40% CIR	10%	-£8,784,113	-£10,009,204	-£10,018,698	-£10,036,617	-£10,137,016	-£10,821,783	-£11,238,821
60% LAR : 40% CIR	15%	-£9,064,492	-£10,260,009	-£10,269,472	-£10,287,341	-£10,387,613	-£11,071,619	-£11,488,233
60% LAR : 40% CIR	20%	-£9,346,574	-£10,512,530	-£10,521,966	-£10,539,788	-£10,639,945	-£11,323,260	-£11,739,489
60% LAR : 40% CIR	25%	-£9,634,500	-£10,766,750	-£10,776,163	-£10,793,943	-£10,893,995	-£11,576,687	-£11,992,570
60% LAR : 40% CIR	**30%**	**-£9,924,292**	**-£11,022,654**	**-£11,032,045**	**-£11,049,789**	**-£11,149,748**	**-£11,831,885**	**-£12,247,460**
60% LAR : 40% CIR	35%	-£10,215,762	-£11,280,225	-£11,289,597	-£11,307,308	-£11,407,187	-£12,088,835	-£12,504,139
60% LAR : 40% CIR	40%	-£10,508,895	-£11,539,445	-£11,548,802	-£11,566,485	-£11,666,294	-£12,347,520	-£12,762,590
60% LAR : 40% CIR	45%	-£10,803,672	-£11,800,298	-£11,809,644	-£11,827,302	-£11,927,052	-£12,607,924	-£13,022,796
60% LAR : 40% CIR	50%	-£11,100,078	-£12,062,769	-£12,072,104	-£12,089,744	-£12,189,446	-£12,870,027	-£13,284,739

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,485,001	-£6,769,282	-£6,778,845	-£6,796,879	-£6,897,568	-£7,584,069	-£8,002,069
60% LAR : 40% CIR	5%	-£5,761,926	-£7,016,605	-£7,026,132	-£7,044,106	-£7,144,644	-£7,830,243	-£8,247,741
60% LAR : 40% CIR	10%	-£6,040,586	-£7,265,677	-£7,275,170	-£7,293,089	-£7,393,489	-£8,078,256	-£8,495,294
60% LAR : 40% CIR	15%	-£6,320,965	-£7,516,482	-£7,525,945	-£7,543,813	-£7,644,086	-£8,328,092	-£8,744,706
60% LAR : 40% CIR	20%	-£6,603,046	-£7,769,003	-£7,778,439	-£7,796,261	-£7,896,417	-£8,579,732	-£8,995,962
60% LAR : 40% CIR	25%	-£6,890,973	-£8,023,223	-£8,032,636	-£8,050,415	-£8,150,468	-£8,833,159	-£9,249,043
60% LAR : 40% CIR	**30%**	**-£7,180,764**	**-£8,279,127**	**-£8,288,518**	**-£8,306,262**	**-£8,406,221**	**-£9,088,358**	**-£9,503,932**
60% LAR : 40% CIR	35%	-£7,472,235	-£8,536,698	-£8,546,070	-£8,563,781	-£8,663,659	-£9,345,307	-£9,760,611
60% LAR : 40% CIR	40%	-£7,765,367	-£8,795,918	-£8,805,275	-£8,822,958	-£8,922,767	-£9,603,993	-£10,019,063
60% LAR : 40% CIR	45%	-£8,060,145	-£9,056,771	-£9,066,116	-£9,083,775	-£9,183,525	-£9,864,397	-£10,279,269
60% LAR : 40% CIR	50%	-£8,356,550	-£9,319,242	-£9,328,577	-£9,346,217	-£9,445,919	-£10,126,500	-£10,541,211

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,241,892	-£3,526,173	-£3,535,736	-£3,553,770	-£3,654,458	-£4,340,960	-£4,758,960
60% LAR : 40% CIR	5%	-£2,518,817	-£3,773,496	-£3,783,023	-£3,800,997	-£3,901,535	-£4,587,134	-£5,004,632
60% LAR : 40% CIR	10%	-£2,797,476	-£4,022,568	-£4,032,061	-£4,049,980	-£4,150,380	-£4,835,147	-£5,252,184
60% LAR : 40% CIR	15%	-£3,077,856	-£4,273,372	-£4,282,836	-£4,300,704	-£4,400,976	-£5,084,983	-£5,501,597
60% LAR : 40% CIR	20%	-£3,359,937	-£4,525,894	-£4,535,330	-£4,553,152	-£4,653,308	-£5,336,623	-£5,752,852
60% LAR : 40% CIR	25%	-£3,647,864	-£4,780,114	-£4,789,527	-£4,807,306	-£4,907,359	-£5,590,050	-£6,005,934
60% LAR : 40% CIR	**30%**	**-£3,937,655**	**-£5,036,017**	**-£5,045,409**	**-£5,063,152**	**-£5,163,112**	**-£5,845,249**	**-£6,260,823**
60% LAR : 40% CIR	35%	-£4,229,126	-£5,293,588	-£5,302,961	-£5,320,672	-£5,420,550	-£6,102,198	-£6,517,502
60% LAR : 40% CIR	40%	-£4,522,258	-£5,552,809	-£5,562,166	-£5,579,849	-£5,679,658	-£6,360,884	-£6,775,954
60% LAR : 40% CIR	45%	-£4,817,036	-£5,813,662	-£5,823,007	-£5,840,666	-£5,940,415	-£6,621,288	-£7,036,160
60% LAR : 40% CIR	50%	-£5,113,441	-£6,076,133	-£6,085,468	-£6,103,108	-£6,202,810	-£6,883,391	-£7,298,102

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR for 15 Years	
Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,553,127	£264,398	£254,978	£237,214	£138,040	-£546,355	-£964,354
60% LAR : 40% CIR	5%	£1,255,004	-£67	-£9,595	-£27,569	-£128,106	-£813,706	-£1,231,205
60% LAR : 40% CIR	10%	£955,147	-£270,316	-£279,810	-£297,729	-£398,128	-£1,082,895	-£1,499,933
60% LAR : 40% CIR	15%	£653,571	-£542,297	-£551,761	-£569,629	-£669,901	-£1,353,908	-£1,770,521
60% LAR : 40% CIR	20%	£350,292	-£815,995	-£825,431	-£843,253	-£943,410	-£1,626,725	-£2,042,954
60% LAR : 40% CIR	25%	£45,328	-£1,091,393	-£1,100,805	-£1,118,585	-£1,218,638	-£1,901,329	-£2,317,212
60% LAR : 40% CIR	**30%**	**-£265,293**	**-£1,368,472**	**-£1,377,863**	**-£1,395,607**	**-£1,495,567**	**-£2,177,703**	**-£2,593,278**
60% LAR : 40% CIR	35%	-£578,284	-£1,647,220	-£1,656,592	-£1,674,303	-£1,774,182	-£2,455,830	-£2,871,134
60% LAR : 40% CIR	40%	-£892,937	-£1,927,616	-£1,936,974	-£1,954,657	-£2,054,465	-£2,735,692	-£3,150,762
60% LAR : 40% CIR	45%	-£1,209,235	-£2,209,647	-£2,218,991	-£2,236,651	-£2,336,400	-£3,017,272	-£3,432,145
60% LAR : 40% CIR	50%	-£1,527,161	-£2,493,295	-£2,502,630	-£2,520,269	-£2,619,970	-£3,300,552	-£3,715,264

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£14,425,801	-£15,714,529	-£15,723,950	-£15,741,713	-£15,840,888	-£16,525,282	-£16,943,282
60% LAR : 40% CIR	5%	-£14,723,923	-£15,978,994	-£15,988,522	-£16,006,496	-£16,107,033	-£16,792,633	-£17,210,132
60% LAR : 40% CIR	10%	-£15,023,780	-£16,249,243	-£16,258,738	-£16,276,656	-£16,377,055	-£17,061,822	-£17,478,860
60% LAR : 40% CIR	15%	-£15,325,356	-£16,521,225	-£16,530,689	-£16,548,556	-£16,648,829	-£17,332,835	-£17,749,449
60% LAR : 40% CIR	20%	-£15,628,635	-£16,794,923	-£16,804,358	-£16,822,181	-£16,922,337	-£17,605,652	-£18,021,881
60% LAR : 40% CIR	25%	-£15,933,599	-£17,070,320	-£17,079,732	-£17,097,513	-£17,197,566	-£17,880,256	-£18,296,140
60% LAR : 40% CIR	**30%**	**-£16,244,220**	**-£17,347,400**	**-£17,356,791**	**-£17,374,535**	**-£17,474,494**	**-£18,156,631**	**-£18,572,205**
60% LAR : 40% CIR	35%	-£16,557,212	-£17,626,147	-£17,635,520	-£17,653,231	-£17,753,109	-£18,434,757	-£18,850,061
60% LAR : 40% CIR	40%	-£16,871,864	-£17,906,543	-£17,915,901	-£17,933,584	-£18,033,392	-£18,714,619	-£19,129,689
60% LAR : 40% CIR	45%	-£17,188,163	-£18,188,574	-£18,197,919	-£18,215,578	-£18,315,328	-£18,996,200	-£19,411,072
60% LAR : 40% CIR	50%	-£17,506,089	-£18,472,222	-£18,481,557	-£18,499,197	-£18,598,897	-£19,279,480	-£19,694,191

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,804,582	-£9,093,311	-£9,102,731	-£9,120,495	-£9,219,669	-£9,904,064	-£10,322,064
60% LAR : 40% CIR	5%	-£8,102,705	-£9,357,776	-£9,367,304	-£9,385,278	-£9,485,815	-£10,171,415	-£10,588,914
60% LAR : 40% CIR	10%	-£8,402,562	-£9,628,025	-£9,637,519	-£9,655,438	-£9,755,837	-£10,440,604	-£10,857,642
60% LAR : 40% CIR	15%	-£8,704,138	-£9,900,006	-£9,909,471	-£9,927,338	-£10,027,610	-£10,711,617	-£11,128,231
60% LAR : 40% CIR	20%	-£9,007,417	-£10,173,704	-£10,183,140	-£10,200,963	-£10,301,119	-£10,984,434	-£11,400,663
60% LAR : 40% CIR	25%	-£9,312,381	-£10,449,102	-£10,458,514	-£10,476,294	-£10,576,347	-£11,259,038	-£11,674,921
60% LAR : 40% CIR	**30%**	**-£9,623,002**	**-£10,726,181**	**-£10,735,572**	**-£10,753,316**	**-£10,853,276**	**-£11,535,413**	**-£11,950,987**
60% LAR : 40% CIR	35%	-£9,935,993	-£11,004,929	-£11,014,301	-£11,032,012	-£11,131,891	-£11,813,539	-£12,228,843
60% LAR : 40% CIR	40%	-£10,250,646	-£11,285,325	-£11,294,683	-£11,312,366	-£11,412,174	-£12,093,401	-£12,508,471
60% LAR : 40% CIR	45%	-£10,566,945	-£11,567,356	-£11,576,700	-£11,594,360	-£11,694,109	-£12,374,982	-£12,789,854
60% LAR : 40% CIR	50%	-£10,884,871	-£11,851,004	-£11,860,339	-£11,877,979	-£11,977,679	-£12,658,262	-£13,072,973

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,061,055	-£6,349,784	-£6,359,204	-£6,376,967	-£6,476,142	-£7,160,536	-£7,578,536
60% LAR : 40% CIR	5%	-£5,359,178	-£6,614,249	-£6,623,776	-£6,641,751	-£6,742,288	-£7,427,887	-£7,845,386
60% LAR : 40% CIR	10%	-£5,659,035	-£6,884,498	-£6,893,992	-£6,911,910	-£7,012,310	-£7,697,077	-£8,114,114
60% LAR : 40% CIR	15%	-£5,960,610	-£7,156,479	-£7,165,943	-£7,183,811	-£7,284,083	-£7,968,090	-£8,384,703
60% LAR : 40% CIR	20%	-£6,263,889	-£7,430,177	-£7,439,613	-£7,457,435	-£7,557,592	-£8,240,907	-£8,657,136
60% LAR : 40% CIR	25%	-£6,568,853	-£7,705,575	-£7,714,987	-£7,732,767	-£7,832,820	-£8,515,510	-£8,931,394
60% LAR : 40% CIR	**30%**	**-£6,879,475**	**-£7,982,654**	**-£7,992,045**	**-£8,009,789**	**-£8,109,749**	**-£8,791,885**	**-£9,207,460**
60% LAR : 40% CIR	35%	-£7,192,466	-£8,261,402	-£8,270,774	-£8,288,485	-£8,388,364	-£9,070,012	-£9,485,316
60% LAR : 40% CIR	40%	-£7,507,119	-£8,541,798	-£8,551,156	-£8,568,839	-£8,668,647	-£9,349,874	-£9,764,944
60% LAR : 40% CIR	45%	-£7,823,417	-£8,823,829	-£8,833,173	-£8,850,833	-£8,950,582	-£9,631,454	-£10,046,326
60% LAR : 40% CIR	50%	-£8,141,343	-£9,107,476	-£9,116,811	-£9,134,451	-£9,234,152	-£9,914,734	-£10,329,446

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,817,946	-£3,106,675	-£3,116,095	-£3,133,858	-£3,233,033	-£3,917,427	-£4,335,427
60% LAR : 40% CIR	5%	-£2,116,069	-£3,371,140	-£3,380,667	-£3,398,642	-£3,499,179	-£4,184,778	-£4,602,277
60% LAR : 40% CIR	10%	-£2,415,926	-£3,641,388	-£3,650,883	-£3,668,801	-£3,769,201	-£4,453,968	-£4,871,005
60% LAR : 40% CIR	15%	-£2,717,501	-£3,913,370	-£3,922,834	-£3,940,702	-£4,040,974	-£4,724,980	-£5,141,594
60% LAR : 40% CIR	20%	-£3,020,780	-£4,187,068	-£4,196,504	-£4,214,326	-£4,314,483	-£4,997,798	-£5,414,027
60% LAR : 40% CIR	25%	-£3,325,744	-£4,462,466	-£4,471,877	-£4,489,658	-£4,589,711	-£5,272,401	-£5,688,285
60% LAR : 40% CIR	**30%**	**-£3,636,366**	**-£4,739,545**	**-£4,748,936**	**-£4,766,680**	**-£4,866,640**	**-£5,548,776**	**-£5,964,351**
60% LAR : 40% CIR	35%	-£3,949,357	-£5,018,293	-£5,027,665	-£5,045,376	-£5,145,255	-£5,826,903	-£6,242,206
60% LAR : 40% CIR	40%	-£4,264,010	-£5,298,689	-£5,308,047	-£5,325,730	-£5,425,538	-£6,106,765	-£6,521,835
60% LAR : 40% CIR	45%	-£4,580,308	-£5,580,720	-£5,590,064	-£5,607,723	-£5,707,473	-£6,388,345	-£6,803,217
60% LAR : 40% CIR	50%	-£4,898,234	-£5,864,367	-£5,873,702	-£5,891,342	-£5,991,043	-£6,671,625	-£7,086,337

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR for 15 Years		Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,401,017	£1,098,731	£1,089,311	£1,071,548	£972,373	£296,190	-£117,291
60% LAR : 40% CIR	5%	£2,060,501	£792,550	£783,166	£765,463	£666,436	-£8,995	-£426,493
60% LAR : 40% CIR	10%	£1,718,249	£484,647	£475,295	£457,646	£358,756	-£320,538	-£737,576
60% LAR : 40% CIR	15%	£1,374,279	£175,036	£165,714	£148,115	£49,350	-£633,904	-£1,050,518
60% LAR : 40% CIR	20%	£1,028,606	-£138,344	-£147,781	-£165,602	-£265,759	-£949,073	-£1,365,304
60% LAR : 40% CIR	25%	£681,246	-£456,095	-£465,507	-£483,287	-£583,340	-£1,266,031	-£1,681,914
60% LAR : 40% CIR	**30%**	**£332,218**	**-£775,528**	**-£784,919**	**-£802,663**	**-£902,622**	**-£1,584,759**	**-£2,000,333**
60% LAR : 40% CIR	35%	-£18,745	-£1,096,629	-£1,106,001	-£1,123,711	-£1,223,590	-£1,905,238	-£2,320,542
60% LAR : 40% CIR	40%	-£376,439	-£1,419,378	-£1,428,736	-£1,446,418	-£1,546,227	-£2,227,454	-£2,642,524
60% LAR : 40% CIR	45%	-£735,780	-£1,743,762	-£1,753,107	-£1,770,766	-£1,870,516	-£2,551,387	-£2,966,260
60% LAR : 40% CIR	50%	-£1,096,748	-£2,069,762	-£2,079,097	-£2,096,737	-£2,196,439	-£2,877,021	-£3,291,732

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£13,577,910	-£14,880,196	-£14,889,616	-£14,907,379	-£15,006,554	-£15,682,737	-£16,096,218
60% LAR : 40% CIR	5%	-£13,918,426	-£15,186,377	-£15,195,761	-£15,213,465	-£15,312,492	-£15,987,922	-£16,405,420
60% LAR : 40% CIR	10%	-£14,260,678	-£15,494,280	-£15,503,632	-£15,521,281	-£15,620,171	-£16,299,465	-£16,716,503
60% LAR : 40% CIR	15%	-£14,604,648	-£15,803,891	-£15,813,213	-£15,830,813	-£15,929,578	-£16,612,831	-£17,029,445
60% LAR : 40% CIR	20%	-£14,950,321	-£16,117,271	-£16,126,708	-£16,144,529	-£16,244,687	-£16,928,001	-£17,344,231
60% LAR : 40% CIR	25%	-£15,297,681	-£16,435,022	-£16,444,434	-£16,462,215	-£16,562,268	-£17,244,959	-£17,660,841
60% LAR : 40% CIR	**30%**	**-£15,646,709**	**-£16,754,455**	**-£16,763,846**	**-£16,781,590**	**-£16,881,549**	**-£17,563,686**	**-£17,979,261**
60% LAR : 40% CIR	35%	-£15,997,672	-£17,075,556	-£17,084,928	-£17,102,638	-£17,202,518	-£17,884,166	-£18,299,470
60% LAR : 40% CIR	40%	-£16,355,367	-£17,398,305	-£17,407,663	-£17,425,345	-£17,525,154	-£18,206,381	-£18,621,451
60% LAR : 40% CIR	45%	-£16,714,707	-£17,722,689	-£17,732,034	-£17,749,693	-£17,849,443	-£18,530,314	-£18,945,187
60% LAR : 40% CIR	50%	-£17,075,675	-£18,048,690	-£18,058,025	-£18,075,664	-£18,175,366	-£18,855,948	-£19,270,660

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,956,692	-£8,258,978	-£8,268,398	-£8,286,161	-£8,385,336	-£9,061,519	-£9,475,000
60% LAR : 40% CIR	5%	-£7,297,208	-£8,565,159	-£8,574,543	-£8,592,247	-£8,691,273	-£9,366,704	-£9,784,202
60% LAR : 40% CIR	10%	-£7,639,460	-£8,873,062	-£8,882,414	-£8,900,063	-£8,998,953	-£9,678,247	-£10,095,285
60% LAR : 40% CIR	15%	-£7,983,430	-£9,182,673	-£9,191,995	-£9,209,594	-£9,308,360	-£9,991,613	-£10,408,227
60% LAR : 40% CIR	20%	-£8,329,103	-£9,496,053	-£9,505,490	-£9,523,311	-£9,623,468	-£10,306,782	-£10,723,013
60% LAR : 40% CIR	25%	-£8,676,463	-£9,813,804	-£9,823,216	-£9,840,996	-£9,941,049	-£10,623,741	-£11,039,623
60% LAR : 40% CIR	**30%**	**-£9,025,491**	**-£10,133,237**	**-£10,142,628**	**-£10,160,372**	**-£10,260,331**	**-£10,942,468**	**-£11,358,043**
60% LAR : 40% CIR	35%	-£9,376,454	-£10,454,338	-£10,463,710	-£10,481,420	-£10,581,299	-£11,262,947	-£11,678,251
60% LAR : 40% CIR	40%	-£9,734,148	-£10,777,087	-£10,786,445	-£10,804,127	-£10,903,936	-£11,585,163	-£12,000,233
60% LAR : 40% CIR	45%	-£10,093,489	-£11,101,471	-£11,110,816	-£11,128,475	-£11,228,225	-£11,909,096	-£12,323,969
60% LAR : 40% CIR	50%	-£10,454,457	-£11,427,471	-£11,436,806	-£11,454,446	-£11,554,148	-£12,234,730	-£12,649,442

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,213,165	-£5,515,450	-£5,524,871	-£5,542,634	-£5,641,809	-£6,317,992	-£6,731,472
60% LAR : 40% CIR	5%	-£4,553,681	-£5,821,632	-£5,831,016	-£5,848,719	-£5,947,746	-£6,623,177	-£7,040,675
60% LAR : 40% CIR	10%	-£4,895,933	-£6,129,535	-£6,138,886	-£6,156,536	-£6,255,426	-£6,934,720	-£7,351,757
60% LAR : 40% CIR	15%	-£5,239,903	-£6,439,146	-£6,448,468	-£6,466,067	-£6,564,832	-£7,248,086	-£7,664,699
60% LAR : 40% CIR	20%	-£5,585,576	-£6,752,526	-£6,761,963	-£6,779,784	-£6,879,941	-£7,563,255	-£7,979,485
60% LAR : 40% CIR	25%	-£5,932,935	-£7,070,277	-£7,079,688	-£7,097,469	-£7,197,522	-£7,880,213	-£8,296,096
60% LAR : 40% CIR	**30%**	**-£6,281,964**	**-£7,389,709**	**-£7,399,100**	**-£7,416,844**	**-£7,516,804**	**-£8,198,941**	**-£8,614,515**
60% LAR : 40% CIR	35%	-£6,632,927	-£7,710,810	-£7,720,183	-£7,737,893	-£7,837,772	-£8,519,420	-£8,934,724
60% LAR : 40% CIR	40%	-£6,990,621	-£8,033,560	-£8,042,918	-£8,060,600	-£8,160,409	-£8,841,636	-£9,256,706
60% LAR : 40% CIR	45%	-£7,349,962	-£8,357,944	-£8,367,288	-£8,384,948	-£8,484,697	-£9,165,569	-£9,580,442
60% LAR : 40% CIR	50%	-£7,710,929	-£8,683,944	-£8,693,279	-£8,710,919	-£8,810,621	-£9,491,203	-£9,905,914

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£970,055	-£2,272,341	-£2,281,761	-£2,299,525	-£2,398,699	-£3,074,883	-£3,488,363
60% LAR : 40% CIR	5%	-£1,310,572	-£2,578,523	-£2,587,906	-£2,605,610	-£2,704,637	-£3,380,068	-£3,797,566
60% LAR : 40% CIR	10%	-£1,652,824	-£2,886,426	-£2,895,777	-£2,913,426	-£3,012,317	-£3,691,611	-£4,108,648
60% LAR : 40% CIR	15%	-£1,996,794	-£3,196,037	-£3,205,358	-£3,222,958	-£3,321,723	-£4,004,977	-£4,421,590
60% LAR : 40% CIR	20%	-£2,342,467	-£3,509,417	-£3,518,853	-£3,536,675	-£3,636,832	-£4,320,146	-£4,736,376
60% LAR : 40% CIR	25%	-£2,689,826	-£3,827,168	-£3,836,579	-£3,854,360	-£3,954,413	-£4,637,104	-£5,052,987
60% LAR : 40% CIR	**30%**	**-£3,038,855**	**-£4,146,600**	**-£4,155,991**	**-£4,173,735**	**-£4,273,695**	**-£4,955,831**	**-£5,371,406**
60% LAR : 40% CIR	35%	-£3,389,818	-£4,467,701	-£4,477,074	-£4,494,784	-£4,594,663	-£5,276,311	-£5,691,615
60% LAR : 40% CIR	40%	-£3,747,512	-£4,790,451	-£4,799,809	-£4,817,490	-£4,917,300	-£5,598,527	-£6,013,597
60% LAR : 40% CIR	45%	-£4,106,852	-£5,114,835	-£5,124,179	-£5,141,839	-£5,241,588	-£5,922,459	-£6,337,333
60% LAR : 40% CIR	50%	-£4,467,820	-£5,440,835	-£5,450,170	-£5,467,810	-£5,567,512	-£6,248,094	-£6,662,805

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR for 15 Years

Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,248,909	£1,933,065	£1,923,645	£1,905,881	£1,806,707	£1,130,523	£718,805
60% LAR : 40% CIR	5%	£2,865,998	£1,585,167	£1,575,783	£1,558,079	£1,459,053	£783,757	£372,532
60% LAR : 40% CIR	10%	£2,481,351	£1,235,547	£1,226,195	£1,208,546	£1,109,656	£435,180	£24,410
60% LAR : 40% CIR	15%	£2,094,986	£884,219	£874,898	£857,298	£758,533	£84,806	-£330,513
60% LAR : 40% CIR	20%	£1,706,919	£531,202	£521,907	£504,353	£405,701	-£271,423	-£687,652
60% LAR : 40% CIR	25%	£1,317,165	£176,511	£167,239	£149,727	£51,177	-£630,733	-£1,046,616
60% LAR : 40% CIR	**30%**	**£925,742**	**-£182,583**	**-£191,974**	**-£209,718**	**-£309,677**	**-£991,814**	**-£1,407,389**
60% LAR : 40% CIR	35%	£532,666	-£546,036	-£555,410	-£573,120	-£672,999	-£1,354,647	-£1,769,951
60% LAR : 40% CIR	40%	£137,953	-£911,140	-£920,497	-£938,180	-£1,037,989	-£1,719,216	-£2,134,286
60% LAR : 40% CIR	45%	-£262,324	-£1,277,876	-£1,287,222	-£1,304,880	-£1,404,630	-£2,085,502	-£2,500,374
60% LAR : 40% CIR	50%	-£666,333	-£1,646,231	-£1,655,566	-£1,673,206	-£1,772,906	-£2,453,489	-£2,868,200

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,730,018	-£14,045,862	-£14,055,282	-£14,073,046	-£14,172,220	-£14,848,405	-£15,260,122
60% LAR : 40% CIR	5%	-£13,112,929	-£14,393,760	-£14,403,144	-£14,420,849	-£14,519,874	-£15,195,170	-£15,606,395
60% LAR : 40% CIR	10%	-£13,497,576	-£14,743,380	-£14,752,732	-£14,770,381	-£14,869,272	-£15,543,748	-£15,954,517
60% LAR : 40% CIR	15%	-£13,883,941	-£15,094,708	-£15,104,030	-£15,121,629	-£15,220,394	-£15,894,121	-£16,309,440
60% LAR : 40% CIR	20%	-£14,272,008	-£15,447,725	-£15,457,020	-£15,474,574	-£15,573,226	-£16,250,350	-£16,666,579
60% LAR : 40% CIR	25%	-£14,661,762	-£15,802,417	-£15,811,688	-£15,829,201	-£15,927,750	-£16,609,661	-£17,025,543
60% LAR : 40% CIR	**30%**	**-£15,053,185**	**-£16,161,510**	**-£16,170,901**	**-£16,188,645**	**-£16,288,605**	**-£16,970,741**	**-£17,386,316**
60% LAR : 40% CIR	35%	-£15,446,262	-£16,524,963	-£16,534,337	-£16,552,047	-£16,651,926	-£17,333,574	-£17,748,878
60% LAR : 40% CIR	40%	-£15,840,975	-£16,890,067	-£16,899,424	-£16,917,107	-£17,016,916	-£17,698,143	-£18,113,213
60% LAR : 40% CIR	45%	-£16,241,251	-£17,256,804	-£17,266,149	-£17,283,808	-£17,383,557	-£18,064,429	-£18,479,301
60% LAR : 40% CIR	50%	-£16,645,260	-£17,625,158	-£17,634,493	-£17,652,133	-£17,751,834	-£18,432,416	-£18,847,127

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,108,800	-£7,424,644	-£7,434,064	-£7,451,828	-£7,551,002	-£8,227,186	-£8,638,904
60% LAR : 40% CIR	5%	-£6,491,711	-£7,772,542	-£7,781,926	-£7,799,630	-£7,898,656	-£8,573,952	-£8,985,177
60% LAR : 40% CIR	10%	-£6,876,358	-£8,122,162	-£8,131,514	-£8,149,163	-£8,248,053	-£8,922,530	-£9,333,299
60% LAR : 40% CIR	15%	-£7,262,723	-£8,473,490	-£8,482,811	-£8,500,411	-£8,599,176	-£9,272,903	-£9,688,222
60% LAR : 40% CIR	20%	-£7,650,790	-£8,826,507	-£8,835,802	-£8,853,356	-£8,952,008	-£9,629,132	-£10,045,361
60% LAR : 40% CIR	25%	-£8,040,544	-£9,181,199	-£9,190,470	-£9,207,983	-£9,306,532	-£9,988,442	-£10,404,325
60% LAR : 40% CIR	**30%**	**-£8,431,967**	**-£9,540,292**	**-£9,549,683**	**-£9,567,427**	**-£9,667,387**	**-£10,349,523**	**-£10,765,098**
60% LAR : 40% CIR	35%	-£8,825,043	-£9,903,745	-£9,913,119	-£9,930,829	-£10,030,708	-£10,712,356	-£11,127,660
60% LAR : 40% CIR	40%	-£9,219,756	-£10,268,849	-£10,278,206	-£10,295,889	-£10,395,698	-£11,076,925	-£11,491,995
60% LAR : 40% CIR	45%	-£9,620,033	-£10,635,585	-£10,644,931	-£10,662,589	-£10,762,339	-£11,443,211	-£11,858,083
60% LAR : 40% CIR	50%	-£10,024,042	-£11,003,940	-£11,013,275	-£11,030,915	-£11,130,616	-£11,811,198	-£12,225,909

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,365,273	-£4,681,117	-£4,690,537	-£4,708,300	-£4,807,475	-£5,483,659	-£5,895,377
60% LAR : 40% CIR	5%	-£3,748,184	-£5,029,015	-£5,038,398	-£5,056,103	-£5,155,129	-£5,830,425	-£6,241,649
60% LAR : 40% CIR	10%	-£4,132,831	-£5,378,635	-£5,387,987	-£5,405,636	-£5,504,526	-£6,179,002	-£6,589,772
60% LAR : 40% CIR	15%	-£4,519,195	-£5,729,963	-£5,739,284	-£5,756,884	-£5,855,649	-£6,529,375	-£6,944,695
60% LAR : 40% CIR	20%	-£4,907,263	-£6,082,980	-£6,092,275	-£6,109,828	-£6,208,481	-£6,885,605	-£7,301,834
60% LAR : 40% CIR	25%	-£5,297,016	-£6,437,671	-£6,446,942	-£6,464,455	-£6,563,005	-£7,244,915	-£7,660,798
60% LAR : 40% CIR	**30%**	**-£5,688,439**	**-£6,796,765**	**-£6,806,156**	**-£6,823,900**	**-£6,923,859**	**-£7,605,996**	**-£8,021,570**
60% LAR : 40% CIR	35%	-£6,081,516	-£7,160,218	-£7,169,591	-£7,187,301	-£7,287,181	-£7,968,829	-£8,384,133
60% LAR : 40% CIR	40%	-£6,476,229	-£7,525,322	-£7,534,679	-£7,552,361	-£7,652,171	-£8,333,398	-£8,748,468
60% LAR : 40% CIR	45%	-£6,876,506	-£7,892,058	-£7,901,404	-£7,919,062	-£8,018,812	-£8,699,684	-£9,114,556
60% LAR : 40% CIR	50%	-£7,280,514	-£8,260,413	-£8,269,748	-£8,287,387	-£8,387,088	-£9,067,670	-£9,482,382

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£122,164	-£1,438,008	-£1,447,428	-£1,465,191	-£1,564,366	-£2,240,550	-£2,652,267
60% LAR : 40% CIR	5%	-£505,075	-£1,785,906	-£1,795,289	-£1,812,994	-£1,912,020	-£2,587,316	-£2,998,540
60% LAR : 40% CIR	10%	-£889,721	-£2,135,526	-£2,144,877	-£2,162,527	-£2,261,417	-£2,935,893	-£3,346,663
60% LAR : 40% CIR	15%	-£1,276,086	-£2,486,854	-£2,496,175	-£2,513,775	-£2,612,540	-£3,286,266	-£3,701,586
60% LAR : 40% CIR	20%	-£1,664,154	-£2,839,871	-£2,849,165	-£2,866,719	-£2,965,372	-£3,642,496	-£4,058,725
60% LAR : 40% CIR	25%	-£2,053,907	-£3,194,562	-£3,203,833	-£3,221,346	-£3,319,896	-£4,001,806	-£4,417,689
60% LAR : 40% CIR	**30%**	**-£2,445,330**	**-£3,553,656**	**-£3,563,047**	**-£3,580,791**	**-£3,680,750**	**-£4,362,887**	**-£4,778,461**
60% LAR : 40% CIR	35%	-£2,838,407	-£3,917,109	-£3,926,482	-£3,944,192	-£4,044,072	-£4,725,720	-£5,141,024
60% LAR : 40% CIR	40%	-£3,233,120	-£4,282,213	-£4,291,569	-£4,309,252	-£4,409,061	-£5,090,289	-£5,505,358
60% LAR : 40% CIR	45%	-£3,633,397	-£4,648,949	-£4,658,294	-£4,675,953	-£4,775,703	-£5,456,575	-£5,871,447
60% LAR : 40% CIR	50%	-£4,037,405	-£5,017,304	-£5,026,639	-£5,044,278	-£5,143,979	-£5,824,561	-£6,239,273

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR for 15 Years	
Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£4,944,691	£3,601,732	£3,592,312	£3,574,549	£3,475,374	£2,799,190	£2,387,472
60% LAR : 40% CIR	5%	£4,476,992	£3,170,401	£3,161,017	£3,143,313	£3,044,286	£2,368,990	£1,957,767
60% LAR : 40% CIR	10%	£4,007,556	£2,737,346	£2,727,996	£2,710,346	£2,611,456	£1,936,979	£1,526,211
60% LAR : 40% CIR	15%	£3,536,401	£2,302,586	£2,293,265	£2,275,665	£2,176,900	£1,503,173	£1,092,821
60% LAR : 40% CIR	20%	£3,063,545	£1,866,135	£1,856,840	£1,839,287	£1,740,635	£1,067,590	£657,616
60% LAR : 40% CIR	25%	£2,589,002	£1,428,010	£1,418,740	£1,401,227	£1,302,677	£630,246	£220,613
60% LAR : 40% CIR	**30%**	**£2,112,790**	**£988,228**	**£978,977**	**£961,502**	**£863,043**	**£191,159**	**-£221,499**
60% LAR : 40% CIR	35%	£1,634,925	£546,803	£537,571	£520,127	£421,749	-£253,464	-£668,768
60% LAR : 40% CIR	40%	£1,155,422	£103,754	£94,537	£77,120	-£21,512	-£702,739	-£1,117,809
60% LAR : 40% CIR	45%	£674,299	-£346,107	-£355,451	-£373,110	-£472,859	-£1,153,731	-£1,568,604
60% LAR : 40% CIR	50%	£191,573	-£799,167	-£808,502	-£826,142	-£925,843	-£1,606,425	-£2,021,136

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,034,236	-£12,377,195	-£12,386,615	-£12,404,379	-£12,503,553	-£13,179,738	-£13,591,455
60% LAR : 40% CIR	5%	-£11,501,935	-£12,808,527	-£12,817,910	-£12,835,614	-£12,934,641	-£13,609,937	-£14,021,161
60% LAR : 40% CIR	10%	-£11,971,372	-£13,241,581	-£13,250,931	-£13,268,582	-£13,367,471	-£14,041,948	-£14,452,717
60% LAR : 40% CIR	15%	-£12,442,526	-£13,676,341	-£13,685,663	-£13,703,262	-£13,802,028	-£14,475,754	-£14,886,107
60% LAR : 40% CIR	20%	-£12,915,382	-£14,112,792	-£14,122,087	-£14,139,641	-£14,238,292	-£14,911,337	-£15,321,312
60% LAR : 40% CIR	25%	-£13,389,925	-£14,550,917	-£14,560,187	-£14,577,700	-£14,676,250	-£15,348,681	-£15,758,314
60% LAR : 40% CIR	**30%**	**-£13,866,137**	**-£14,990,699**	**-£14,999,950**	**-£15,017,426**	**-£15,115,884**	**-£15,787,768**	**-£16,200,426**
60% LAR : 40% CIR	35%	-£14,344,002	-£15,432,125	-£15,441,356	-£15,458,800	-£15,557,178	-£16,232,391	-£16,647,695
60% LAR : 40% CIR	40%	-£14,823,505	-£15,875,174	-£15,884,391	-£15,901,807	-£16,000,439	-£16,681,666	-£17,096,736
60% LAR : 40% CIR	45%	-£15,304,628	-£16,325,034	-£16,334,379	-£16,352,037	-£16,451,787	-£17,132,659	-£17,547,531
60% LAR : 40% CIR	50%	-£15,787,354	-£16,778,094	-£16,787,429	-£16,805,069	-£16,904,770	-£17,585,352	-£18,000,064

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,413,018	-£5,755,977	-£5,765,397	-£5,783,161	-£5,882,335	-£6,558,519	-£6,970,237
60% LAR : 40% CIR	5%	-£4,880,717	-£6,187,309	-£6,196,692	-£6,214,396	-£6,313,423	-£6,988,719	-£7,399,942
60% LAR : 40% CIR	10%	-£5,350,153	-£6,620,363	-£6,629,713	-£6,647,363	-£6,746,253	-£7,420,730	-£7,831,499
60% LAR : 40% CIR	15%	-£5,821,308	-£7,055,123	-£7,064,445	-£7,082,044	-£7,180,809	-£7,854,536	-£8,264,889
60% LAR : 40% CIR	20%	-£6,294,164	-£7,491,574	-£7,500,869	-£7,518,423	-£7,617,074	-£8,290,119	-£8,700,093
60% LAR : 40% CIR	25%	-£6,768,707	-£7,929,699	-£7,938,969	-£7,956,482	-£8,055,032	-£8,727,463	-£9,137,096
60% LAR : 40% CIR	**30%**	**-£7,244,919**	**-£8,369,481**	**-£8,378,732**	**-£8,396,208**	**-£8,494,666**	**-£9,166,550**	**-£9,579,208**
60% LAR : 40% CIR	35%	-£7,722,784	-£8,810,906	-£8,820,138	-£8,837,582	-£8,935,960	-£9,611,173	-£10,026,477
60% LAR : 40% CIR	40%	-£8,202,287	-£9,253,955	-£9,263,172	-£9,280,589	-£9,379,221	-£10,060,448	-£10,475,518
60% LAR : 40% CIR	45%	-£8,683,410	-£9,703,816	-£9,713,160	-£9,730,819	-£9,830,568	-£10,511,441	-£10,926,313
60% LAR : 40% CIR	50%	-£9,166,136	-£10,156,876	-£10,166,211	-£10,183,851	-£10,283,552	-£10,964,134	-£11,378,845

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,669,491	-£3,012,450	-£3,021,870	-£3,039,633	-£3,138,808	-£3,814,992	-£4,226,709
60% LAR : 40% CIR	5%	-£2,137,190	-£3,443,781	-£3,453,165	-£3,470,869	-£3,569,896	-£4,245,191	-£4,656,415
60% LAR : 40% CIR	10%	-£2,606,626	-£3,876,835	-£3,886,186	-£3,903,836	-£4,002,726	-£4,677,203	-£5,087,971
60% LAR : 40% CIR	15%	-£3,077,781	-£4,311,596	-£4,320,917	-£4,338,517	-£4,437,282	-£5,111,009	-£5,521,361
60% LAR : 40% CIR	20%	-£3,550,636	-£4,748,047	-£4,757,341	-£4,774,895	-£4,873,547	-£5,546,592	-£5,956,566
60% LAR : 40% CIR	25%	-£4,025,179	-£5,186,172	-£5,195,442	-£5,212,955	-£5,311,505	-£5,983,936	-£6,393,568
60% LAR : 40% CIR	**30%**	**-£4,501,392**	**-£5,625,954**	**-£5,635,204**	**-£5,652,680**	**-£5,751,139**	**-£6,423,023**	**-£6,835,681**
60% LAR : 40% CIR	35%	-£4,979,257	-£6,067,379	-£6,076,610	-£6,094,055	-£6,192,433	-£6,867,646	-£7,282,950
60% LAR : 40% CIR	40%	-£5,458,759	-£6,510,428	-£6,519,645	-£6,537,062	-£6,635,693	-£7,316,921	-£7,731,990
60% LAR : 40% CIR	45%	-£5,939,883	-£6,960,289	-£6,969,633	-£6,987,292	-£7,087,041	-£7,767,913	-£8,182,785
60% LAR : 40% CIR	50%	-£6,422,609	-£7,413,349	-£7,422,684	-£7,440,324	-£7,540,024	-£8,220,607	-£8,635,318

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,573,619	£230,659	£221,239	£203,476	£104,301	-£571,883	-£983,600
60% LAR : 40% CIR	5%	£1,105,919	-£200,672	-£210,056	-£227,760	-£326,786	-£1,002,082	-£1,413,306
60% LAR : 40% CIR	10%	£636,483	-£633,726	-£643,077	-£660,727	-£759,616	-£1,434,094	-£1,844,862
60% LAR : 40% CIR	15%	£165,329	-£1,068,487	-£1,077,808	-£1,095,408	-£1,194,173	-£1,867,900	-£2,278,252
60% LAR : 40% CIR	20%	-£307,527	-£1,504,938	-£1,514,232	-£1,531,786	-£1,630,438	-£2,303,483	-£2,713,457
60% LAR : 40% CIR	25%	-£782,070	-£1,943,063	-£1,952,333	-£1,969,846	-£2,068,395	-£2,740,827	-£3,150,459
60% LAR : 40% CIR	**30%**	**-£1,258,283**	**-£2,382,845**	**-£2,392,095**	**-£2,409,571**	**-£2,508,030**	**-£3,179,914**	**-£3,592,572**
60% LAR : 40% CIR	35%	-£1,736,148	-£2,824,270	-£2,833,501	-£2,850,946	-£2,949,323	-£3,624,537	-£4,039,841
60% LAR : 40% CIR	40%	-£2,215,650	-£3,267,319	-£3,276,536	-£3,293,953	-£3,392,584	-£4,073,811	-£4,488,881
60% LAR : 40% CIR	45%	-£2,696,774	-£3,717,180	-£3,726,524	-£3,744,183	-£3,843,932	-£4,524,804	-£4,939,676
60% LAR : 40% CIR	50%	-£3,179,500	-£4,170,240	-£4,179,575	-£4,197,215	-£4,296,915	-£4,977,498	-£5,392,209

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR for 15 Years	
Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,064,420	£5,687,565	£5,678,146	£5,660,382	£5,561,208	£4,885,024	£4,473,305
60% LAR : 40% CIR	5%	£6,490,733	£5,151,942	£5,142,559	£5,124,855	£5,025,828	£4,350,532	£3,939,309
60% LAR : 40% CIR	10%	£5,915,312	£4,614,597	£4,605,246	£4,587,597	£4,488,706	£3,814,230	£3,403,460
60% LAR : 40% CIR	15%	£5,338,171	£4,075,545	£4,066,224	£4,048,624	£3,949,859	£3,276,132	£2,865,780
60% LAR : 40% CIR	20%	£4,759,328	£3,534,802	£3,525,507	£3,507,954	£3,409,302	£2,736,257	£2,326,283
60% LAR : 40% CIR	25%	£4,178,798	£2,992,385	£2,983,115	£2,965,602	£2,867,052	£2,194,621	£1,784,989
60% LAR : 40% CIR	**30%**	**£3,596,600**	**£2,448,311**	**£2,439,062**	**£2,421,585**	**£2,323,127**	**£1,651,242**	**£1,241,913**
60% LAR : 40% CIR	35%	£3,012,748	£1,902,595	£1,893,364	£1,875,918	£1,777,540	£1,106,137	£697,074
60% LAR : 40% CIR	40%	£2,427,259	£1,355,254	£1,346,037	£1,328,620	£1,230,312	£559,323	£150,491
60% LAR : 40% CIR	45%	£1,840,150	£806,304	£797,100	£779,706	£681,455	£10,816	-£403,892
60% LAR : 40% CIR	50%	£1,251,436	£255,760	£246,566	£229,191	£130,988	-£547,595	-£962,307

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,914,507	-£10,291,362	-£10,300,782	-£10,318,545	-£10,417,720	-£11,093,904	-£11,505,622
60% LAR : 40% CIR	5%	-£9,488,194	-£10,826,985	-£10,836,369	-£10,854,072	-£10,953,099	-£11,628,395	-£12,039,619
60% LAR : 40% CIR	10%	-£10,063,616	-£11,364,330	-£11,373,681	-£11,391,331	-£11,490,221	-£12,164,697	-£12,575,467
60% LAR : 40% CIR	15%	-£10,640,756	-£11,903,382	-£11,912,704	-£11,930,303	-£12,029,069	-£12,702,795	-£13,113,148
60% LAR : 40% CIR	20%	-£11,219,600	-£12,444,125	-£12,453,420	-£12,470,974	-£12,569,625	-£13,242,670	-£13,652,645
60% LAR : 40% CIR	25%	-£11,800,129	-£12,986,542	-£12,995,812	-£13,013,325	-£13,111,875	-£13,784,306	-£14,193,939
60% LAR : 40% CIR	**30%**	**-£12,382,328**	**-£13,530,616**	**-£13,539,866**	**-£13,557,343**	**-£13,655,800**	**-£14,327,685**	**-£14,737,014**
60% LAR : 40% CIR	35%	-£12,966,179	-£14,076,332	-£14,085,564	-£14,103,009	-£14,201,387	-£14,872,790	-£15,281,853
60% LAR : 40% CIR	40%	-£13,551,668	-£14,623,673	-£14,632,890	-£14,650,307	-£14,748,616	-£15,419,605	-£15,828,436
60% LAR : 40% CIR	45%	-£14,138,777	-£15,172,624	-£15,181,827	-£15,199,221	-£15,297,472	-£15,968,111	-£16,382,819
60% LAR : 40% CIR	50%	-£14,727,491	-£15,723,167	-£15,732,361	-£15,749,736	-£15,847,939	-£16,526,523	-£16,941,234

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,293,289	-£3,670,144	-£3,679,563	-£3,697,327	-£3,796,501	-£4,472,686	-£4,884,404
60% LAR : 40% CIR	5%	-£2,866,976	-£4,205,767	-£4,215,150	-£4,232,854	-£4,331,881	-£5,007,177	-£5,418,401
60% LAR : 40% CIR	10%	-£3,442,397	-£4,743,112	-£4,752,463	-£4,770,113	-£4,869,003	-£5,543,479	-£5,954,249
60% LAR : 40% CIR	15%	-£4,019,538	-£5,282,164	-£5,291,486	-£5,309,085	-£5,407,850	-£6,081,577	-£6,491,929
60% LAR : 40% CIR	20%	-£4,598,381	-£5,822,907	-£5,832,202	-£5,849,756	-£5,948,407	-£6,621,452	-£7,031,426
60% LAR : 40% CIR	25%	-£5,178,911	-£6,365,324	-£6,374,594	-£6,392,107	-£6,490,657	-£7,163,088	-£7,572,721
60% LAR : 40% CIR	**30%**	**-£5,761,109**	**-£6,909,398**	**-£6,918,648**	**-£6,936,124**	**-£7,034,582**	**-£7,706,467**	**-£8,115,796**
60% LAR : 40% CIR	35%	-£6,344,961	-£7,455,114	-£7,464,345	-£7,481,791	-£7,580,169	-£8,251,572	-£8,660,635
60% LAR : 40% CIR	40%	-£6,930,450	-£8,002,455	-£8,011,672	-£8,029,089	-£8,127,397	-£8,798,387	-£9,207,218
60% LAR : 40% CIR	45%	-£7,517,559	-£8,551,406	-£8,560,609	-£8,578,003	-£8,676,254	-£9,346,893	-£9,761,601
60% LAR : 40% CIR	50%	-£8,106,273	-£9,101,949	-£9,111,143	-£9,128,518	-£9,226,721	-£9,905,304	-£10,320,016

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£450,238	-£926,617	-£936,036	-£953,799	-£1,052,974	-£1,729,158	-£2,140,877
60% LAR : 40% CIR	5%	-£123,449	-£1,462,239	-£1,471,623	-£1,489,327	-£1,588,354	-£2,263,649	-£2,674,873
60% LAR : 40% CIR	10%	-£698,870	-£1,999,585	-£2,008,936	-£2,026,585	-£2,125,476	-£2,799,952	-£3,210,721
60% LAR : 40% CIR	15%	-£1,276,011	-£2,538,637	-£2,547,958	-£2,565,558	-£2,664,323	-£3,338,050	-£3,748,402
60% LAR : 40% CIR	20%	-£1,854,854	-£3,079,380	-£3,088,674	-£3,106,228	-£3,204,880	-£3,877,925	-£4,287,899
60% LAR : 40% CIR	25%	-£2,435,383	-£3,621,797	-£3,631,067	-£3,648,580	-£3,747,129	-£4,419,561	-£4,829,193
60% LAR : 40% CIR	**30%**	**-£3,017,582**	**-£4,165,871**	**-£4,175,120**	**-£4,192,597**	**-£4,291,055**	**-£4,962,940**	**-£5,372,269**
60% LAR : 40% CIR	35%	-£3,601,434	-£4,711,587	-£4,720,818	-£4,738,264	-£4,836,641	-£5,508,044	-£5,917,107
60% LAR : 40% CIR	40%	-£4,186,922	-£5,258,928	-£5,268,145	-£5,285,562	-£5,383,870	-£6,054,859	-£6,463,691
60% LAR : 40% CIR	45%	-£4,774,032	-£5,807,878	-£5,817,082	-£5,834,476	-£5,932,727	-£6,603,366	-£7,018,074
60% LAR : 40% CIR	50%	-£5,362,746	-£6,358,422	-£6,367,616	-£6,384,990	-£6,483,193	-£7,161,777	-£7,576,489

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,693,347	£2,316,492	£2,307,073	£2,289,310	£2,190,135	£1,513,951	£1,102,232
60% LAR : 40% CIR	5%	£3,119,660	£1,780,870	£1,771,486	£1,753,782	£1,654,755	£979,460	£568,236
60% LAR : 40% CIR	10%	£2,544,239	£1,243,525	£1,234,173	£1,216,524	£1,117,634	£443,157	£32,388
60% LAR : 40% CIR	15%	£1,967,098	£704,472	£695,151	£677,551	£578,786	-£94,941	-£505,293
60% LAR : 40% CIR	20%	£1,388,255	£163,729	£154,435	£136,881	£38,230	-£634,816	-£1,044,790
60% LAR : 40% CIR	25%	£807,726	-£378,688	-£387,958	-£405,471	-£504,020	-£1,176,452	-£1,586,084
60% LAR : 40% CIR	**30%**	**£225,527**	**-£922,762**	**-£932,011**	**-£949,488**	**-£1,047,946**	**-£1,719,831**	**-£2,129,160**
60% LAR : 40% CIR	35%	-£358,325	-£1,468,478	-£1,477,709	-£1,495,154	-£1,593,532	-£2,264,935	-£2,673,998
60% LAR : 40% CIR	40%	-£943,813	-£2,015,819	-£2,025,036	-£2,042,452	-£2,140,761	-£2,811,750	-£3,220,582
60% LAR : 40% CIR	45%	-£1,530,923	-£2,564,769	-£2,573,973	-£2,591,367	-£2,689,618	-£3,360,256	-£3,774,965
60% LAR : 40% CIR	50%	-£2,119,636	-£3,115,312	-£3,124,507	-£3,141,881	-£3,240,084	-£3,918,668	-£4,333,380

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 80% MR for 15 Years		Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£8,336,257	£6,939,065	£6,929,646	£6,911,883	£6,812,708	£6,136,524	£5,724,805
60% LAR : 40% CIR	5%	£7,698,979	£6,340,868	£6,331,483	£6,313,780	£6,214,753	£5,539,458	£5,128,233
60% LAR : 40% CIR	10%	£7,059,964	£5,740,947	£5,731,596	£5,713,947	£5,615,056	£4,940,580	£4,529,811
60% LAR : 40% CIR	15%	£6,419,232	£5,139,320	£5,129,998	£5,112,399	£5,013,633	£4,339,907	£3,929,554
60% LAR : 40% CIR	20%	£5,776,797	£4,536,002	£4,526,707	£4,509,154	£4,410,502	£3,737,457	£3,327,483
60% LAR : 40% CIR	25%	£5,132,676	£3,931,010	£3,921,739	£3,904,226	£3,805,678	£3,133,246	£2,723,613
60% LAR : 40% CIR	**30%**	**£4,486,886**	**£3,324,361**	**£3,315,111**	**£3,297,635**	**£3,199,177**	**£2,527,292**	**£2,117,963**
60% LAR : 40% CIR	35%	£3,839,442	£2,716,070	£2,706,838	£2,689,394	£2,591,016	£1,919,612	£1,510,550
60% LAR : 40% CIR	40%	£3,190,362	£2,106,154	£2,096,938	£2,079,520	£1,981,211	£1,310,222	£901,391
60% LAR : 40% CIR	45%	£2,539,660	£1,494,629	£1,485,424	£1,468,030	£1,369,780	£699,142	£290,503
60% LAR : 40% CIR	50%	£1,887,355	£881,511	£872,316	£854,941	£756,738	£86,385	-£327,009

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,642,670	-£9,039,862	-£9,049,281	-£9,067,045	-£9,166,219	-£9,842,403	-£10,254,122
60% LAR : 40% CIR	5%	-£8,279,949	-£9,638,059	-£9,647,444	-£9,665,148	-£9,764,174	-£10,439,469	-£10,850,694
60% LAR : 40% CIR	10%	-£8,918,963	-£10,237,980	-£10,247,331	-£10,264,981	-£10,363,871	-£11,038,347	-£11,449,117
60% LAR : 40% CIR	15%	-£9,559,695	-£10,839,608	-£10,848,929	-£10,866,529	-£10,965,294	-£11,639,020	-£12,049,373
60% LAR : 40% CIR	20%	-£10,202,130	-£11,442,925	-£11,452,220	-£11,469,774	-£11,568,425	-£12,241,470	-£12,651,445
60% LAR : 40% CIR	25%	-£10,846,251	-£12,047,917	-£12,057,188	-£12,074,701	-£12,173,249	-£12,845,681	-£13,255,314
60% LAR : 40% CIR	**30%**	**-£11,492,041**	**-£12,654,566**	**-£12,663,816**	**-£12,681,293**	**-£12,779,750**	**-£13,451,635**	**-£13,860,965**
60% LAR : 40% CIR	35%	-£12,139,485	-£13,262,857	-£13,272,089	-£13,289,534	-£13,387,911	-£14,059,316	-£14,468,378
60% LAR : 40% CIR	40%	-£12,788,566	-£13,872,774	-£13,881,989	-£13,899,407	-£13,997,716	-£14,668,705	-£15,077,537
60% LAR : 40% CIR	45%	-£13,439,267	-£14,484,298	-£14,493,503	-£14,510,897	-£14,609,147	-£15,279,786	-£15,688,424
60% LAR : 40% CIR	50%	-£14,091,572	-£15,097,416	-£15,106,611	-£15,123,986	-£15,222,189	-£15,892,543	-£16,305,936

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,021,452	-£2,418,644	-£2,428,063	-£2,445,826	-£2,545,001	-£3,221,185	-£3,632,904
60% LAR : 40% CIR	5%	-£1,658,731	-£3,016,841	-£3,026,226	-£3,043,929	-£3,142,956	-£3,818,251	-£4,229,476
60% LAR : 40% CIR	10%	-£2,297,745	-£3,616,762	-£3,626,113	-£3,643,762	-£3,742,653	-£4,417,129	-£4,827,898
60% LAR : 40% CIR	15%	-£2,938,477	-£4,218,389	-£4,227,711	-£4,245,311	-£4,344,076	-£5,017,802	-£5,428,155
60% LAR : 40% CIR	20%	-£3,580,912	-£4,821,707	-£4,831,002	-£4,848,555	-£4,947,207	-£5,620,252	-£6,030,226
60% LAR : 40% CIR	25%	-£4,225,033	-£5,426,699	-£5,435,970	-£5,453,483	-£5,552,031	-£6,224,463	-£6,634,096
60% LAR : 40% CIR	**30%**	**-£4,870,823**	**-£6,033,348**	**-£6,042,598**	**-£6,060,074**	**-£6,158,532**	**-£6,830,417**	**-£7,239,746**
60% LAR : 40% CIR	35%	-£5,518,267	-£6,641,639	-£6,650,871	-£6,668,315	-£6,766,693	-£7,438,097	-£7,847,159
60% LAR : 40% CIR	40%	-£6,167,348	-£7,251,555	-£7,260,771	-£7,278,189	-£7,376,498	-£8,047,487	-£8,456,318
60% LAR : 40% CIR	45%	-£6,818,049	-£7,863,080	-£7,872,285	-£7,889,679	-£7,987,929	-£8,658,568	-£9,067,206
60% LAR : 40% CIR	50%	-£7,470,354	-£8,476,198	-£8,485,393	-£8,502,768	-£8,600,971	-£9,271,325	-£9,684,718

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,722,075	£324,883	£315,464	£297,701	£198,526	-£477,658	-£889,376
60% LAR : 40% CIR	5%	£1,084,797	-£273,314	-£282,698	-£300,402	-£399,429	-£1,074,724	-£1,485,949
60% LAR : 40% CIR	10%	£445,783	-£873,234	-£882,586	-£900,235	-£999,125	-£1,673,602	-£2,084,371
60% LAR : 40% CIR	15%	-£194,950	-£1,474,862	-£1,484,184	-£1,501,783	-£1,600,548	-£2,274,275	-£2,684,628
60% LAR : 40% CIR	20%	-£837,385	-£2,078,180	-£2,087,474	-£2,105,028	-£2,203,680	-£2,876,725	-£3,286,699
60% LAR : 40% CIR	25%	-£1,481,505	-£2,683,171	-£2,692,442	-£2,709,955	-£2,808,504	-£3,480,935	-£3,890,569
60% LAR : 40% CIR	**30%**	**-£2,127,296**	**-£3,289,821**	**-£3,299,070**	**-£3,316,547**	**-£3,415,005**	**-£4,086,890**	**-£4,496,219**
60% LAR : 40% CIR	35%	-£2,774,740	-£3,898,112	-£3,907,344	-£3,924,788	-£4,023,166	-£4,694,570	-£5,103,632
60% LAR : 40% CIR	40%	-£3,423,820	-£4,508,028	-£4,517,244	-£4,534,662	-£4,632,970	-£5,303,959	-£5,712,791
60% LAR : 40% CIR	45%	-£4,074,521	-£5,119,553	-£5,128,758	-£5,146,151	-£5,244,402	-£5,915,040	-£6,323,678
60% LAR : 40% CIR	50%	-£4,726,827	-£5,732,671	-£5,741,865	-£5,759,241	-£5,857,444	-£6,527,797	-£6,941,190

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,965,184	£3,567,993	£3,558,573	£3,540,810	£3,441,635	£2,765,451	£2,353,733
60% LAR : 40% CIR	5%	£4,327,906	£2,969,795	£2,960,411	£2,942,707	£2,843,680	£2,168,385	£1,757,161
60% LAR : 40% CIR	10%	£3,688,892	£2,369,875	£2,360,523	£2,342,874	£2,243,984	£1,569,508	£1,158,738
60% LAR : 40% CIR	15%	£3,048,159	£1,768,247	£1,758,925	£1,741,326	£1,642,561	£968,834	£558,481
60% LAR : 40% CIR	20%	£2,405,724	£1,164,929	£1,155,635	£1,138,081	£1,039,430	£366,384	-£43,590
60% LAR : 40% CIR	25%	£1,761,604	£559,938	£550,667	£533,154	£434,605	-£237,826	-£647,460
60% LAR : 40% CIR	**30%**	**£1,115,813**	**-£46,712**	**-£55,961**	**-£73,438**	**-£171,896**	**-£843,781**	**-£1,253,110**
60% LAR : 40% CIR	35%	£468,369	-£655,002	-£664,235	-£681,679	-£780,057	-£1,451,461	-£1,860,523
60% LAR : 40% CIR	40%	-£180,711	-£1,264,919	-£1,274,135	-£1,291,553	-£1,389,861	-£2,060,850	-£2,469,682
60% LAR : 40% CIR	45%	-£831,412	-£1,876,444	-£1,885,649	-£1,903,042	-£2,001,292	-£2,671,931	-£3,080,569
60% LAR : 40% CIR	50%	-£1,483,717	-£2,489,562	-£2,498,756	-£2,516,132	-£2,614,335	-£3,284,688	-£3,698,081

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR for 15 Years	
Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£414,567	-£1,706,608	-£1,700,679	-£1,718,713	-£1,819,402	-£2,505,903	-£2,923,903
60% LAR : 40% CIR	5%	-£631,154	-£1,890,343	-£1,884,436	-£1,902,411	-£2,002,948	-£2,688,547	-£3,106,046
60% LAR : 40% CIR	10%	-£849,504	-£2,075,831	-£2,069,945	-£2,087,864	-£2,188,263	-£2,873,031	-£3,290,068
60% LAR : 40% CIR	15%	-£1,069,599	-£2,263,057	-£2,257,190	-£2,275,058	-£2,375,331	-£3,059,337	-£3,475,951
60% LAR : 40% CIR	20%	-£1,291,422	-£2,452,004	-£2,446,154	-£2,463,976	-£2,564,132	-£3,247,447	-£3,663,677
60% LAR : 40% CIR	25%	-£1,514,957	-£2,642,656	-£2,636,821	-£2,654,601	-£2,754,654	-£3,437,345	-£3,853,228
60% LAR : 40% CIR	**30%**	**-£1,740,187**	**-£2,834,996**	**-£2,829,174**	**-£2,846,917**	**-£2,946,877**	**-£3,629,013**	**-£4,044,587**
60% LAR : 40% CIR	35%	-£1,967,095	-£3,029,007	-£3,023,196	-£3,040,906	-£3,140,785	-£3,822,433	-£4,237,737
60% LAR : 40% CIR	40%	-£2,195,664	-£3,224,672	-£3,218,871	-£3,236,554	-£3,336,362	-£4,017,589	-£4,432,659
60% LAR : 40% CIR	45%	-£2,425,879	-£3,421,976	-£3,416,182	-£3,433,841	-£3,533,591	-£4,214,463	-£4,629,335
60% LAR : 40% CIR	50%	-£2,657,724	-£3,620,901	-£3,615,113	-£3,632,753	-£3,732,455	-£4,413,037	-£4,827,748

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£16,393,494	-£17,685,536	-£17,679,606	-£17,697,641	-£17,798,329	-£18,484,830	-£18,902,830
60% LAR : 40% CIR	5%	-£16,610,082	-£17,869,270	-£17,863,363	-£17,881,338	-£17,981,875	-£18,667,474	-£19,084,974
60% LAR : 40% CIR	10%	-£16,828,431	-£18,054,758	-£18,048,873	-£18,066,792	-£18,167,190	-£18,851,958	-£19,268,995
60% LAR : 40% CIR	15%	-£17,048,526	-£18,241,985	-£18,236,117	-£18,253,986	-£18,354,258	-£19,038,264	-£19,454,878
60% LAR : 40% CIR	20%	-£17,270,349	-£18,430,932	-£18,425,081	-£18,442,903	-£18,543,060	-£19,226,375	-£19,642,604
60% LAR : 40% CIR	25%	-£17,493,884	-£18,621,583	-£18,615,748	-£18,633,529	-£18,733,582	-£19,416,273	-£19,832,155
60% LAR : 40% CIR	**30%**	**-£17,719,114**	**-£18,813,923**	**-£18,808,101**	**-£18,825,844**	**-£18,925,804**	**-£19,607,940**	**-£20,023,515**
60% LAR : 40% CIR	35%	-£17,946,022	-£19,007,934	-£19,002,123	-£19,019,833	-£19,119,713	-£19,801,361	-£20,216,665
60% LAR : 40% CIR	40%	-£18,174,592	-£19,203,600	-£19,197,798	-£19,215,481	-£19,315,289	-£19,996,516	-£20,411,586
60% LAR : 40% CIR	45%	-£18,404,807	-£19,400,903	-£19,395,110	-£19,412,768	-£19,512,518	-£20,193,390	-£20,608,262
60% LAR : 40% CIR	50%	-£18,636,651	-£19,599,828	-£19,594,040	-£19,611,680	-£19,711,382	-£20,391,964	-£20,806,676

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,772,276	-£11,064,317	-£11,058,388	-£11,076,422	-£11,177,111	-£11,863,612	-£12,281,612
60% LAR : 40% CIR	5%	-£9,988,863	-£11,248,052	-£11,242,145	-£11,260,120	-£11,360,657	-£12,046,256	-£12,463,755
60% LAR : 40% CIR	10%	-£10,207,213	-£11,433,540	-£11,427,654	-£11,445,574	-£11,545,972	-£12,230,740	-£12,647,777
60% LAR : 40% CIR	15%	-£10,427,308	-£11,620,766	-£11,614,899	-£11,632,768	-£11,733,040	-£12,417,046	-£12,833,660
60% LAR : 40% CIR	20%	-£10,649,131	-£11,809,713	-£11,803,863	-£11,821,685	-£11,921,842	-£12,605,156	-£13,021,386
60% LAR : 40% CIR	25%	-£10,872,666	-£12,000,365	-£11,994,530	-£12,012,310	-£12,112,363	-£12,795,055	-£13,210,937
60% LAR : 40% CIR	**30%**	**-£11,097,896**	**-£12,192,705**	**-£12,186,883**	**-£12,204,626**	**-£12,304,586**	**-£12,986,722**	**-£13,402,296**
60% LAR : 40% CIR	35%	-£11,324,804	-£12,386,716	-£12,380,905	-£12,398,615	-£12,498,494	-£13,180,142	-£13,595,446
60% LAR : 40% CIR	40%	-£11,553,373	-£12,582,382	-£12,576,580	-£12,594,263	-£12,694,071	-£13,375,298	-£13,790,368
60% LAR : 40% CIR	45%	-£11,783,588	-£12,779,685	-£12,773,892	-£12,791,550	-£12,891,300	-£13,572,172	-£13,987,044
60% LAR : 40% CIR	50%	-£12,015,433	-£12,978,610	-£12,972,822	-£12,990,462	-£13,090,164	-£13,770,746	-£14,185,457

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,028,748	-£8,320,790	-£8,314,861	-£8,332,895	-£8,433,583	-£9,120,085	-£9,538,085
60% LAR : 40% CIR	5%	-£7,245,336	-£8,504,525	-£8,498,618	-£8,516,593	-£8,617,130	-£9,302,729	-£9,720,228
60% LAR : 40% CIR	10%	-£7,463,686	-£8,690,013	-£8,684,127	-£8,702,046	-£8,802,445	-£9,487,213	-£9,904,249
60% LAR : 40% CIR	15%	-£7,683,781	-£8,877,239	-£8,871,372	-£8,889,240	-£8,989,512	-£9,673,519	-£10,090,133
60% LAR : 40% CIR	20%	-£7,905,603	-£9,066,186	-£9,060,336	-£9,078,158	-£9,178,314	-£9,861,629	-£10,277,858
60% LAR : 40% CIR	25%	-£8,129,139	-£9,256,838	-£9,251,002	-£9,268,783	-£9,368,836	-£10,051,527	-£10,467,410
60% LAR : 40% CIR	**30%**	**-£8,354,369**	**-£9,449,178**	**-£9,443,355**	**-£9,461,098**	**-£9,561,059**	**-£10,243,195**	**-£10,658,769**
60% LAR : 40% CIR	35%	-£8,581,276	-£9,643,189	-£9,637,378	-£9,655,088	-£9,754,967	-£10,436,615	-£10,851,919
60% LAR : 40% CIR	40%	-£8,809,846	-£9,838,854	-£9,833,053	-£9,850,735	-£9,950,544	-£10,631,771	-£11,046,841
60% LAR : 40% CIR	45%	-£9,040,061	-£10,036,158	-£10,030,364	-£10,048,023	-£10,147,772	-£10,828,644	-£11,243,517
60% LAR : 40% CIR	50%	-£9,271,906	-£10,235,083	-£10,229,295	-£10,246,935	-£10,346,637	-£11,027,219	-£11,441,930

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,785,639	-£5,077,681	-£5,071,752	-£5,089,786	-£5,190,474	-£5,876,976	-£6,294,975
60% LAR : 40% CIR	5%	-£4,002,227	-£5,261,416	-£5,255,509	-£5,273,484	-£5,374,021	-£6,059,620	-£6,477,119
60% LAR : 40% CIR	10%	-£4,220,577	-£5,446,904	-£5,441,018	-£5,458,937	-£5,559,335	-£6,244,104	-£6,661,140
60% LAR : 40% CIR	15%	-£4,440,672	-£5,634,130	-£5,628,262	-£5,646,131	-£5,746,403	-£6,430,410	-£6,847,023
60% LAR : 40% CIR	20%	-£4,662,494	-£5,823,077	-£5,817,227	-£5,835,049	-£5,935,205	-£6,618,520	-£7,034,749
60% LAR : 40% CIR	25%	-£4,886,030	-£6,013,729	-£6,007,893	-£6,025,674	-£6,125,727	-£6,808,418	-£7,224,301
60% LAR : 40% CIR	**30%**	**-£5,111,259**	**-£6,206,069**	**-£6,200,246**	**-£6,217,989**	**-£6,317,950**	**-£7,000,085**	**-£7,415,660**
60% LAR : 40% CIR	35%	-£5,338,167	-£6,400,080	-£6,394,269	-£6,411,979	-£6,511,858	-£7,193,506	-£7,608,810
60% LAR : 40% CIR	40%	-£5,566,737	-£6,595,745	-£6,589,943	-£6,607,626	-£6,707,434	-£7,388,662	-£7,803,731
60% LAR : 40% CIR	45%	-£5,796,952	-£6,793,049	-£6,787,255	-£6,804,914	-£6,904,663	-£7,585,535	-£8,000,408
60% LAR : 40% CIR	50%	-£6,028,797	-£6,991,974	-£6,986,186	-£7,003,826	-£7,103,527	-£7,784,110	-£8,198,821

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR for 15 Years		Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft

No Units	18	Sales value inflation		Base
Site Area	0.16 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£439,555	-£859,544	-£853,615	-£871,650	-£972,338	-£1,658,839	-£2,076,839
60% LAR : 40% CIR	5%	£183,828	-£1,085,633	-£1,079,726	-£1,097,699	-£1,198,237	-£1,883,837	-£2,301,335
60% LAR : 40% CIR	10%	-£74,759	-£1,313,474	-£1,307,588	-£1,325,506	-£1,425,906	-£2,110,673	-£2,527,710
60% LAR : 40% CIR	15%	-£337,895	-£1,543,054	-£1,537,186	-£1,555,054	-£1,655,326	-£2,339,332	-£2,755,946
60% LAR : 40% CIR	20%	-£602,759	-£1,774,354	-£1,768,503	-£1,786,325	-£1,886,482	-£2,569,796	-£2,986,025
60% LAR : 40% CIR	25%	-£869,335	-£2,007,358	-£2,001,523	-£2,019,303	-£2,119,356	-£2,802,047	-£3,217,930
60% LAR : 40% CIR	**30%**	**-£1,137,607**	**-£2,242,051**	**-£2,236,229**	**-£2,253,972**	**-£2,353,932**	**-£3,036,068**	**-£3,451,643**
60% LAR : 40% CIR	35%	-£1,407,556	-£2,478,414	-£2,472,603	-£2,490,315	-£2,590,194	-£3,271,842	-£3,687,146
60% LAR : 40% CIR	40%	-£1,679,168	-£2,716,433	-£2,710,633	-£2,728,315	-£2,828,124	-£3,509,351	-£3,924,421
60% LAR : 40% CIR	45%	-£1,952,424	-£2,956,091	-£2,950,297	-£2,967,956	-£3,067,706	-£3,748,578	-£4,163,450
60% LAR : 40% CIR	50%	-£2,227,309	-£3,197,370	-£3,191,582	-£3,209,222	-£3,308,922	-£3,989,505	-£4,404,216

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,539,372	-£16,838,472	-£16,832,543	-£16,850,577	-£16,951,265	-£17,637,766	-£18,055,766
60% LAR : 40% CIR	5%	-£15,795,099	-£17,064,560	-£17,058,653	-£17,076,627	-£17,177,165	-£17,862,764	-£18,280,262
60% LAR : 40% CIR	10%	-£16,053,686	-£17,292,401	-£17,286,515	-£17,304,434	-£17,404,833	-£18,089,600	-£18,506,638
60% LAR : 40% CIR	15%	-£16,316,822	-£17,521,981	-£17,516,113	-£17,533,981	-£17,634,253	-£18,318,260	-£18,734,873
60% LAR : 40% CIR	20%	-£16,581,686	-£17,753,281	-£17,747,431	-£17,765,252	-£17,865,409	-£18,548,723	-£18,964,952
60% LAR : 40% CIR	25%	-£16,848,262	-£17,986,285	-£17,980,450	-£17,998,230	-£18,098,283	-£18,780,975	-£19,196,857
60% LAR : 40% CIR	**30%**	**-£17,116,534**	**-£18,220,978**	**-£18,215,156**	**-£18,232,899**	**-£18,332,860**	**-£19,014,995**	**-£19,430,570**
60% LAR : 40% CIR	35%	-£17,386,483	-£18,457,342	-£18,451,531	-£18,469,242	-£18,569,121	-£19,250,769	-£19,666,073
60% LAR : 40% CIR	40%	-£17,658,095	-£18,695,361	-£18,689,560	-£18,707,242	-£18,807,051	-£19,488,278	-£19,903,348
60% LAR : 40% CIR	45%	-£17,931,351	-£18,935,018	-£18,929,224	-£18,946,883	-£19,046,633	-£19,727,505	-£20,142,377
60% LAR : 40% CIR	50%	-£18,206,236	-£19,176,297	-£19,170,509	-£19,188,149	-£19,287,850	-£19,968,432	-£20,383,143

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,918,154	-£10,217,254	-£10,211,324	-£10,229,359	-£10,330,047	-£11,016,548	-£11,434,548
60% LAR : 40% CIR	5%	-£9,173,881	-£10,443,342	-£10,437,435	-£10,455,408	-£10,555,946	-£11,241,546	-£11,659,044
60% LAR : 40% CIR	10%	-£9,432,468	-£10,671,183	-£10,665,297	-£10,683,215	-£10,783,615	-£11,468,382	-£11,885,420
60% LAR : 40% CIR	15%	-£9,695,604	-£10,900,763	-£10,894,895	-£10,912,763	-£11,013,035	-£11,697,041	-£12,113,655
60% LAR : 40% CIR	20%	-£9,960,468	-£11,132,063	-£11,126,212	-£11,144,034	-£11,244,191	-£11,927,505	-£12,343,734
60% LAR : 40% CIR	25%	-£10,227,044	-£11,365,067	-£11,359,232	-£11,377,012	-£11,477,065	-£12,159,756	-£12,575,639
60% LAR : 40% CIR	**30%**	**-£10,495,316**	**-£11,599,760**	**-£11,593,938**	**-£11,611,681**	**-£11,711,642**	**-£12,393,777**	**-£12,809,352**
60% LAR : 40% CIR	35%	-£10,765,265	-£11,836,124	-£11,830,313	-£11,848,024	-£11,947,903	-£12,629,551	-£13,044,855
60% LAR : 40% CIR	40%	-£11,036,877	-£12,074,142	-£12,068,342	-£12,086,024	-£12,185,833	-£12,867,060	-£13,282,130
60% LAR : 40% CIR	45%	-£11,310,133	-£12,313,800	-£12,308,006	-£12,325,665	-£12,425,415	-£13,106,287	-£13,521,159
60% LAR : 40% CIR	50%	-£11,585,018	-£12,555,079	-£12,549,291	-£12,566,931	-£12,666,631	-£13,347,214	-£13,761,925

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,174,627	-£7,473,726	-£7,467,797	-£7,485,831	-£7,586,520	-£8,273,021	-£8,691,021
60% LAR : 40% CIR	5%	-£6,430,353	-£7,699,814	-£7,693,908	-£7,711,881	-£7,812,419	-£8,498,019	-£8,915,517
60% LAR : 40% CIR	10%	-£6,688,941	-£7,927,656	-£7,921,770	-£7,939,688	-£8,040,087	-£8,724,855	-£9,141,892
60% LAR : 40% CIR	15%	-£6,952,076	-£8,157,235	-£8,151,368	-£8,169,235	-£8,269,508	-£8,953,514	-£9,370,128
60% LAR : 40% CIR	20%	-£7,216,941	-£8,388,536	-£8,382,685	-£8,400,506	-£8,500,664	-£9,183,978	-£9,600,207
60% LAR : 40% CIR	25%	-£7,483,517	-£8,621,540	-£8,615,704	-£8,633,485	-£8,733,538	-£9,416,229	-£9,832,112
60% LAR : 40% CIR	**30%**	**-£7,751,788**	**-£8,856,233**	**-£8,850,411**	**-£8,868,154**	**-£8,968,114**	**-£9,650,250**	**-£10,065,824**
60% LAR : 40% CIR	35%	-£8,021,738	-£9,092,596	-£9,086,785	-£9,104,496	-£9,204,376	-£9,886,024	-£10,301,328
60% LAR : 40% CIR	40%	-£8,293,350	-£9,330,615	-£9,324,814	-£9,342,496	-£9,442,305	-£10,123,533	-£10,538,602
60% LAR : 40% CIR	45%	-£8,566,605	-£9,570,273	-£9,564,479	-£9,582,138	-£9,681,888	-£10,362,760	-£10,777,632
60% LAR : 40% CIR	50%	-£8,841,491	-£9,811,552	-£9,805,764	-£9,823,403	-£9,923,104	-£10,603,686	-£11,018,398

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,931,518	-£4,230,617	-£4,224,688	-£4,242,722	-£4,343,411	-£5,029,912	-£5,447,912
60% LAR : 40% CIR	5%	-£3,187,244	-£4,456,705	-£4,450,798	-£4,468,772	-£4,569,310	-£5,254,909	-£5,672,408
60% LAR : 40% CIR	10%	-£3,445,831	-£4,684,547	-£4,678,661	-£4,696,579	-£4,796,978	-£5,481,746	-£5,898,783
60% LAR : 40% CIR	15%	-£3,708,967	-£4,914,126	-£4,908,259	-£4,926,126	-£5,026,399	-£5,710,405	-£6,127,019
60% LAR : 40% CIR	20%	-£3,973,832	-£5,145,427	-£5,139,576	-£5,157,397	-£5,257,555	-£5,940,869	-£6,357,098
60% LAR : 40% CIR	25%	-£4,240,408	-£5,378,431	-£5,372,595	-£5,390,376	-£5,490,429	-£6,173,120	-£6,589,003
60% LAR : 40% CIR	**30%**	**-£4,508,679**	**-£5,613,124**	**-£5,607,302**	**-£5,625,045**	**-£5,725,005**	**-£6,407,141**	**-£6,822,715**
60% LAR : 40% CIR	35%	-£4,778,629	-£5,849,487	-£5,843,676	-£5,861,387	-£5,961,267	-£6,642,915	-£7,058,219
60% LAR : 40% CIR	40%	-£5,050,241	-£6,087,506	-£6,081,705	-£6,099,387	-£6,199,196	-£6,880,424	-£7,295,493
60% LAR : 40% CIR	45%	-£5,323,496	-£6,327,164	-£6,321,369	-£6,339,029	-£6,438,779	-£7,119,651	-£7,534,523
60% LAR : 40% CIR	50%	-£5,598,382	-£6,568,442	-£6,562,655	-£6,580,294	-£6,679,995	-£7,360,577	-£7,775,289

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR for 15 Years

Value Area	**Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£863,501	-£436,013	-£430,084	-£448,118	-£548,805	-£1,235,307	-£1,653,307
60% LAR : 40% CIR	5%	£586,577	-£683,277	-£677,370	-£695,345	-£795,882	-£1,481,481	-£1,898,980
60% LAR : 40% CIR	10%	£307,916	-£932,295	-£926,409	-£944,328	-£1,044,727	-£1,729,495	-£2,146,531
60% LAR : 40% CIR	15%	£27,538	-£1,183,051	-£1,177,184	-£1,195,051	-£1,295,323	-£1,979,330	-£2,395,945
60% LAR : 40% CIR	20%	-£258,428	-£1,435,528	-£1,429,678	-£1,447,499	-£1,547,656	-£2,230,970	-£2,647,200
60% LAR : 40% CIR	25%	-£546,524	-£1,689,709	-£1,683,874	-£1,701,654	-£1,801,707	-£2,484,398	-£2,900,281
60% LAR : 40% CIR	**30%**	**-£836,316**	**-£1,945,579**	**-£1,939,756**	**-£1,957,499**	**-£2,057,460**	**-£2,739,596**	**-£3,155,170**
60% LAR : 40% CIR	35%	-£1,127,787	-£2,203,119	-£2,197,308	-£2,215,019	-£2,314,898	-£2,996,546	-£3,411,850
60% LAR : 40% CIR	40%	-£1,420,919	-£2,462,314	-£2,456,513	-£2,474,196	-£2,574,005	-£3,255,232	-£3,670,302
60% LAR : 40% CIR	45%	-£1,715,696	-£2,723,148	-£2,717,354	-£2,735,014	-£2,834,763	-£3,515,635	-£3,930,508
60% LAR : 40% CIR	50%	-£2,012,102	-£2,985,603	-£2,979,816	-£2,997,456	-£3,097,157	-£3,777,739	-£4,192,450

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,115,426	-£16,414,940	-£16,409,011	-£16,427,045	-£16,527,733	-£17,214,234	-£17,632,234
60% LAR : 40% CIR	5%	-£15,392,350	-£16,662,204	-£16,656,297	-£16,674,272	-£16,774,809	-£17,460,408	-£17,877,907
60% LAR : 40% CIR	10%	-£15,671,011	-£16,911,222	-£16,905,336	-£16,923,256	-£17,023,654	-£17,708,422	-£18,125,459
60% LAR : 40% CIR	15%	-£15,951,389	-£17,161,978	-£17,156,111	-£17,173,979	-£17,274,251	-£17,958,257	-£18,374,872
60% LAR : 40% CIR	20%	-£16,237,355	-£17,414,455	-£17,408,605	-£17,426,426	-£17,526,584	-£18,209,897	-£18,626,128
60% LAR : 40% CIR	25%	-£16,525,452	-£17,668,636	-£17,662,801	-£17,680,581	-£17,780,634	-£18,463,326	-£18,879,208
60% LAR : 40% CIR	**30%**	**-£16,815,243**	**-£17,924,506**	**-£17,918,684**	**-£17,936,427**	**-£18,036,387**	**-£18,718,523**	**-£19,134,098**
60% LAR : 40% CIR	35%	-£17,106,714	-£18,182,046	-£18,176,235	-£18,193,946	-£18,293,825	-£18,975,474	-£19,390,777
60% LAR : 40% CIR	40%	-£17,399,846	-£18,441,242	-£18,435,440	-£18,453,123	-£18,552,932	-£19,234,159	-£19,649,229
60% LAR : 40% CIR	45%	-£17,694,623	-£18,702,075	-£18,696,282	-£18,713,941	-£18,813,691	-£19,494,562	-£19,909,435
60% LAR : 40% CIR	50%	-£17,991,029	-£18,964,530	-£18,958,743	-£18,976,383	-£19,076,084	-£19,756,666	-£20,171,378

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,494,208	-£9,793,722	-£9,787,793	-£9,805,827	-£9,906,515	-£10,593,016	-£11,011,016
60% LAR : 40% CIR	5%	-£8,771,132	-£10,040,986	-£10,035,079	-£10,053,054	-£10,153,591	-£10,839,190	-£11,256,689
60% LAR : 40% CIR	10%	-£9,049,793	-£10,290,004	-£10,284,118	-£10,302,037	-£10,402,436	-£11,087,204	-£11,504,241
60% LAR : 40% CIR	15%	-£9,330,171	-£10,540,760	-£10,534,893	-£10,552,760	-£10,653,033	-£11,337,039	-£11,753,654
60% LAR : 40% CIR	20%	-£9,616,137	-£10,793,237	-£10,787,387	-£10,805,208	-£10,905,365	-£11,588,679	-£12,004,910
60% LAR : 40% CIR	25%	-£9,904,234	-£11,047,418	-£11,041,583	-£11,059,363	-£11,159,416	-£11,842,107	-£12,257,990
60% LAR : 40% CIR	**30%**	**-£10,194,025**	**-£11,303,288**	**-£11,297,466**	**-£11,315,208**	**-£11,415,169**	**-£12,097,305**	**-£12,512,879**
60% LAR : 40% CIR	35%	-£10,485,496	-£11,560,828	-£11,555,017	-£11,572,728	-£11,672,607	-£12,354,255	-£12,769,559
60% LAR : 40% CIR	40%	-£10,778,628	-£11,820,023	-£11,814,222	-£11,831,905	-£11,931,714	-£12,612,941	-£13,028,011
60% LAR : 40% CIR	45%	-£11,073,405	-£12,080,857	-£12,075,063	-£12,092,723	-£12,192,473	-£12,873,344	-£13,288,217
60% LAR : 40% CIR	50%	-£11,369,811	-£12,343,312	-£12,337,525	-£12,355,165	-£12,454,866	-£13,135,448	-£13,550,159

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,750,680	-£7,050,195	-£7,044,266	-£7,062,300	-£7,162,987	-£7,849,489	-£8,267,488
60% LAR : 40% CIR	5%	-£6,027,605	-£7,297,459	-£7,291,552	-£7,309,526	-£7,410,063	-£8,095,663	-£8,513,162
60% LAR : 40% CIR	10%	-£6,306,265	-£7,546,477	-£7,540,591	-£7,558,510	-£7,658,908	-£8,343,677	-£8,760,713
60% LAR : 40% CIR	15%	-£6,586,644	-£7,797,233	-£7,791,365	-£7,809,233	-£7,909,505	-£8,593,512	-£9,010,126
60% LAR : 40% CIR	20%	-£6,872,609	-£8,049,710	-£8,043,859	-£8,061,681	-£8,161,838	-£8,845,152	-£9,261,382
60% LAR : 40% CIR	25%	-£7,160,706	-£8,303,891	-£8,298,055	-£8,315,836	-£8,415,889	-£9,098,580	-£9,514,463
60% LAR : 40% CIR	**30%**	**-£7,450,498**	**-£8,559,760**	**-£8,553,938**	**-£8,571,681**	**-£8,671,642**	**-£9,353,777**	**-£9,769,352**
60% LAR : 40% CIR	35%	-£7,741,968	-£8,817,301	-£8,811,490	-£8,829,201	-£8,929,080	-£9,610,728	-£10,026,032
60% LAR : 40% CIR	40%	-£8,035,101	-£9,076,496	-£9,070,694	-£9,088,377	-£9,188,186	-£9,869,414	-£10,284,483
60% LAR : 40% CIR	45%	-£8,329,878	-£9,337,329	-£9,331,536	-£9,349,196	-£9,448,945	-£10,129,816	-£10,544,690
60% LAR : 40% CIR	50%	-£8,626,284	-£9,599,785	-£9,593,998	-£9,611,638	-£9,711,338	-£10,391,921	-£10,806,632

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,507,571	-£3,807,086	-£3,801,157	-£3,819,191	-£3,919,878	-£4,606,379	-£5,024,379
60% LAR : 40% CIR	5%	-£2,784,496	-£4,054,350	-£4,048,443	-£4,066,417	-£4,166,954	-£4,852,554	-£5,270,053
60% LAR : 40% CIR	10%	-£3,063,156	-£4,303,368	-£4,297,482	-£4,315,401	-£4,415,799	-£5,100,568	-£5,517,604
60% LAR : 40% CIR	15%	-£3,343,535	-£4,554,124	-£4,548,256	-£4,566,124	-£4,666,396	-£5,350,403	-£5,767,017
60% LAR : 40% CIR	20%	-£3,629,500	-£4,806,601	-£4,800,750	-£4,818,572	-£4,918,729	-£5,602,043	-£6,018,273
60% LAR : 40% CIR	25%	-£3,917,597	-£5,060,782	-£5,054,946	-£5,072,727	-£5,172,780	-£5,855,471	-£6,271,354
60% LAR : 40% CIR	**30%**	**-£4,207,389**	**-£5,316,651**	**-£5,310,829**	**-£5,328,572**	**-£5,428,533**	**-£6,110,668**	**-£6,526,243**
60% LAR : 40% CIR	35%	-£4,498,859	-£5,574,191	-£5,568,381	-£5,586,092	-£5,685,971	-£6,367,619	-£6,782,923
60% LAR : 40% CIR	40%	-£4,791,992	-£5,833,387	-£5,827,585	-£5,845,268	-£5,945,077	-£6,626,304	-£7,041,374
60% LAR : 40% CIR	45%	-£5,086,769	-£6,094,220	-£6,088,427	-£6,106,087	-£6,205,836	-£6,886,707	-£7,301,580
60% LAR : 40% CIR	50%	-£5,383,175	-£6,356,676	-£6,350,889	-£6,368,529	-£6,468,229	-£7,148,812	-£7,563,523

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR for 15 Years		Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,287,447	-£12,481	-£6,552	-£24,586	-£125,274	-£811,775	-£1,229,775
60% LAR : 40% CIR	5%	£989,325	-£280,922	-£275,015	-£292,989	-£393,527	-£1,079,126	-£1,496,624
60% LAR : 40% CIR	10%	£689,468	-£551,117	-£545,230	-£563,149	-£663,549	-£1,348,316	-£1,765,352
60% LAR : 40% CIR	15%	£387,892	-£823,049	-£817,181	-£835,050	-£935,322	-£1,619,328	-£2,035,942
60% LAR : 40% CIR	20%	£84,614	-£1,096,702	-£1,090,852	-£1,108,674	-£1,208,831	-£1,892,145	-£2,308,375
60% LAR : 40% CIR	25%	-£223,714	-£1,372,061	-£1,366,224	-£1,384,005	-£1,484,058	-£2,166,749	-£2,582,633
60% LAR : 40% CIR	**30%**	**-£535,026**	**-£1,649,106**	**-£1,643,284**	**-£1,661,027**	**-£1,760,988**	**-£2,443,123**	**-£2,858,698**
60% LAR : 40% CIR	35%	-£848,017	-£1,927,823	-£1,922,012	-£1,939,723	-£2,039,603	-£2,721,251	-£3,136,554
60% LAR : 40% CIR	40%	-£1,162,670	-£2,208,195	-£2,202,394	-£2,220,076	-£2,319,886	-£3,001,113	-£3,416,183
60% LAR : 40% CIR	45%	-£1,478,968	-£2,490,205	-£2,484,412	-£2,502,070	-£2,601,821	-£3,282,692	-£3,697,565
60% LAR : 40% CIR	50%	-£1,796,895	-£2,773,837	-£2,768,049	-£2,785,689	-£2,885,391	-£3,565,973	-£3,980,685

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£14,691,481	-£15,991,408	-£15,985,479	-£16,003,513	-£16,104,201	-£16,790,703	-£17,208,702
60% LAR : 40% CIR	5%	-£14,989,602	-£16,259,849	-£16,253,943	-£16,271,916	-£16,372,454	-£17,058,054	-£17,475,552
60% LAR : 40% CIR	10%	-£15,289,459	-£16,530,044	-£16,524,157	-£16,542,076	-£16,642,476	-£17,327,243	-£17,744,280
60% LAR : 40% CIR	15%	-£15,591,036	-£16,801,976	-£16,796,108	-£16,813,977	-£16,914,249	-£17,598,256	-£18,014,869
60% LAR : 40% CIR	20%	-£15,894,314	-£17,075,630	-£17,069,779	-£17,087,601	-£17,187,758	-£17,871,073	-£18,287,302
60% LAR : 40% CIR	25%	-£16,202,641	-£17,350,988	-£17,345,152	-£17,362,932	-£17,462,985	-£18,145,677	-£18,561,560
60% LAR : 40% CIR	**30%**	**-£16,513,954**	**-£17,628,034**	**-£17,622,211**	**-£17,639,954**	**-£17,739,915**	**-£18,422,050**	**-£18,837,625**
60% LAR : 40% CIR	35%	-£16,826,944	-£17,906,750	-£17,900,939	-£17,918,650	-£18,018,530	-£18,700,178	-£19,115,482
60% LAR : 40% CIR	40%	-£17,141,598	-£18,187,123	-£18,181,321	-£18,199,004	-£18,298,813	-£18,980,040	-£19,395,110
60% LAR : 40% CIR	45%	-£17,457,895	-£18,469,133	-£18,463,339	-£18,480,998	-£18,580,748	-£19,261,619	-£19,676,493
60% LAR : 40% CIR	50%	-£17,775,822	-£18,752,765	-£18,746,977	-£18,764,616	-£18,864,318	-£19,544,900	-£19,959,612

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,070,262	-£9,370,190	-£9,364,261	-£9,382,295	-£9,482,983	-£10,169,484	-£10,587,484
60% LAR : 40% CIR	5%	-£8,368,384	-£9,638,631	-£9,632,724	-£9,650,698	-£9,751,236	-£10,436,835	-£10,854,333
60% LAR : 40% CIR	10%	-£8,668,241	-£9,908,826	-£9,902,939	-£9,920,858	-£10,021,258	-£10,706,025	-£11,123,061
60% LAR : 40% CIR	15%	-£8,969,818	-£10,180,758	-£10,174,890	-£10,192,759	-£10,293,031	-£10,977,038	-£11,393,651
60% LAR : 40% CIR	20%	-£9,273,096	-£10,454,411	-£10,448,561	-£10,466,383	-£10,566,540	-£11,249,855	-£11,666,084
60% LAR : 40% CIR	25%	-£9,581,423	-£10,729,770	-£10,723,934	-£10,741,714	-£10,841,767	-£11,524,458	-£11,940,342
60% LAR : 40% CIR	**30%**	**-£9,892,736**	**-£11,006,815**	**-£11,000,993**	**-£11,018,736**	**-£11,118,697**	**-£11,800,832**	**-£12,216,407**
60% LAR : 40% CIR	35%	-£10,205,726	-£11,285,532	-£11,279,721	-£11,297,432	-£11,397,312	-£12,078,960	-£12,494,264
60% LAR : 40% CIR	40%	-£10,520,379	-£11,565,904	-£11,560,103	-£11,577,786	-£11,677,595	-£12,358,822	-£12,773,892
60% LAR : 40% CIR	45%	-£10,836,677	-£11,847,914	-£11,842,121	-£11,859,780	-£11,959,530	-£12,640,401	-£13,055,274
60% LAR : 40% CIR	50%	-£11,154,604	-£12,131,546	-£12,125,758	-£12,143,398	-£12,243,100	-£12,923,682	-£13,338,394

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,326,735	-£6,626,662	-£6,620,733	-£6,638,768	-£6,739,456	-£7,425,957	-£7,843,957
60% LAR : 40% CIR	5%	-£5,624,857	-£6,895,104	-£6,889,197	-£6,907,171	-£7,007,709	-£7,693,308	-£8,110,806
60% LAR : 40% CIR	10%	-£5,924,714	-£7,165,299	-£7,159,412	-£7,177,331	-£7,277,730	-£7,962,498	-£8,379,534
60% LAR : 40% CIR	15%	-£6,226,290	-£7,437,231	-£7,431,363	-£7,449,232	-£7,549,504	-£8,233,510	-£8,650,124
60% LAR : 40% CIR	20%	-£6,529,568	-£7,710,884	-£7,705,034	-£7,722,856	-£7,823,012	-£8,506,327	-£8,922,557
60% LAR : 40% CIR	25%	-£6,837,896	-£7,986,243	-£7,980,406	-£7,998,187	-£8,098,240	-£8,780,931	-£9,196,815
60% LAR : 40% CIR	**30%**	**-£7,149,208**	**-£8,263,288**	**-£8,257,466**	**-£8,275,209**	**-£8,375,169**	**-£9,057,305**	**-£9,472,880**
60% LAR : 40% CIR	35%	-£7,462,199	-£8,542,005	-£8,536,194	-£8,553,905	-£8,653,784	-£9,335,432	-£9,750,736
60% LAR : 40% CIR	40%	-£7,776,852	-£8,822,377	-£8,816,575	-£8,834,258	-£8,934,067	-£9,615,295	-£10,030,364
60% LAR : 40% CIR	45%	-£8,093,150	-£9,104,387	-£9,098,594	-£9,116,252	-£9,216,003	-£9,896,874	-£10,311,747
60% LAR : 40% CIR	50%	-£8,411,077	-£9,388,019	-£9,382,231	-£9,399,871	-£9,499,573	-£10,180,155	-£10,594,866

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,083,626	-£3,383,553	-£3,377,624	-£3,395,658	-£3,496,347	-£4,182,848	-£4,600,848
60% LAR : 40% CIR	5%	-£2,381,747	-£3,651,995	-£3,646,088	-£3,664,062	-£3,764,600	-£4,450,199	-£4,867,697
60% LAR : 40% CIR	10%	-£2,681,605	-£3,922,189	-£3,916,303	-£3,934,222	-£4,034,621	-£4,719,389	-£5,136,425
60% LAR : 40% CIR	15%	-£2,983,181	-£4,194,121	-£4,188,254	-£4,206,123	-£4,306,395	-£4,990,401	-£5,407,015
60% LAR : 40% CIR	20%	-£3,286,459	-£4,467,775	-£4,461,925	-£4,479,747	-£4,579,903	-£5,263,218	-£5,679,447
60% LAR : 40% CIR	25%	-£3,594,787	-£4,743,133	-£4,737,297	-£4,755,078	-£4,855,131	-£5,537,822	-£5,953,706
60% LAR : 40% CIR	**30%**	**-£3,906,099**	**-£5,020,179**	**-£5,014,357**	**-£5,032,100**	**-£5,132,060**	**-£5,814,196**	**-£6,229,771**
60% LAR : 40% CIR	35%	-£4,219,090	-£5,298,896	-£5,293,085	-£5,310,796	-£5,410,675	-£6,092,323	-£6,507,627
60% LAR : 40% CIR	40%	-£4,533,743	-£5,579,268	-£5,573,466	-£5,591,149	-£5,690,958	-£6,372,185	-£6,787,255
60% LAR : 40% CIR	45%	-£4,850,041	-£5,861,278	-£5,855,485	-£5,873,143	-£5,972,894	-£6,653,765	-£7,068,638
60% LAR : 40% CIR	50%	-£5,167,968	-£6,144,910	-£6,139,122	-£6,156,762	-£6,256,464	-£6,937,046	-£7,351,757

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR for 15 Years		Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,135,338	£822,040	£827,881	£810,117	£710,943	£34,758	-£382,711
60% LAR : 40% CIR	5%	£1,794,821	£515,917	£521,735	£504,031	£405,004	-£274,415	-£691,914
60% LAR : 40% CIR	10%	£1,452,570	£208,066	£213,864	£196,215	£97,324	-£585,959	-£1,002,995
60% LAR : 40% CIR	15%	£1,108,599	-£103,045	-£97,177	-£115,045	-£215,317	-£899,324	-£1,315,937
60% LAR : 40% CIR	20%	£762,926	-£419,051	-£413,200	-£431,023	-£531,179	-£1,214,494	-£1,630,723
60% LAR : 40% CIR	25%	£415,567	-£736,763	-£730,927	-£748,707	-£848,760	-£1,531,451	-£1,947,335
60% LAR : 40% CIR	**30%**	**£66,538**	**-£1,056,161**	**-£1,050,339**	**-£1,068,082**	**-£1,168,043**	**-£1,850,178**	**-£2,265,754**
60% LAR : 40% CIR	35%	-£288,479	-£1,377,232	-£1,371,421	-£1,389,132	-£1,489,011	-£2,170,659	-£2,585,963
60% LAR : 40% CIR	40%	-£646,173	-£1,699,957	-£1,694,156	-£1,711,838	-£1,811,648	-£2,492,874	-£2,907,944
60% LAR : 40% CIR	45%	-£1,005,512	-£2,024,321	-£2,018,527	-£2,036,186	-£2,135,935	-£2,816,807	-£3,231,680
60% LAR : 40% CIR	50%	-£1,366,481	-£2,350,305	-£2,344,518	-£2,362,158	-£2,461,859	-£3,142,441	-£3,557,152

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£13,843,589	-£15,156,887	-£15,151,047	-£15,168,810	-£15,267,985	-£15,944,169	-£16,361,639
60% LAR : 40% CIR	5%	-£14,184,106	-£15,463,010	-£15,457,193	-£15,474,896	-£15,573,923	-£16,253,342	-£16,670,841
60% LAR : 40% CIR	10%	-£14,526,357	-£15,770,861	-£15,765,063	-£15,782,713	-£15,881,603	-£16,564,886	-£16,981,923
60% LAR : 40% CIR	15%	-£14,870,328	-£16,081,972	-£16,076,105	-£16,093,972	-£16,194,245	-£16,878,251	-£17,294,865
60% LAR : 40% CIR	20%	-£15,216,001	-£16,397,978	-£16,392,128	-£16,409,950	-£16,510,106	-£17,193,421	-£17,609,651
60% LAR : 40% CIR	25%	-£15,563,360	-£16,715,690	-£16,709,855	-£16,727,634	-£16,827,687	-£17,510,378	-£17,926,262
60% LAR : 40% CIR	**30%**	**-£15,912,389**	**-£17,035,089**	**-£17,029,267**	**-£17,047,010**	**-£17,146,970**	**-£17,829,106**	**-£18,244,681**
60% LAR : 40% CIR	35%	-£16,267,406	-£17,356,159	-£17,350,348	-£17,368,059	-£17,467,938	-£18,149,586	-£18,564,890
60% LAR : 40% CIR	40%	-£16,625,100	-£17,678,884	-£17,673,083	-£17,690,766	-£17,790,575	-£18,471,801	-£18,886,871
60% LAR : 40% CIR	45%	-£16,984,439	-£18,003,248	-£17,997,454	-£18,015,113	-£18,114,863	-£18,795,735	-£19,210,607
60% LAR : 40% CIR	50%	-£17,345,408	-£18,329,232	-£18,323,445	-£18,341,085	-£18,440,786	-£19,121,368	-£19,536,079

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,222,371	-£8,535,669	-£8,529,828	-£8,547,592	-£8,646,766	-£9,322,951	-£9,740,420
60% LAR : 40% CIR	5%	-£7,562,888	-£8,841,792	-£8,835,974	-£8,853,678	-£8,952,705	-£9,632,124	-£10,049,623
60% LAR : 40% CIR	10%	-£7,905,139	-£9,149,643	-£9,143,845	-£9,161,495	-£9,260,385	-£9,943,668	-£10,360,704
60% LAR : 40% CIR	15%	-£8,249,110	-£9,460,754	-£9,454,886	-£9,472,754	-£9,573,026	-£10,257,033	-£10,673,646
60% LAR : 40% CIR	20%	-£8,594,783	-£9,776,760	-£9,770,910	-£9,788,732	-£9,888,888	-£10,572,203	-£10,988,432
60% LAR : 40% CIR	25%	-£8,942,142	-£10,094,472	-£10,088,636	-£10,106,416	-£10,206,469	-£10,889,160	-£11,305,044
60% LAR : 40% CIR	**30%**	**-£9,291,171**	**-£10,413,871**	**-£10,408,048**	**-£10,425,791**	**-£10,525,752**	**-£11,207,887**	**-£11,623,463**
60% LAR : 40% CIR	35%	-£9,646,188	-£10,734,941	-£10,729,130	-£10,746,841	-£10,846,720	-£11,528,368	-£11,943,672
60% LAR : 40% CIR	40%	-£10,003,882	-£11,057,666	-£11,051,865	-£11,069,547	-£11,169,357	-£11,850,583	-£12,265,653
60% LAR : 40% CIR	45%	-£10,363,221	-£11,382,030	-£11,376,236	-£11,393,895	-£11,493,644	-£12,174,516	-£12,589,389
60% LAR : 40% CIR	50%	-£10,724,190	-£11,708,014	-£11,702,227	-£11,719,867	-£11,819,568	-£12,500,150	-£12,914,861

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,478,843	-£5,792,142	-£5,786,301	-£5,804,065	-£5,903,239	-£6,579,423	-£6,996,893
60% LAR : 40% CIR	5%	-£4,819,361	-£6,098,265	-£6,092,447	-£6,110,151	-£6,209,178	-£6,888,597	-£7,306,096
60% LAR : 40% CIR	10%	-£5,161,612	-£6,406,116	-£6,400,318	-£6,417,967	-£6,516,858	-£7,200,141	-£7,617,177
60% LAR : 40% CIR	15%	-£5,505,583	-£6,717,227	-£6,711,359	-£6,729,227	-£6,829,499	-£7,513,506	-£7,930,119
60% LAR : 40% CIR	20%	-£5,851,256	-£7,033,233	-£7,027,382	-£7,045,204	-£7,145,361	-£7,828,676	-£8,244,905
60% LAR : 40% CIR	25%	-£6,198,614	-£7,350,944	-£7,345,109	-£7,362,889	-£7,462,942	-£8,145,633	-£8,561,517
60% LAR : 40% CIR	**30%**	**-£6,547,643**	**-£7,670,343**	**-£7,664,521**	**-£7,682,264**	**-£7,782,225**	**-£8,464,360**	**-£8,879,936**
60% LAR : 40% CIR	35%	-£6,902,660	-£7,991,413	-£7,985,602	-£8,003,313	-£8,103,193	-£8,784,841	-£9,200,145
60% LAR : 40% CIR	40%	-£7,260,355	-£8,314,139	-£8,308,337	-£8,326,020	-£8,425,829	-£9,107,055	-£9,522,125
60% LAR : 40% CIR	45%	-£7,619,694	-£8,638,502	-£8,632,709	-£8,650,368	-£8,750,117	-£9,430,989	-£9,845,861
60% LAR : 40% CIR	50%	-£7,980,663	-£8,964,487	-£8,958,700	-£8,976,340	-£9,076,040	-£9,756,623	-£10,171,334

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,235,734	-£2,549,033	-£2,543,192	-£2,560,955	-£2,660,130	-£3,336,314	-£3,753,784
60% LAR : 40% CIR	5%	-£1,576,252	-£2,855,156	-£2,849,338	-£2,867,042	-£2,966,069	-£3,645,488	-£4,062,987
60% LAR : 40% CIR	10%	-£1,918,503	-£3,163,007	-£3,157,209	-£3,174,858	-£3,273,748	-£3,957,031	-£4,374,068
60% LAR : 40% CIR	15%	-£2,262,474	-£3,474,118	-£3,468,250	-£3,486,118	-£3,586,390	-£4,270,396	-£4,687,010
60% LAR : 40% CIR	20%	-£2,608,146	-£3,790,124	-£3,784,273	-£3,802,095	-£3,902,252	-£4,585,567	-£5,001,796
60% LAR : 40% CIR	25%	-£2,955,505	-£4,107,835	-£4,102,000	-£4,119,780	-£4,219,833	-£4,902,524	-£5,318,408
60% LAR : 40% CIR	**30%**	**-£3,304,534**	**-£4,427,234**	**-£4,421,412**	**-£4,439,155**	**-£4,539,116**	**-£5,221,251**	**-£5,636,827**
60% LAR : 40% CIR	35%	-£3,659,551	-£4,748,304	-£4,742,493	-£4,760,204	-£4,860,084	-£5,541,732	-£5,957,036
60% LAR : 40% CIR	40%	-£4,017,245	-£5,071,030	-£5,065,228	-£5,082,911	-£5,182,720	-£5,863,946	-£6,279,016
60% LAR : 40% CIR	45%	-£4,376,585	-£5,395,393	-£5,389,600	-£5,407,258	-£5,507,008	-£6,187,880	-£6,602,752
60% LAR : 40% CIR	50%	-£4,737,554	-£5,721,378	-£5,715,591	-£5,733,230	-£5,832,931	-£6,513,513	-£6,928,225

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR for 15 Years		Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft

No Units	18
Site Area	0.16 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,983,229	£1,656,374	£1,662,214	£1,644,451	£1,545,276	£869,092	£457,374
60% LAR : 40% CIR	5%	£2,600,318	£1,308,534	£1,314,352	£1,296,648	£1,197,621	£522,325	£111,102
60% LAR : 40% CIR	10%	£2,215,672	£958,967	£964,764	£947,114	£848,224	£173,748	-£240,638
60% LAR : 40% CIR	15%	£1,829,306	£607,687	£613,467	£595,867	£497,102	-£179,320	-£595,934
60% LAR : 40% CIR	20%	£1,441,239	£254,714	£260,476	£242,922	£144,270	-£536,843	-£953,073
60% LAR : 40% CIR	25%	£1,051,485	-£101,465	-£95,629	-£113,409	-£213,462	-£896,153	-£1,312,037
60% LAR : 40% CIR	**30%**	**£660,063**	**-£463,217**	**-£457,395**	**-£475,137**	**-£575,098**	**-£1,257,234**	**-£1,672,809**
60% LAR : 40% CIR	35%	£266,986	-£826,640	-£820,829	-£838,540	-£938,420	-£1,620,068	-£2,035,372
60% LAR : 40% CIR	40%	-£129,676	-£1,191,719	-£1,185,917	-£1,203,600	-£1,303,408	-£1,984,636	-£2,399,705
60% LAR : 40% CIR	45%	-£532,056	-£1,558,435	-£1,552,641	-£1,570,301	-£1,670,051	-£2,350,922	-£2,765,795
60% LAR : 40% CIR	50%	-£936,066	-£1,926,773	-£1,920,986	-£1,938,625	-£2,038,327	-£2,718,909	-£3,133,621

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,995,698	-£14,322,554	-£14,316,713	-£14,334,476	-£14,433,651	-£15,109,835	-£15,521,554
60% LAR : 40% CIR	5%	-£13,378,609	-£14,670,393	-£14,664,575	-£14,682,279	-£14,781,306	-£15,456,602	-£15,867,826
60% LAR : 40% CIR	10%	-£13,763,255	-£15,019,960	-£15,014,164	-£15,031,813	-£15,130,703	-£15,805,179	-£16,219,565
60% LAR : 40% CIR	15%	-£14,149,621	-£15,371,240	-£15,365,460	-£15,383,060	-£15,481,825	-£16,158,247	-£16,574,861
60% LAR : 40% CIR	20%	-£14,537,688	-£15,724,214	-£15,718,452	-£15,736,005	-£15,834,657	-£16,515,770	-£16,932,000
60% LAR : 40% CIR	25%	-£14,927,442	-£16,080,392	-£16,074,557	-£16,092,336	-£16,192,389	-£16,875,080	-£17,290,964
60% LAR : 40% CIR	**30%**	**-£15,318,865**	**-£16,442,144**	**-£16,436,322**	**-£16,454,065**	**-£16,554,025**	**-£17,236,161**	**-£17,651,737**
60% LAR : 40% CIR	35%	-£15,711,941	-£16,805,567	-£16,799,756	-£16,817,468	-£16,917,347	-£17,598,995	-£18,014,299
60% LAR : 40% CIR	40%	-£16,108,603	-£17,170,646	-£17,164,845	-£17,182,528	-£17,282,336	-£17,963,563	-£18,378,633
60% LAR : 40% CIR	45%	-£16,510,984	-£17,537,362	-£17,531,569	-£17,549,228	-£17,648,978	-£18,329,849	-£18,744,722
60% LAR : 40% CIR	50%	-£16,914,993	-£17,905,701	-£17,899,913	-£17,917,553	-£18,017,254	-£18,697,837	-£19,112,548

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,374,480	-£7,701,335	-£7,695,495	-£7,713,258	-£7,812,433	-£8,488,617	-£8,900,336
60% LAR : 40% CIR	5%	-£6,757,391	-£8,049,175	-£8,043,357	-£8,061,061	-£8,160,088	-£8,835,384	-£9,246,607
60% LAR : 40% CIR	10%	-£7,142,037	-£8,398,742	-£8,392,946	-£8,410,595	-£8,509,485	-£9,183,961	-£9,598,347
60% LAR : 40% CIR	15%	-£7,528,403	-£8,750,022	-£8,744,242	-£8,761,842	-£8,860,607	-£9,537,029	-£9,953,643
60% LAR : 40% CIR	20%	-£7,916,470	-£9,102,996	-£9,097,233	-£9,114,787	-£9,213,439	-£9,894,552	-£10,310,782
60% LAR : 40% CIR	25%	-£8,306,224	-£9,459,174	-£9,453,338	-£9,471,118	-£9,571,171	-£10,253,862	-£10,669,746
60% LAR : 40% CIR	**30%**	**-£8,697,647**	**-£9,820,926**	**-£9,815,104**	**-£9,832,847**	**-£9,932,807**	**-£10,614,943**	**-£11,030,518**
60% LAR : 40% CIR	35%	-£9,090,723	-£10,184,349	-£10,178,538	-£10,196,249	-£10,296,129	-£10,977,777	-£11,393,081
60% LAR : 40% CIR	40%	-£9,487,385	-£10,549,428	-£10,543,627	-£10,561,309	-£10,661,118	-£11,342,345	-£11,757,415
60% LAR : 40% CIR	45%	-£9,889,766	-£10,916,144	-£10,910,351	-£10,928,010	-£11,027,760	-£11,708,631	-£12,123,504
60% LAR : 40% CIR	50%	-£10,293,775	-£11,284,483	-£11,278,695	-£11,296,334	-£11,396,036	-£12,076,618	-£12,491,330

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,630,953	-£4,957,808	-£4,951,968	-£4,969,731	-£5,068,906	-£5,745,090	-£6,156,808
60% LAR : 40% CIR	5%	-£4,013,864	-£5,305,648	-£5,299,830	-£5,317,534	-£5,416,561	-£6,091,856	-£6,503,080
60% LAR : 40% CIR	10%	-£4,398,509	-£5,655,215	-£5,649,418	-£5,667,067	-£5,765,958	-£6,440,434	-£6,854,820
60% LAR : 40% CIR	15%	-£4,784,875	-£6,006,495	-£6,000,715	-£6,018,314	-£6,117,080	-£6,793,502	-£7,210,115
60% LAR : 40% CIR	20%	-£5,172,943	-£6,359,468	-£6,353,706	-£6,371,260	-£6,469,911	-£7,151,024	-£7,567,255
60% LAR : 40% CIR	25%	-£5,562,696	-£6,715,646	-£6,709,811	-£6,727,591	-£6,827,644	-£7,510,335	-£7,926,219
60% LAR : 40% CIR	**30%**	**-£5,954,119**	**-£7,077,399**	**-£7,071,576**	**-£7,089,319**	**-£7,189,280**	**-£7,871,415**	**-£8,286,991**
60% LAR : 40% CIR	35%	-£6,347,196	-£7,440,822	-£7,435,011	-£7,452,722	-£7,552,601	-£8,234,249	-£8,649,553
60% LAR : 40% CIR	40%	-£6,743,858	-£7,805,901	-£7,800,099	-£7,817,782	-£7,917,590	-£8,598,817	-£9,013,887
60% LAR : 40% CIR	45%	-£7,146,238	-£8,172,617	-£8,166,823	-£8,184,483	-£8,284,232	-£8,965,103	-£9,379,977
60% LAR : 40% CIR	50%	-£7,550,248	-£8,540,955	-£8,535,167	-£8,552,807	-£8,652,509	-£9,333,091	-£9,747,803

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£387,844	-£1,714,699	-£1,708,859	-£1,726,622	-£1,825,797	-£2,501,981	-£2,913,699
60% LAR : 40% CIR	5%	-£770,755	-£2,062,539	-£2,056,721	-£2,074,425	-£2,173,451	-£2,848,747	-£3,259,971
60% LAR : 40% CIR	10%	-£1,155,400	-£2,412,106	-£2,406,309	-£2,423,958	-£2,522,849	-£3,197,325	-£3,611,711
60% LAR : 40% CIR	15%	-£1,541,766	-£2,763,386	-£2,757,606	-£2,775,205	-£2,873,970	-£3,550,393	-£3,967,006
60% LAR : 40% CIR	20%	-£1,929,834	-£3,116,359	-£3,110,597	-£3,128,151	-£3,226,802	-£3,907,915	-£4,324,146
60% LAR : 40% CIR	25%	-£2,319,587	-£3,472,537	-£3,466,702	-£3,484,482	-£3,584,535	-£4,267,226	-£4,683,109
60% LAR : 40% CIR	**30%**	**-£2,711,010**	**-£3,834,289**	**-£3,828,467**	**-£3,846,210**	**-£3,946,171**	**-£4,628,306**	**-£5,043,882**
60% LAR : 40% CIR	35%	-£3,104,087	-£4,197,713	-£4,191,902	-£4,209,613	-£4,309,492	-£4,991,140	-£5,406,444
60% LAR : 40% CIR	40%	-£3,500,749	-£4,562,792	-£4,556,990	-£4,574,673	-£4,674,481	-£5,355,708	-£5,770,778
60% LAR : 40% CIR	45%	-£3,903,129	-£4,929,508	-£4,923,714	-£4,941,374	-£5,041,123	-£5,721,994	-£6,136,868
60% LAR : 40% CIR	50%	-£4,307,139	-£5,297,846	-£5,292,058	-£5,309,698	-£5,409,400	-£6,089,982	-£6,504,694

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR for 15 Years

Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£4,679,012	£3,325,040	£3,330,880	£3,313,117	£3,213,942	£2,537,759	£2,126,041
60% LAR : 40% CIR	5%	£4,211,312	£2,893,768	£2,899,585	£2,881,881	£2,782,855	£2,107,560	£1,696,335
60% LAR : 40% CIR	10%	£3,741,877	£2,460,766	£2,466,564	£2,448,915	£2,350,025	£1,675,548	£1,264,779
60% LAR : 40% CIR	15%	£3,270,722	£2,026,054	£2,031,834	£2,014,234	£1,915,469	£1,241,743	£831,390
60% LAR : 40% CIR	20%	£2,797,865	£1,589,647	£1,595,410	£1,577,856	£1,479,203	£806,159	£396,185
60% LAR : 40% CIR	25%	£2,323,322	£1,151,561	£1,157,308	£1,139,795	£1,041,246	£368,815	-£41,441
60% LAR : 40% CIR	**30%**	**£1,847,110**	**£711,811**	**£717,547**	**£700,070**	**£601,612**	**-£71,345**	**-£486,920**
60% LAR : 40% CIR	35%	£1,369,245	£270,417	£276,140	£258,695	£160,318	-£518,884	-£934,188
60% LAR : 40% CIR	40%	£889,742	-£175,242	-£169,440	-£187,123	-£286,932	-£968,159	-£1,383,229
60% LAR : 40% CIR	45%	£408,620	-£626,665	-£620,871	-£638,530	-£738,280	-£1,419,152	-£1,834,024
60% LAR : 40% CIR	50%	-£75,238	-£1,079,710	-£1,073,922	-£1,091,562	-£1,191,263	-£1,871,846	-£2,286,557

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,299,915	-£12,653,888	-£12,648,047	-£12,665,810	-£12,764,985	-£13,441,168	-£13,852,887
60% LAR : 40% CIR	5%	-£11,767,615	-£13,085,160	-£13,079,342	-£13,097,046	-£13,196,073	-£13,871,368	-£14,282,592
60% LAR : 40% CIR	10%	-£12,237,051	-£13,518,161	-£13,512,363	-£13,530,012	-£13,628,903	-£14,303,379	-£14,714,148
60% LAR : 40% CIR	15%	-£12,708,205	-£13,952,873	-£13,947,093	-£13,964,693	-£14,063,458	-£14,737,185	-£15,147,537
60% LAR : 40% CIR	20%	-£13,181,062	-£14,389,281	-£14,383,518	-£14,401,071	-£14,499,724	-£15,172,768	-£15,582,742
60% LAR : 40% CIR	25%	-£13,655,605	-£14,827,366	-£14,821,619	-£14,839,132	-£14,937,682	-£15,610,112	-£16,020,368
60% LAR : 40% CIR	**30%**	**-£14,131,817**	**-£15,267,116**	**-£15,261,381**	**-£15,278,857**	**-£15,377,315**	**-£16,050,272**	**-£16,465,847**
60% LAR : 40% CIR	35%	-£14,609,682	-£15,708,511	-£15,702,787	-£15,720,232	-£15,818,610	-£16,497,811	-£16,913,115
60% LAR : 40% CIR	40%	-£15,089,185	-£16,154,169	-£16,148,368	-£16,166,050	-£16,265,860	-£16,947,087	-£17,362,157
60% LAR : 40% CIR	45%	-£15,570,307	-£16,605,593	-£16,599,798	-£16,617,458	-£16,717,207	-£17,398,079	-£17,812,952
60% LAR : 40% CIR	50%	-£16,054,165	-£17,058,637	-£17,052,849	-£17,070,489	-£17,170,191	-£17,850,773	-£18,265,484

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,678,697	-£6,032,669	-£6,026,829	-£6,044,592	-£6,143,767	-£6,819,950	-£7,231,668
60% LAR : 40% CIR	5%	-£5,146,397	-£6,463,942	-£6,458,124	-£6,475,828	-£6,574,855	-£7,250,149	-£7,661,374
60% LAR : 40% CIR	10%	-£5,615,832	-£6,896,943	-£6,891,145	-£6,908,794	-£7,007,684	-£7,682,161	-£8,092,930
60% LAR : 40% CIR	15%	-£6,086,987	-£7,331,655	-£7,325,875	-£7,343,475	-£7,442,240	-£8,115,967	-£8,526,319
60% LAR : 40% CIR	20%	-£6,559,844	-£7,768,063	-£7,762,299	-£7,779,853	-£7,878,506	-£8,551,550	-£8,961,524
60% LAR : 40% CIR	25%	-£7,034,387	-£8,206,148	-£8,200,401	-£8,217,914	-£8,316,463	-£8,988,894	-£9,399,150
60% LAR : 40% CIR	**30%**	**-£7,510,599**	**-£8,645,898**	**-£8,640,162**	**-£8,657,639**	**-£8,756,097**	**-£9,429,054**	**-£9,844,629**
60% LAR : 40% CIR	35%	-£7,988,464	-£9,087,293	-£9,081,569	-£9,099,014	-£9,197,392	-£9,876,593	-£10,291,897
60% LAR : 40% CIR	40%	-£8,467,967	-£9,532,951	-£9,527,149	-£9,544,832	-£9,644,641	-£10,325,868	-£10,740,938
60% LAR : 40% CIR	45%	-£8,949,089	-£9,984,374	-£9,978,580	-£9,996,240	-£10,095,989	-£10,776,861	-£11,191,733
60% LAR : 40% CIR	50%	-£9,432,947	-£10,437,419	-£10,431,631	-£10,449,271	-£10,548,972	-£11,229,555	-£11,644,266

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,935,169	-£3,289,142	-£3,283,302	-£3,301,065	-£3,400,240	-£4,076,423	-£4,488,141
60% LAR : 40% CIR	5%	-£2,402,870	-£3,720,414	-£3,714,597	-£3,732,301	-£3,831,327	-£4,506,622	-£4,917,847
60% LAR : 40% CIR	10%	-£2,872,305	-£4,153,415	-£4,147,618	-£4,165,267	-£4,264,157	-£4,938,633	-£5,349,403
60% LAR : 40% CIR	15%	-£3,343,459	-£4,588,128	-£4,582,348	-£4,599,948	-£4,698,713	-£5,372,439	-£5,782,792
60% LAR : 40% CIR	20%	-£3,816,316	-£5,024,535	-£5,018,772	-£5,036,326	-£5,134,978	-£5,808,023	-£6,217,997
60% LAR : 40% CIR	25%	-£4,290,859	-£5,462,621	-£5,456,874	-£5,474,387	-£5,572,936	-£6,245,367	-£6,655,622
60% LAR : 40% CIR	**30%**	**-£4,767,072**	**-£5,902,370**	**-£5,896,635**	**-£5,914,112**	**-£6,012,570**	**-£6,685,527**	**-£7,101,102**
60% LAR : 40% CIR	35%	-£5,244,937	-£6,343,765	-£6,338,042	-£6,355,486	-£6,453,864	-£7,133,066	-£7,548,370
60% LAR : 40% CIR	40%	-£5,724,439	-£6,789,424	-£6,783,622	-£6,801,305	-£6,901,114	-£7,582,341	-£7,997,411
60% LAR : 40% CIR	45%	-£6,205,561	-£7,240,847	-£7,235,053	-£7,252,712	-£7,352,462	-£8,033,334	-£8,448,206
60% LAR : 40% CIR	50%	-£6,689,420	-£7,693,892	-£7,688,104	-£7,705,743	-£7,805,445	-£8,486,027	-£8,900,739

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,307,940	-£46,033	-£40,193	-£57,956	-£157,131	-£833,314	-£1,245,032
60% LAR : 40% CIR	5%	£840,239	-£477,305	-£471,488	-£489,191	-£588,218	-£1,263,513	-£1,674,738
60% LAR : 40% CIR	10%	£370,804	-£910,306	-£904,509	-£922,158	-£1,021,048	-£1,695,524	-£2,106,294
60% LAR : 40% CIR	15%	-£100,350	-£1,345,019	-£1,339,239	-£1,356,838	-£1,455,604	-£2,129,330	-£2,539,683
60% LAR : 40% CIR	20%	-£573,207	-£1,781,426	-£1,775,663	-£1,793,217	-£1,891,869	-£2,564,913	-£2,974,888
60% LAR : 40% CIR	25%	-£1,047,750	-£2,219,512	-£2,213,765	-£2,231,278	-£2,329,827	-£3,002,258	-£3,412,513
60% LAR : 40% CIR	**30%**	**-£1,523,963**	**-£2,659,261**	**-£2,653,526**	**-£2,671,003**	**-£2,769,461**	**-£3,442,418**	**-£3,857,993**
60% LAR : 40% CIR	35%	-£2,001,828	-£3,100,656	-£3,094,933	-£3,112,377	-£3,210,755	-£3,889,957	-£4,305,260
60% LAR : 40% CIR	40%	-£2,481,330	-£3,546,315	-£3,540,513	-£3,558,196	-£3,658,005	-£4,339,232	-£4,754,302
60% LAR : 40% CIR	45%	-£2,962,452	-£3,997,738	-£3,991,944	-£4,009,603	-£4,109,353	-£4,790,225	-£5,205,097
60% LAR : 40% CIR	50%	-£3,446,311	-£4,450,782	-£4,444,994	-£4,462,634	-£4,562,336	-£5,242,918	-£5,657,630

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR for 15 Years

Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	**% AH**	**Base Build Costs and Access Prt M4(2) & Building Safety Levy**	**Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon**
		£6,798,741	£5,410,874	£5,416,714	£5,398,951	£5,299,776	£4,623,592	£4,211,874
60% LAR : 40% CIR	5%	£6,225,054	£4,875,309	£4,881,127	£4,863,423	£4,764,396	£4,089,102	£3,677,877
60% LAR : 40% CIR	10%	£5,649,632	£4,338,016	£4,343,814	£4,326,165	£4,227,275	£3,552,798	£3,142,029
60% LAR : 40% CIR	15%	£5,072,491	£3,799,013	£3,804,792	£3,787,192	£3,688,427	£3,014,701	£2,604,348
60% LAR : 40% CIR	20%	£4,493,648	£3,258,314	£3,264,077	£3,246,522	£3,147,871	£2,474,825	£2,064,852
60% LAR : 40% CIR	25%	£3,913,118	£2,715,936	£2,721,683	£2,704,170	£2,605,621	£1,933,190	£1,523,557
60% LAR : 40% CIR	**30%**	**£3,330,920**	**£2,171,896**	**£2,177,630**	**£2,160,153**	**£2,061,695**	**£1,389,811**	**£980,482**
60% LAR : 40% CIR	35%	£2,747,068	£1,626,209	£1,631,932	£1,614,488	£1,516,110	£844,706	£435,644
60% LAR : 40% CIR	40%	£2,161,579	£1,078,892	£1,084,606	£1,067,189	£968,880	£297,891	-£112,633
60% LAR : 40% CIR	45%	£1,574,470	£529,961	£535,668	£518,274	£420,023	-£254,439	-£669,311
60% LAR : 40% CIR	50%	£985,757	-£20,880	-£15,092	-£32,732	-£132,433	-£813,015	-£1,227,726

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	**% AH**	**Base Build Costs and Access Prt M4(2) & Building Safety Levy**	**Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon**
	0%	-£9,180,186	-£10,568,054	-£10,562,213	-£10,579,977	-£10,679,151	-£11,355,335	-£11,767,053
60% LAR : 40% CIR	5%	-£9,753,873	-£11,103,618	-£11,097,800	-£11,115,504	-£11,214,531	-£11,889,826	-£12,301,050
60% LAR : 40% CIR	10%	-£10,329,296	-£11,640,911	-£11,635,113	-£11,652,762	-£11,751,653	-£12,426,129	-£12,836,898
60% LAR : 40% CIR	15%	-£10,906,436	-£12,179,914	-£12,174,135	-£12,191,735	-£12,290,500	-£12,964,227	-£13,374,579
60% LAR : 40% CIR	20%	-£11,485,280	-£12,720,614	-£12,714,851	-£12,732,405	-£12,831,057	-£13,504,102	-£13,914,075
60% LAR : 40% CIR	25%	-£12,065,809	-£13,262,991	-£13,257,244	-£13,274,757	-£13,373,307	-£14,045,737	-£14,455,370
60% LAR : 40% CIR	**30%**	**-£12,648,008**	**-£13,807,032**	**-£13,801,297**	**-£13,818,774**	**-£13,917,232**	**-£14,589,117**	**-£14,998,445**
60% LAR : 40% CIR	35%	-£13,231,859	-£14,352,718	-£14,346,995	-£14,364,440	-£14,462,817	-£15,134,222	-£15,543,284
60% LAR : 40% CIR	40%	-£13,817,348	-£14,900,035	-£14,894,321	-£14,911,739	-£15,010,047	-£15,681,036	-£16,091,560
60% LAR : 40% CIR	45%	-£14,404,457	-£15,448,966	-£15,443,259	-£15,460,653	-£15,558,904	-£16,233,367	-£16,648,239
60% LAR : 40% CIR	50%	-£14,993,170	-£15,999,807	-£15,994,020	-£16,011,659	-£16,111,360	-£16,791,942	-£17,206,654

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	**% AH**	**Base Build Costs and Access Prt M4(2) & Building Safety Levy**	**Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon**
	0%	-£2,558,968	-£3,946,835	-£3,940,995	-£3,958,758	-£4,057,933	-£4,734,117	-£5,145,835
60% LAR : 40% CIR	5%	-£3,132,655	-£4,482,400	-£4,476,582	-£4,494,286	-£4,593,313	-£5,268,607	-£5,679,832
60% LAR : 40% CIR	10%	-£3,708,077	-£5,019,693	-£5,013,895	-£5,031,544	-£5,130,435	-£5,804,911	-£6,215,680
60% LAR : 40% CIR	15%	-£4,285,218	-£5,558,696	-£5,552,917	-£5,570,517	-£5,669,282	-£6,343,009	-£6,753,361
60% LAR : 40% CIR	20%	-£4,864,061	-£6,099,395	-£6,093,632	-£6,111,187	-£6,209,839	-£6,882,884	-£7,292,857
60% LAR : 40% CIR	25%	-£5,444,591	-£6,641,773	-£6,636,026	-£6,653,539	-£6,752,088	-£7,424,519	-£7,834,152
60% LAR : 40% CIR	**30%**	**-£6,026,789**	**-£7,185,814**	**-£7,180,079**	**-£7,197,556**	**-£7,296,014**	**-£7,967,899**	**-£8,377,227**
60% LAR : 40% CIR	35%	-£6,610,641	-£7,731,500	-£7,725,777	-£7,743,221	-£7,841,599	-£8,513,003	-£8,922,065
60% LAR : 40% CIR	40%	-£7,196,130	-£8,278,817	-£8,273,103	-£8,290,521	-£8,388,829	-£9,059,818	-£9,470,342
60% LAR : 40% CIR	45%	-£7,783,239	-£8,827,748	-£8,822,041	-£8,839,435	-£8,937,686	-£9,612,148	-£10,027,021
60% LAR : 40% CIR	50%	-£8,371,952	-£9,378,589	-£9,372,801	-£9,390,441	-£9,490,142	-£10,170,724	-£10,585,436

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	**% AH**	**Base Build Costs and Access Prt M4(2) & Building Safety Levy**	**Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon**
	0%	£184,559	-£1,203,308	-£1,197,468	-£1,215,231	-£1,314,406	-£1,990,590	-£2,402,307
60% LAR : 40% CIR	5%	-£389,128	-£1,738,872	-£1,733,055	-£1,750,759	-£1,849,785	-£2,525,080	-£2,936,305
60% LAR : 40% CIR	10%	-£964,550	-£2,276,165	-£2,270,368	-£2,288,017	-£2,386,907	-£3,061,383	-£3,472,153
60% LAR : 40% CIR	15%	-£1,541,691	-£2,815,169	-£2,809,390	-£2,826,990	-£2,925,755	-£3,599,481	-£4,009,834
60% LAR : 40% CIR	20%	-£2,120,534	-£3,355,868	-£3,350,105	-£3,367,660	-£3,466,311	-£4,139,356	-£4,549,330
60% LAR : 40% CIR	25%	-£2,701,063	-£3,898,246	-£3,892,499	-£3,910,012	-£4,008,561	-£4,680,992	-£5,090,625
60% LAR : 40% CIR	**30%**	**-£3,283,262**	**-£4,442,286**	**-£4,436,552**	**-£4,454,029**	**-£4,552,487**	**-£5,224,371**	**-£5,633,700**
60% LAR : 40% CIR	35%	-£3,867,114	-£4,987,973	-£4,982,250	-£4,999,694	-£5,098,072	-£5,769,476	-£6,178,538
60% LAR : 40% CIR	40%	-£4,452,602	-£5,535,290	-£5,529,575	-£5,546,993	-£5,645,302	-£6,316,291	-£6,726,815
60% LAR : 40% CIR	45%	-£5,039,712	-£6,084,221	-£6,078,514	-£6,095,907	-£6,194,158	-£6,868,621	-£7,283,493
60% LAR : 40% CIR	50%	-£5,628,424	-£6,635,062	-£6,629,274	-£6,646,914	-£6,746,615	-£7,427,197	-£7,841,908

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	**% AH**	**Base Build Costs and Access Prt M4(2) & Building Safety Levy**	**Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability**	**Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon**
	0%	£3,427,668	£2,039,801	£2,045,641	£2,027,878	£1,928,703	£1,252,519	£840,802
60% LAR : 40% CIR	5%	£2,853,982	£1,504,237	£1,510,054	£1,492,350	£1,393,324	£718,029	£306,804
60% LAR : 40% CIR	10%	£2,278,559	£966,944	£972,741	£955,092	£856,202	£181,726	-£229,044
60% LAR : 40% CIR	15%	£1,701,418	£427,940	£433,719	£416,120	£317,354	-£356,372	-£766,725
60% LAR : 40% CIR	20%	£1,122,575	-£112,759	-£106,996	-£124,551	-£223,202	-£896,247	-£1,306,221
60% LAR : 40% CIR	25%	£542,046	-£655,137	-£649,390	-£666,902	-£765,452	-£1,437,882	-£1,847,516
60% LAR : 40% CIR	**30%**	**-£40,153**	**-£1,199,177**	**-£1,193,443**	**-£1,210,920**	**-£1,309,377**	**-£1,981,262**	**-£2,390,591**
60% LAR : 40% CIR	35%	-£624,005	-£1,744,864	-£1,739,141	-£1,756,585	-£1,854,963	-£2,526,367	-£2,935,429
60% LAR : 40% CIR	40%	-£1,209,493	-£2,292,181	-£2,286,466	-£2,303,884	-£2,402,193	-£3,073,182	-£3,483,706
60% LAR : 40% CIR	45%	-£1,796,603	-£2,841,111	-£2,835,405	-£2,852,798	-£2,951,049	-£3,625,512	-£4,040,384
60% LAR : 40% CIR	50%	-£2,385,315	-£3,391,953	-£3,386,165	-£3,403,805	-£3,503,506	-£4,184,088	-£4,598,799

LB Camden
Local Plan Viability Testing 2025

C2 - 1,500 sq m Office and 18 Flats - 10% AW @ 50% MR for 15 Years

Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft**

No Units	**18**
Site Area	**0.16 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£8,070,578	£6,662,374	£6,668,214	£6,650,451	£6,551,276	£5,875,092	£5,463,375
60% LAR : 40% CIR	5%	£7,433,299	£6,064,234	£6,070,053	£6,052,348	£5,953,321	£5,278,026	£4,866,802
60% LAR : 40% CIR	10%	£6,794,286	£5,464,367	£5,470,164	£5,452,515	£5,353,625	£4,679,149	£4,268,379
60% LAR : 40% CIR	15%	£6,153,552	£4,862,788	£4,868,567	£4,850,968	£4,752,203	£4,078,476	£3,668,124
60% LAR : 40% CIR	20%	£5,511,117	£4,259,514	£4,265,277	£4,247,722	£4,149,071	£3,476,025	£3,066,052
60% LAR : 40% CIR	25%	£4,866,996	£3,654,561	£3,660,309	£3,642,796	£3,544,246	£2,871,815	£2,462,182
60% LAR : 40% CIR	**30%**	**£4,221,206**	**£3,047,945**	**£3,053,680**	**£3,036,203**	**£2,937,745**	**£2,265,861**	**£1,856,532**
60% LAR : 40% CIR	35%	£3,573,762	£2,439,683	£2,445,407	£2,427,963	£2,329,584	£1,658,181	£1,249,119
60% LAR : 40% CIR	40%	£2,924,682	£1,829,792	£1,835,506	£1,818,089	£1,719,780	£1,048,792	£639,960
60% LAR : 40% CIR	45%	£2,273,981	£1,218,286	£1,223,993	£1,206,600	£1,108,349	£437,710	£29,073
60% LAR : 40% CIR	50%	£1,621,675	£605,184	£610,885	£593,510	£495,307	-£177,717	-£592,429

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,908,349	-£9,316,553	-£9,310,713	-£9,328,476	-£9,427,651	-£10,103,835	-£10,515,552
60% LAR : 40% CIR	5%	-£8,545,629	-£9,914,693	-£9,908,875	-£9,926,579	-£10,025,606	-£10,700,901	-£11,112,126
60% LAR : 40% CIR	10%	-£9,184,642	-£10,514,561	-£10,508,763	-£10,526,412	-£10,625,303	-£11,299,779	-£11,710,548
60% LAR : 40% CIR	15%	-£9,825,375	-£11,116,140	-£11,110,360	-£11,127,959	-£11,226,725	-£11,900,451	-£12,310,804
60% LAR : 40% CIR	20%	-£10,467,810	-£11,719,414	-£11,713,651	-£11,731,205	-£11,829,857	-£12,502,902	-£12,912,875
60% LAR : 40% CIR	25%	-£11,111,931	-£12,324,367	-£12,318,619	-£12,336,131	-£12,434,681	-£13,107,113	-£13,516,745
60% LAR : 40% CIR	**30%**	**-£11,757,721**	**-£12,930,982**	**-£12,925,248**	**-£12,942,724**	**-£13,041,182**	**-£13,713,066**	**-£14,122,395**
60% LAR : 40% CIR	35%	-£12,405,165	-£13,539,244	-£13,533,520	-£13,550,964	-£13,649,343	-£14,320,746	-£14,729,808
60% LAR : 40% CIR	40%	-£13,054,246	-£14,149,135	-£14,143,421	-£14,160,838	-£14,259,148	-£14,930,136	-£15,338,967
60% LAR : 40% CIR	45%	-£13,704,947	-£14,760,641	-£14,754,934	-£14,772,328	-£14,870,579	-£15,541,217	-£15,949,855
60% LAR : 40% CIR	50%	-£14,357,252	-£15,373,743	-£15,368,043	-£15,385,417	-£15,483,620	-£16,156,644	-£16,571,357

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,287,131	-£2,695,335	-£2,689,495	-£2,707,258	-£2,806,433	-£3,482,617	-£3,894,334
60% LAR : 40% CIR	5%	-£1,924,410	-£3,293,475	-£3,287,656	-£3,305,361	-£3,404,388	-£4,079,683	-£4,490,907
60% LAR : 40% CIR	10%	-£2,563,424	-£3,893,343	-£3,887,545	-£3,905,194	-£4,004,084	-£4,678,561	-£5,089,330
60% LAR : 40% CIR	15%	-£3,204,157	-£4,494,922	-£4,489,142	-£4,506,741	-£4,605,506	-£5,279,233	-£5,689,586
60% LAR : 40% CIR	20%	-£3,846,592	-£5,098,195	-£5,092,432	-£5,109,987	-£5,208,638	-£5,881,684	-£6,291,657
60% LAR : 40% CIR	25%	-£4,490,713	-£5,703,149	-£5,697,400	-£5,714,913	-£5,813,463	-£6,485,894	-£6,895,527
60% LAR : 40% CIR	**30%**	**-£5,136,503**	**-£6,309,764**	**-£6,304,029**	**-£6,321,506**	**-£6,419,964**	**-£7,091,848**	**-£7,501,177**
60% LAR : 40% CIR	35%	-£5,783,947	-£6,918,026	-£6,912,302	-£6,929,746	-£7,028,125	-£7,699,528	-£8,108,590
60% LAR : 40% CIR	40%	-£6,433,027	-£7,527,917	-£7,522,203	-£7,539,620	-£7,637,929	-£8,308,917	-£8,717,749
60% LAR : 40% CIR	45%	-£7,083,729	-£8,139,423	-£8,133,716	-£8,151,109	-£8,249,360	-£8,919,999	-£9,328,636
60% LAR : 40% CIR	50%	-£7,736,034	-£8,752,525	-£8,746,824	-£8,764,199	-£8,862,402	-£9,535,426	-£9,950,138

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,456,396	£48,192	£54,033	£36,269	-£62,905	-£739,090	-£1,150,807
60% LAR : 40% CIR	5%	£819,117	-£549,948	-£544,129	-£561,834	-£660,861	-£1,336,155	-£1,747,380
60% LAR : 40% CIR	10%	£180,104	-£1,149,815	-£1,144,018	-£1,161,667	-£1,260,557	-£1,935,033	-£2,345,803
60% LAR : 40% CIR	15%	-£460,630	-£1,751,394	-£1,745,614	-£1,763,214	-£1,861,979	-£2,535,706	-£2,946,058
60% LAR : 40% CIR	20%	-£1,103,064	-£2,354,668	-£2,348,905	-£2,366,460	-£2,465,111	-£3,138,156	-£3,548,130
60% LAR : 40% CIR	25%	-£1,747,185	-£2,959,621	-£2,953,873	-£2,971,386	-£3,069,936	-£3,742,367	-£4,151,999
60% LAR : 40% CIR	**30%**	**-£2,392,976**	**-£3,566,236**	**-£3,560,502**	**-£3,577,979**	**-£3,676,437**	**-£4,348,320**	**-£4,757,650**
60% LAR : 40% CIR	35%	-£3,040,420	-£4,174,499	-£4,168,774	-£4,186,219	-£4,284,598	-£4,956,001	-£5,365,063
60% LAR : 40% CIR	40%	-£3,689,500	-£4,784,390	-£4,778,676	-£4,796,092	-£4,894,402	-£5,565,390	-£5,974,222
60% LAR : 40% CIR	45%	-£4,340,201	-£5,395,895	-£5,390,188	-£5,407,582	-£5,505,833	-£6,176,472	-£6,585,109
60% LAR : 40% CIR	50%	-£4,992,506	-£6,008,998	-£6,003,297	-£6,020,671	-£6,118,874	-£6,791,899	-£7,206,611

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,699,505	£3,291,301	£3,297,142	£3,279,378	£3,180,204	£2,504,019	£2,092,302
60% LAR : 40% CIR	5%	£4,062,226	£2,693,161	£2,698,980	£2,681,275	£2,582,248	£1,906,954	£1,495,729
60% LAR : 40% CIR	10%	£3,423,213	£2,093,294	£2,099,092	£2,081,442	£1,982,552	£1,308,076	£897,306
60% LAR : 40% CIR	15%	£2,782,479	£1,491,715	£1,497,495	£1,479,895	£1,381,130	£707,403	£297,051
60% LAR : 40% CIR	20%	£2,140,045	£888,441	£894,204	£876,649	£777,998	£104,953	-£305,021
60% LAR : 40% CIR	25%	£1,495,924	£283,488	£289,236	£271,723	£173,174	-£499,258	-£908,890
60% LAR : 40% CIR	**30%**	**£850,133**	**-£323,127**	**-£317,393**	**-£334,870**	**-£433,328**	**-£1,105,211**	**-£1,514,541**
60% LAR : 40% CIR	35%	£202,689	-£931,390	-£925,665	-£943,110	-£1,041,489	-£1,712,892	-£2,121,954
60% LAR : 40% CIR	40%	-£446,391	-£1,541,281	-£1,535,567	-£1,552,983	-£1,651,293	-£2,322,281	-£2,731,113
60% LAR : 40% CIR	45%	-£1,097,092	-£2,152,786	-£2,147,079	-£2,164,473	-£2,262,724	-£2,933,363	-£3,342,000
60% LAR : 40% CIR	50%	-£1,749,397	-£2,765,889	-£2,760,188	-£2,777,562	-£2,875,765	-£3,548,790	-£3,963,502

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - NO AW		Value Area	Zone A - Zone 1 and Eastern Central Zone

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£39,219,650	£34,999,151	£34,977,877	£34,935,200	£34,698,884	£33,088,952	£32,109,197
60% LAR : 40% CIR	5%	£38,095,351	£33,940,640	£33,919,448	£33,876,913	£33,640,954	£32,033,162	£31,054,595
60% LAR : 40% CIR	10%	£36,966,874	£32,877,981	£32,856,863	£32,814,460	£32,578,829	£30,973,010	£29,995,538
60% LAR : 40% CIR	15%	£35,834,258	£31,811,213	£31,790,163	£31,747,880	£31,512,550	£29,908,536	£28,932,069
60% LAR : 40% CIR	20%	£34,697,544	£30,740,375	£30,719,385	£30,677,212	£30,442,155	£28,839,783	£27,864,228
60% LAR : 40% CIR	25%	£33,556,769	£29,665,507	£29,644,571	£29,602,496	£29,367,686	£27,766,792	£26,792,058
60% LAR : 40% CIR	30%	£32,411,975	£28,586,646	£28,565,758	£28,523,771	£28,289,181	£26,689,603	£25,715,600
60% LAR : 40% CIR	35%	£31,263,200	£27,503,834	£27,482,986	£27,441,076	£27,206,678	£25,608,258	£24,634,899
60% LAR : 40% CIR	40%	£30,110,485	£26,417,107	£26,396,294	£26,354,451	£26,120,220	£24,522,799	£23,549,994
60% LAR : 40% CIR	45%	£28,953,867	£25,326,506	£25,305,722	£25,263,935	£25,029,844	£23,433,266	£22,460,929
60% LAR : 40% CIR	50%	£27,793,386	£24,232,072	£24,211,309	£24,169,567	£23,935,591	£22,339,700	£21,367,745

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£160,050	-£4,060,449	-£4,081,723	-£4,124,400	-£4,360,716	-£5,970,648	-£6,950,403
60% LAR : 40% CIR	5%	-£964,249	-£5,118,960	-£5,140,152	-£5,182,687	-£5,418,646	-£7,026,438	-£8,005,005
60% LAR : 40% CIR	10%	-£2,092,726	-£6,181,619	-£6,202,737	-£6,245,140	-£6,480,771	-£8,086,590	-£9,064,062
60% LAR : 40% CIR	15%	-£3,225,342	-£7,248,387	-£7,269,437	-£7,311,720	-£7,547,050	-£9,151,064	-£10,127,531
60% LAR : 40% CIR	20%	-£4,362,056	-£8,319,225	-£8,340,215	-£8,382,388	-£8,617,445	-£10,219,817	-£11,195,372
60% LAR : 40% CIR	25%	-£5,502,831	-£9,394,093	-£9,415,029	-£9,457,104	-£9,691,914	-£11,292,808	-£12,267,542
60% LAR : 40% CIR	30%	-£6,647,625	-£10,472,954	-£10,493,842	-£10,535,829	-£10,770,419	-£12,369,997	-£13,344,000
60% LAR : 40% CIR	35%	-£7,796,400	-£11,555,766	-£11,576,614	-£11,618,524	-£11,852,922	-£13,451,342	-£14,424,701
60% LAR : 40% CIR	40%	-£8,949,115	-£12,642,493	-£12,663,306	-£12,705,149	-£12,939,380	-£14,536,801	-£15,509,606
60% LAR : 40% CIR	45%	-£10,105,733	-£13,733,094	-£13,753,878	-£13,795,665	-£14,029,756	-£15,626,334	-£16,598,671
60% LAR : 40% CIR	50%	-£11,266,214	-£14,827,528	-£14,848,291	-£14,890,033	-£15,124,009	-£16,719,900	-£17,691,855

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,345,250	£12,124,751	£12,103,477	£12,060,800	£11,824,484	£10,214,552	£9,234,797
60% LAR : 40% CIR	5%	£15,220,951	£11,066,240	£11,045,048	£11,002,513	£10,766,554	£9,158,762	£8,180,195
60% LAR : 40% CIR	10%	£14,092,474	£10,003,581	£9,982,463	£9,940,060	£9,704,429	£8,098,610	£7,121,138
60% LAR : 40% CIR	15%	£12,959,858	£8,936,813	£8,915,763	£8,873,480	£8,638,150	£7,034,136	£6,057,669
60% LAR : 40% CIR	20%	£11,823,144	£7,865,975	£7,844,985	£7,802,812	£7,567,755	£5,965,383	£4,989,828
60% LAR : 40% CIR	25%	£10,682,369	£6,791,107	£6,770,171	£6,728,096	£6,493,286	£4,892,392	£3,917,658
60% LAR : 40% CIR	30%	£9,537,575	£5,712,246	£5,691,358	£5,649,371	£5,414,781	£3,815,203	£2,841,200
60% LAR : 40% CIR	35%	£8,388,800	£4,629,434	£4,608,586	£4,566,676	£4,332,278	£2,733,858	£1,760,499
60% LAR : 40% CIR	40%	£7,236,085	£3,542,707	£3,521,894	£3,480,051	£3,245,820	£1,648,399	£675,594
60% LAR : 40% CIR	45%	£6,079,467	£2,452,106	£2,431,322	£2,389,535	£2,155,444	£558,866	-£413,471
60% LAR : 40% CIR	50%	£4,918,986	£1,357,672	£1,336,909	£1,295,167	£1,061,191	-£534,700	-£1,506,655

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£23,051,650	£18,831,151	£18,809,877	£18,767,200	£18,530,884	£16,920,952	£15,941,197
60% LAR : 40% CIR	5%	£21,927,351	£17,772,640	£17,751,448	£17,708,913	£17,472,954	£15,865,162	£14,886,595
60% LAR : 40% CIR	10%	£20,798,874	£16,709,981	£16,688,863	£16,646,460	£16,410,829	£14,805,010	£13,827,538
60% LAR : 40% CIR	15%	£19,666,258	£15,643,213	£15,622,163	£15,579,880	£15,344,550	£13,740,536	£12,764,069
60% LAR : 40% CIR	20%	£18,529,544	£14,572,375	£14,551,385	£14,509,212	£14,274,155	£12,671,783	£11,696,228
60% LAR : 40% CIR	25%	£17,388,769	£13,497,507	£13,476,571	£13,434,496	£13,199,686	£11,598,792	£10,624,058
60% LAR : 40% CIR	30%	£16,243,975	£12,418,646	£12,397,758	£12,355,771	£12,121,181	£10,521,603	£9,547,600
60% LAR : 40% CIR	35%	£15,095,200	£11,335,834	£11,314,986	£11,273,076	£11,038,678	£9,440,258	£8,466,899
60% LAR : 40% CIR	40%	£13,942,485	£10,249,107	£10,228,294	£10,186,451	£9,952,220	£8,354,799	£7,381,994
60% LAR : 40% CIR	45%	£12,785,867	£9,158,506	£9,137,722	£9,095,935	£8,861,844	£7,265,266	£6,292,929
60% LAR : 40% CIR	50%	£11,625,386	£8,064,072	£8,043,309	£8,001,567	£7,767,591	£6,171,700	£5,199,745

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£30,979,250	£26,758,751	£26,737,477	£26,694,800	£26,458,484	£24,848,552	£23,868,797
60% LAR : 40% CIR	5%	£29,854,951	£25,700,240	£25,679,048	£25,636,513	£25,400,554	£23,792,762	£22,814,195
60% LAR : 40% CIR	10%	£28,726,474	£24,637,581	£24,616,463	£24,574,060	£24,338,429	£22,732,610	£21,755,138
60% LAR : 40% CIR	15%	£27,593,858	£23,570,813	£23,549,763	£23,507,480	£23,272,150	£21,668,136	£20,691,669
60% LAR : 40% CIR	20%	£26,457,144	£22,499,975	£22,478,985	£22,436,812	£22,201,755	£20,599,383	£19,623,828
60% LAR : 40% CIR	25%	£25,316,369	£21,425,107	£21,404,171	£21,362,096	£21,127,286	£19,526,392	£18,551,658
60% LAR : 40% CIR	30%	£24,171,575	£20,346,246	£20,325,358	£20,283,371	£20,048,781	£18,449,203	£17,475,200
60% LAR : 40% CIR	35%	£23,022,800	£19,263,434	£19,242,586	£19,200,676	£18,966,278	£17,367,858	£16,394,499
60% LAR : 40% CIR	40%	£21,870,085	£18,176,707	£18,155,894	£18,114,051	£17,879,820	£16,282,399	£15,309,594
60% LAR : 40% CIR	45%	£20,713,467	£17,086,106	£17,065,322	£17,023,535	£16,789,444	£15,192,866	£14,220,529
60% LAR : 40% CIR	50%	£19,552,986	£15,991,672	£15,970,909	£15,929,167	£15,695,191	£14,099,300	£13,127,345

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - NO AW

Value Area	Zone A - Kings Cross Lower

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£48,054,239	£43,692,473	£43,671,199	£43,628,522	£43,392,206	£41,782,274	£40,802,519
60% LAR : 40% CIR	5%	£46,929,939	£42,633,963	£42,612,770	£42,570,235	£42,334,276	£40,726,484	£39,747,917
60% LAR : 40% CIR	10%	£45,801,462	£41,571,304	£41,550,185	£41,507,782	£41,272,151	£39,666,331	£38,688,861
60% LAR : 40% CIR	15%	£44,668,847	£40,504,535	£40,483,485	£40,441,202	£40,205,872	£38,601,858	£37,625,391
60% LAR : 40% CIR	20%	£43,532,132	£39,433,697	£39,412,708	£39,370,535	£39,135,478	£37,533,105	£36,557,550
60% LAR : 40% CIR	25%	£42,391,357	£38,358,829	£38,337,893	£38,295,819	£38,061,009	£36,460,114	£35,485,380
60% LAR : 40% CIR	30%	£41,246,563	£37,279,968	£37,259,080	£37,217,093	£36,982,503	£35,382,925	£34,408,923
60% LAR : 40% CIR	35%	£40,097,788	£36,197,155	£36,176,308	£36,134,399	£35,900,001	£34,301,581	£33,328,221
60% LAR : 40% CIR	40%	£38,945,073	£35,110,429	£35,089,616	£35,047,773	£34,813,542	£33,216,121	£32,243,316
60% LAR : 40% CIR	45%	£37,788,455	£34,019,829	£33,999,044	£33,957,257	£33,723,166	£32,126,588	£31,154,251
60% LAR : 40% CIR	50%	£36,627,976	£32,925,393	£32,904,631	£32,862,889	£32,628,913	£31,033,022	£30,061,067

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,994,639	£4,632,873	£4,611,599	£4,568,922	£4,332,606	£2,722,674	£1,742,919
60% LAR : 40% CIR	5%	£7,870,339	£3,574,363	£3,553,170	£3,510,635	£3,274,676	£1,666,884	£688,317
60% LAR : 40% CIR	10%	£6,741,862	£2,511,704	£2,490,585	£2,448,182	£2,212,551	£606,731	-£370,739
60% LAR : 40% CIR	15%	£5,609,247	£1,444,935	£1,423,885	£1,381,602	£1,146,272	-£457,742	-£1,434,209
60% LAR : 40% CIR	20%	£4,472,532	£374,097	£353,108	£310,935	£75,878	-£1,526,495	-£2,502,050
60% LAR : 40% CIR	25%	£3,331,757	-£700,771	-£721,707	-£763,781	-£998,591	-£2,599,486	-£3,574,220
60% LAR : 40% CIR	30%	£2,186,963	-£1,779,632	-£1,800,520	-£1,842,507	-£2,077,097	-£3,676,675	-£4,650,677
60% LAR : 40% CIR	35%	£1,038,188	-£2,862,445	-£2,883,292	-£2,925,201	-£3,159,599	-£4,758,019	-£5,731,379
60% LAR : 40% CIR	40%	-£114,527	-£3,949,171	-£3,969,984	-£4,011,827	-£4,246,058	-£5,843,479	-£6,816,284
60% LAR : 40% CIR	45%	-£1,271,145	-£5,039,771	-£5,060,556	-£5,102,343	-£5,336,434	-£6,933,012	-£7,905,349
60% LAR : 40% CIR	50%	-£2,431,624	-£6,134,207	-£6,154,969	-£6,196,711	-£6,430,687	-£8,026,578	-£8,998,533

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£25,179,839	£20,818,073	£20,796,799	£20,754,122	£20,517,806	£18,907,874	£17,928,119
60% LAR : 40% CIR	5%	£24,055,539	£19,759,563	£19,738,370	£19,695,835	£19,459,876	£17,852,084	£16,873,517
60% LAR : 40% CIR	10%	£22,927,062	£18,696,904	£18,675,785	£18,633,382	£18,397,751	£16,791,931	£15,814,461
60% LAR : 40% CIR	15%	£21,794,447	£17,630,135	£17,609,085	£17,566,802	£17,331,472	£15,727,458	£14,750,991
60% LAR : 40% CIR	20%	£20,657,732	£16,559,297	£16,538,308	£16,496,135	£16,261,078	£14,658,705	£13,683,150
60% LAR : 40% CIR	25%	£19,516,957	£15,484,429	£15,463,493	£15,421,419	£15,186,609	£13,585,714	£12,610,980
60% LAR : 40% CIR	30%	£18,372,163	£14,405,568	£14,384,680	£14,342,693	£14,108,103	£12,508,525	£11,534,523
60% LAR : 40% CIR	35%	£17,223,388	£13,322,755	£13,301,908	£13,259,999	£13,025,601	£11,427,181	£10,453,821
60% LAR : 40% CIR	40%	£16,070,673	£12,236,029	£12,215,216	£12,173,373	£11,939,142	£10,341,721	£9,368,916
60% LAR : 40% CIR	45%	£14,914,055	£11,145,429	£11,124,644	£11,082,857	£10,848,766	£9,252,188	£8,279,851
60% LAR : 40% CIR	50%	£13,753,576	£10,050,993	£10,030,231	£9,988,489	£9,754,513	£8,158,622	£7,186,667

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£31,886,239	£27,524,473	£27,503,199	£27,460,522	£27,224,206	£25,614,274	£24,634,519
60% LAR : 40% CIR	5%	£30,761,939	£26,465,963	£26,444,770	£26,402,235	£26,166,276	£24,558,484	£23,579,917
60% LAR : 40% CIR	10%	£29,633,462	£25,403,304	£25,382,185	£25,339,782	£25,104,151	£23,498,331	£22,520,861
60% LAR : 40% CIR	15%	£28,500,847	£24,336,535	£24,315,485	£24,273,202	£24,037,872	£22,433,858	£21,457,391
60% LAR : 40% CIR	20%	£27,364,132	£23,265,697	£23,244,708	£23,202,535	£22,967,478	£21,365,105	£20,389,550
60% LAR : 40% CIR	25%	£26,223,357	£22,190,829	£22,169,893	£22,127,819	£21,893,009	£20,292,114	£19,317,380
60% LAR : 40% CIR	30%	£25,078,563	£21,111,968	£21,091,080	£21,049,093	£20,814,503	£19,214,925	£18,240,923
60% LAR : 40% CIR	35%	£23,929,788	£20,029,155	£20,008,308	£19,966,399	£19,732,001	£18,133,581	£17,160,221
60% LAR : 40% CIR	40%	£22,777,073	£18,942,429	£18,921,616	£18,879,773	£18,645,542	£17,048,121	£16,075,316
60% LAR : 40% CIR	45%	£21,620,455	£17,851,829	£17,831,044	£17,789,257	£17,555,166	£15,958,588	£14,986,251
60% LAR : 40% CIR	50%	£20,459,976	£16,757,393	£16,736,631	£16,694,889	£16,460,913	£14,865,022	£13,893,067

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£39,813,839	£35,452,073	£35,430,799	£35,388,122	£35,151,806	£33,541,874	£32,562,119
60% LAR : 40% CIR	5%	£38,689,539	£34,393,563	£34,372,370	£34,329,835	£34,093,876	£32,486,084	£31,507,517
60% LAR : 40% CIR	10%	£37,561,062	£33,330,904	£33,309,785	£33,267,382	£33,031,751	£31,425,931	£30,448,461
60% LAR : 40% CIR	15%	£36,428,447	£32,264,135	£32,243,085	£32,200,802	£31,965,472	£30,361,458	£29,384,991
60% LAR : 40% CIR	20%	£35,291,732	£31,193,297	£31,172,308	£31,130,135	£30,895,078	£29,292,705	£28,317,150
60% LAR : 40% CIR	25%	£34,150,957	£30,118,429	£30,097,493	£30,055,419	£29,820,609	£28,219,714	£27,244,980
60% LAR : 40% CIR	30%	£33,006,163	£29,039,568	£29,018,680	£28,976,693	£28,742,103	£27,142,525	£26,168,523
60% LAR : 40% CIR	35%	£31,857,388	£27,956,755	£27,935,908	£27,893,999	£27,659,601	£26,061,181	£25,087,821
60% LAR : 40% CIR	40%	£30,704,673	£26,870,029	£26,849,216	£26,807,373	£26,573,142	£24,975,721	£24,002,916
60% LAR : 40% CIR	45%	£29,548,055	£25,779,429	£25,758,644	£25,716,857	£25,482,766	£23,886,188	£22,913,851
60% LAR : 40% CIR	50%	£28,387,576	£24,684,993	£24,664,231	£24,622,489	£24,388,513	£22,792,622	£21,820,667

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - NO AW		Value Area	Zone A - Kings Cross Higher

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£50,881,765	£46,474,786	£46,453,513	£46,410,836	£46,174,519	£44,564,588	£43,584,832
60% LAR : 40% CIR	5%	£49,616,089	£45,277,160	£45,255,967	£45,213,433	£44,977,473	£43,369,682	£42,391,115
60% LAR : 40% CIR	10%	£48,346,235	£44,075,385	£44,054,267	£44,011,864	£43,776,233	£42,170,413	£41,192,942
60% LAR : 40% CIR	15%	£47,072,243	£42,869,501	£42,848,451	£42,806,168	£42,570,838	£40,966,824	£39,990,357
60% LAR : 40% CIR	20%	£45,794,153	£41,659,548	£41,638,559	£41,596,385	£41,361,329	£39,758,956	£38,783,400
60% LAR : 40% CIR	25%	£44,512,002	£40,445,563	£40,424,628	£40,382,553	£40,147,744	£38,546,849	£37,572,115
60% LAR : 40% CIR	30%	£43,225,832	£39,227,587	£39,206,699	£39,164,713	£38,930,122	£37,330,544	£36,356,542
60% LAR : 40% CIR	35%	£41,935,680	£38,005,659	£37,984,812	£37,942,902	£37,708,504	£36,110,084	£35,136,724
60% LAR : 40% CIR	40%	£40,641,588	£36,779,817	£36,759,005	£36,717,162	£36,482,930	£34,885,508	£33,912,705
60% LAR : 40% CIR	45%	£39,343,594	£35,550,101	£35,529,316	£35,487,529	£35,253,439	£33,656,860	£32,684,523
60% LAR : 40% CIR	50%	£38,041,739	£34,316,550	£34,295,787	£34,254,046	£34,020,070	£32,424,178	£31,452,224

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,822,165	£7,415,186	£7,393,913	£7,351,236	£7,114,919	£5,504,988	£4,525,232
60% LAR : 40% CIR	5%	£10,556,489	£6,217,560	£6,196,367	£6,153,833	£5,917,873	£4,310,082	£3,331,515
60% LAR : 40% CIR	10%	£9,286,635	£5,015,785	£4,994,667	£4,952,264	£4,716,633	£3,110,813	£2,133,342
60% LAR : 40% CIR	15%	£8,012,643	£3,809,901	£3,788,851	£3,746,568	£3,511,238	£1,907,224	£930,757
60% LAR : 40% CIR	20%	£6,734,553	£2,599,948	£2,578,959	£2,536,785	£2,301,729	£699,356	-£276,200
60% LAR : 40% CIR	25%	£5,452,402	£1,385,963	£1,365,028	£1,322,953	£1,088,144	-£512,751	-£1,487,485
60% LAR : 40% CIR	30%	£4,166,232	£167,987	£147,099	£105,113	-£129,478	-£1,729,056	-£2,703,058
60% LAR : 40% CIR	35%	£2,876,080	-£1,053,941	-£1,074,788	-£1,116,698	-£1,351,096	-£2,949,516	-£3,922,876
60% LAR : 40% CIR	40%	£1,581,988	-£2,279,783	-£2,300,595	-£2,342,438	-£2,576,670	-£4,174,092	-£5,146,895
60% LAR : 40% CIR	45%	£283,994	-£3,509,499	-£3,530,284	-£3,572,071	-£3,806,161	-£5,402,740	-£6,375,077
60% LAR : 40% CIR	50%	-£1,017,861	-£4,743,050	-£4,763,813	-£4,805,554	-£5,039,530	-£6,635,422	-£7,607,376

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£28,007,365	£23,600,386	£23,579,113	£23,536,436	£23,300,119	£21,690,188	£20,710,432
60% LAR : 40% CIR	5%	£26,741,689	£22,402,760	£22,381,567	£22,339,033	£22,103,073	£20,495,282	£19,516,715
60% LAR : 40% CIR	10%	£25,471,835	£21,200,985	£21,179,867	£21,137,464	£20,901,833	£19,296,013	£18,318,542
60% LAR : 40% CIR	15%	£24,197,843	£19,995,101	£19,974,051	£19,931,768	£19,696,438	£18,092,424	£17,115,957
60% LAR : 40% CIR	20%	£22,919,753	£18,785,148	£18,764,159	£18,721,985	£18,486,929	£16,884,556	£15,909,000
60% LAR : 40% CIR	25%	£21,637,602	£17,571,163	£17,550,228	£17,508,153	£17,273,344	£15,672,449	£14,697,715
60% LAR : 40% CIR	30%	£20,351,432	£16,353,187	£16,332,299	£16,290,313	£16,055,722	£14,456,144	£13,482,142
60% LAR : 40% CIR	35%	£19,061,280	£15,131,259	£15,110,412	£15,068,502	£14,834,104	£13,235,684	£12,262,324
60% LAR : 40% CIR	40%	£17,767,188	£13,905,417	£13,884,605	£13,842,762	£13,608,530	£12,011,108	£11,038,305
60% LAR : 40% CIR	45%	£16,469,194	£12,675,701	£12,654,916	£12,613,129	£12,379,039	£10,782,460	£9,810,123
60% LAR : 40% CIR	50%	£15,167,339	£11,442,150	£11,421,387	£11,379,646	£11,145,670	£9,549,778	£8,577,824

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£34,713,765	£30,306,786	£30,285,513	£30,242,836	£30,006,519	£28,396,588	£27,416,832
60% LAR : 40% CIR	5%	£33,448,089	£29,109,160	£29,087,967	£29,045,433	£28,809,473	£27,201,682	£26,223,115
60% LAR : 40% CIR	10%	£32,178,235	£27,907,385	£27,886,267	£27,843,864	£27,608,233	£26,002,413	£25,024,942
60% LAR : 40% CIR	15%	£30,904,243	£26,701,501	£26,680,451	£26,638,168	£26,402,838	£24,798,824	£23,822,357
60% LAR : 40% CIR	20%	£29,626,153	£25,491,548	£25,470,559	£25,428,385	£25,193,329	£23,590,956	£22,615,400
60% LAR : 40% CIR	25%	£28,344,002	£24,277,563	£24,256,628	£24,214,553	£23,979,744	£22,378,849	£21,404,115
60% LAR : 40% CIR	30%	£27,057,832	£23,059,587	£23,038,699	£22,996,713	£22,762,122	£21,162,544	£20,188,542
60% LAR : 40% CIR	35%	£25,767,680	£21,837,659	£21,816,812	£21,774,902	£21,540,504	£19,942,084	£18,968,724
60% LAR : 40% CIR	40%	£24,473,588	£20,611,817	£20,591,005	£20,549,162	£20,314,930	£18,717,508	£17,744,705
60% LAR : 40% CIR	45%	£23,175,594	£19,382,101	£19,361,316	£19,319,529	£19,085,439	£17,488,860	£16,516,523
60% LAR : 40% CIR	50%	£21,873,739	£18,148,550	£18,127,787	£18,086,046	£17,852,070	£16,256,178	£15,284,224

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£42,641,365	£38,234,386	£38,213,113	£38,170,436	£37,934,119	£36,324,188	£35,344,432
60% LAR : 40% CIR	5%	£41,375,689	£37,036,760	£37,015,567	£36,973,033	£36,737,073	£35,129,282	£34,150,715
60% LAR : 40% CIR	10%	£40,105,835	£35,834,985	£35,813,867	£35,771,464	£35,535,833	£33,930,013	£32,952,542
60% LAR : 40% CIR	15%	£38,831,843	£34,629,101	£34,608,051	£34,565,768	£34,330,438	£32,726,424	£31,749,957
60% LAR : 40% CIR	20%	£37,553,753	£33,419,148	£33,398,159	£33,355,985	£33,120,929	£31,518,556	£30,543,000
60% LAR : 40% CIR	25%	£36,271,602	£32,205,163	£32,184,228	£32,142,153	£31,907,344	£30,306,449	£29,331,715
60% LAR : 40% CIR	30%	£34,985,432	£30,987,187	£30,966,299	£30,924,313	£30,689,722	£29,090,144	£28,116,142
60% LAR : 40% CIR	35%	£33,695,280	£29,765,259	£29,744,412	£29,702,502	£29,468,104	£27,869,684	£26,896,324
60% LAR : 40% CIR	40%	£32,401,188	£28,539,417	£28,518,605	£28,476,762	£28,242,530	£26,645,108	£25,672,305
60% LAR : 40% CIR	45%	£31,103,194	£27,309,701	£27,288,916	£27,247,129	£27,013,039	£25,416,460	£24,444,123
60% LAR : 40% CIR	50%	£29,801,339	£26,076,150	£26,055,387	£26,013,646	£25,779,670	£24,183,778	£23,211,824

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - NO AW	Value Area	Zone A - Lower Cenral Zone

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£50,432,579	£46,032,783	£46,011,509	£45,968,832	£45,732,516	£44,122,584	£43,142,829
60% LAR : 40% CIR	5%	£49,025,527	£44,696,041	£44,674,849	£44,632,314	£44,396,354	£42,788,563	£41,809,996
60% LAR : 40% CIR	10%	£47,614,297	£43,355,151	£43,334,032	£43,291,629	£43,055,998	£41,450,179	£40,472,708
60% LAR : 40% CIR	15%	£46,198,929	£42,010,152	£41,989,101	£41,946,819	£41,711,489	£40,107,475	£39,131,007
60% LAR : 40% CIR	20%	£44,779,462	£40,661,083	£40,640,092	£40,597,919	£40,362,863	£38,760,490	£37,784,934
60% LAR : 40% CIR	25%	£43,355,934	£39,307,982	£39,287,046	£39,244,972	£39,010,162	£37,409,267	£36,434,533
60% LAR : 40% CIR	30%	£41,928,388	£37,950,890	£37,930,002	£37,888,015	£37,653,424	£36,053,848	£35,079,844
60% LAR : 40% CIR	35%	£40,496,860	£36,589,846	£36,568,999	£36,527,089	£36,292,691	£34,694,271	£33,720,912
60% LAR : 40% CIR	40%	£39,061,392	£35,224,889	£35,204,076	£35,162,232	£34,928,001	£33,330,580	£32,357,775
60% LAR : 40% CIR	45%	£37,622,022	£33,856,057	£33,835,272	£33,793,485	£33,559,394	£31,962,816	£30,990,479
60% LAR : 40% CIR	50%	£36,178,790	£32,483,390	£32,462,627	£32,420,887	£32,186,910	£30,591,018	£29,619,063

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,372,979	£6,973,183	£6,951,909	£6,909,232	£6,672,916	£5,062,984	£4,083,229
60% LAR : 40% CIR	5%	£9,965,927	£5,636,441	£5,615,249	£5,572,714	£5,336,754	£3,728,963	£2,750,396
60% LAR : 40% CIR	10%	£8,554,697	£4,295,551	£4,274,432	£4,232,029	£3,996,398	£2,390,579	£1,413,108
60% LAR : 40% CIR	15%	£7,139,329	£2,950,552	£2,929,501	£2,887,219	£2,651,889	£1,047,875	£71,407
60% LAR : 40% CIR	20%	£5,719,862	£1,601,483	£1,580,492	£1,538,319	£1,303,263	-£299,110	-£1,274,666
60% LAR : 40% CIR	25%	£4,296,334	£248,382	£227,446	£185,372	-£49,438	-£1,650,333	-£2,625,067
60% LAR : 40% CIR	30%	£2,868,788	-£1,108,710	-£1,129,598	-£1,171,585	-£1,406,176	-£3,005,752	-£3,979,756
60% LAR : 40% CIR	35%	£1,437,260	-£2,469,754	-£2,490,601	-£2,532,511	-£2,766,909	-£4,365,329	-£5,338,688
60% LAR : 40% CIR	40%	£1,792	-£3,834,711	-£3,855,524	-£3,897,368	-£4,131,599	-£5,729,020	-£6,701,825
60% LAR : 40% CIR	45%	-£1,437,578	-£5,203,543	-£5,224,328	-£5,266,115	-£5,500,206	-£7,096,784	-£8,069,121
60% LAR : 40% CIR	50%	-£2,880,810	-£6,576,210	-£6,596,973	-£6,638,713	-£6,872,690	-£8,468,582	-£9,440,537

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£27,558,179	£23,158,383	£23,137,109	£23,094,432	£22,858,116	£21,248,184	£20,268,429
60% LAR : 40% CIR	5%	£26,151,127	£21,821,641	£21,800,449	£21,757,914	£21,521,954	£19,914,163	£18,935,596
60% LAR : 40% CIR	10%	£24,739,897	£20,480,751	£20,459,632	£20,417,229	£20,181,598	£18,575,779	£17,598,308
60% LAR : 40% CIR	15%	£23,324,529	£19,135,752	£19,114,701	£19,072,419	£18,837,089	£17,233,075	£16,256,607
60% LAR : 40% CIR	20%	£21,905,062	£17,786,683	£17,765,692	£17,723,519	£17,488,463	£15,886,090	£14,910,534
60% LAR : 40% CIR	25%	£20,481,534	£16,433,582	£16,412,646	£16,370,572	£16,135,762	£14,534,867	£13,560,133
60% LAR : 40% CIR	30%	£19,053,988	£15,076,490	£15,055,602	£15,013,615	£14,779,024	£13,179,448	£12,205,444
60% LAR : 40% CIR	35%	£17,622,460	£13,715,446	£13,694,599	£13,652,689	£13,418,291	£11,819,871	£10,846,512
60% LAR : 40% CIR	40%	£16,186,992	£12,350,489	£12,329,676	£12,287,832	£12,053,601	£10,456,180	£9,483,375
60% LAR : 40% CIR	45%	£14,747,622	£10,981,657	£10,960,872	£10,919,085	£10,684,994	£9,088,416	£8,116,079
60% LAR : 40% CIR	50%	£13,304,390	£9,608,990	£9,588,227	£9,546,487	£9,312,510	£7,716,618	£6,744,663

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£34,264,579	£29,864,783	£29,843,509	£29,800,832	£29,564,516	£27,954,584	£26,974,829
60% LAR : 40% CIR	5%	£32,857,527	£28,528,041	£28,506,849	£28,464,314	£28,228,354	£26,620,563	£25,641,996
60% LAR : 40% CIR	10%	£31,446,297	£27,187,151	£27,166,032	£27,123,629	£26,887,998	£25,282,179	£24,304,708
60% LAR : 40% CIR	15%	£30,030,929	£25,842,152	£25,821,101	£25,778,819	£25,543,489	£23,939,475	£22,963,007
60% LAR : 40% CIR	20%	£28,611,462	£24,493,083	£24,472,092	£24,429,919	£24,194,863	£22,592,490	£21,616,934
60% LAR : 40% CIR	25%	£27,187,934	£23,139,982	£23,119,046	£23,076,972	£22,842,162	£21,241,267	£20,266,533
60% LAR : 40% CIR	30%	£25,760,388	£21,782,890	£21,762,002	£21,720,015	£21,485,424	£19,885,848	£18,911,844
60% LAR : 40% CIR	35%	£24,328,860	£20,421,846	£20,400,999	£20,359,089	£20,124,691	£18,526,271	£17,552,912
60% LAR : 40% CIR	40%	£22,893,392	£19,056,889	£19,036,076	£18,994,232	£18,760,001	£17,162,580	£16,189,775
60% LAR : 40% CIR	45%	£21,454,022	£17,688,057	£17,667,272	£17,625,485	£17,391,394	£15,794,816	£14,822,479
60% LAR : 40% CIR	50%	£20,010,790	£16,315,390	£16,294,627	£16,252,887	£16,018,910	£14,423,018	£13,451,063

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£42,192,179	£37,792,383	£37,771,109	£37,728,432	£37,492,116	£35,882,184	£34,902,429
60% LAR : 40% CIR	5%	£40,785,127	£36,455,641	£36,434,449	£36,391,914	£36,155,954	£34,548,163	£33,569,596
60% LAR : 40% CIR	10%	£39,373,897	£35,114,751	£35,093,632	£35,051,229	£34,815,598	£33,209,779	£32,232,308
60% LAR : 40% CIR	15%	£37,958,529	£33,769,752	£33,748,701	£33,706,419	£33,471,089	£31,867,075	£30,890,607
60% LAR : 40% CIR	20%	£36,539,062	£32,420,683	£32,399,692	£32,357,519	£32,122,463	£30,520,090	£29,544,534
60% LAR : 40% CIR	25%	£35,115,534	£31,067,582	£31,046,646	£31,004,572	£30,769,762	£29,168,867	£28,194,133
60% LAR : 40% CIR	30%	£33,687,988	£29,710,490	£29,689,602	£29,647,615	£29,413,024	£27,813,448	£26,839,444
60% LAR : 40% CIR	35%	£32,256,460	£28,349,446	£28,328,599	£28,286,689	£28,052,291	£26,453,871	£25,480,512
60% LAR : 40% CIR	40%	£30,820,992	£26,984,489	£26,963,676	£26,921,832	£26,687,601	£25,090,180	£24,117,375
60% LAR : 40% CIR	45%	£29,381,622	£25,615,657	£25,594,872	£25,553,085	£25,318,994	£23,722,416	£22,750,079
60% LAR : 40% CIR	50%	£27,938,390	£24,242,990	£24,222,227	£24,180,487	£23,946,510	£22,350,618	£21,378,663

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - NO AW		**Value Area**	**Zone A - Medium Central Zone**

No Units	**42**
Site Area	**0.4 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£57,030,139	£52,524,847	£52,503,573	£52,460,896	£52,224,580	£50,614,648	£49,634,893
60% LAR : 40% CIR	5%	£55,293,209	£50,863,502	£50,842,309	£50,799,775	£50,563,816	£48,956,023	£47,977,457
60% LAR : 40% CIR	10%	£53,552,101	£49,198,009	£49,176,891	£49,134,487	£48,898,856	£47,293,036	£46,315,566
60% LAR : 40% CIR	15%	£51,806,855	£47,528,406	£47,507,355	£47,465,073	£47,229,743	£45,625,728	£44,649,261
60% LAR : 40% CIR	20%	£50,057,509	£45,854,734	£45,833,744	£45,791,570	£45,556,514	£43,954,141	£42,978,585
60% LAR : 40% CIR	25%	£48,304,105	£44,177,030	£44,156,095	£44,114,020	£43,879,210	£42,278,315	£41,303,581
60% LAR : 40% CIR	30%	£46,546,680	£42,495,335	£42,474,447	£42,432,460	£42,197,869	£40,598,292	£39,624,289
60% LAR : 40% CIR	35%	£44,785,275	£40,809,688	£40,788,840	£40,746,931	£40,512,533	£38,914,113	£37,940,754
60% LAR : 40% CIR	40%	£43,019,928	£39,120,127	£39,099,314	£39,057,471	£38,823,240	£37,225,819	£36,253,014
60% LAR : 40% CIR	45%	£41,250,680	£37,426,692	£37,405,908	£37,364,120	£37,130,030	£35,533,451	£34,561,115
60% LAR : 40% CIR	50%	£39,477,569	£35,729,422	£35,708,659	£35,666,918	£35,432,942	£33,837,050	£32,865,095

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,970,539	£13,465,247	£13,443,973	£13,401,296	£13,164,980	£11,555,048	£10,575,293
60% LAR : 40% CIR	5%	£16,233,609	£11,803,902	£11,782,709	£11,740,175	£11,504,216	£9,896,423	£8,917,857
60% LAR : 40% CIR	10%	£14,492,501	£10,138,409	£10,117,291	£10,074,887	£9,839,256	£8,233,436	£7,255,966
60% LAR : 40% CIR	15%	£12,747,255	£8,468,806	£8,447,755	£8,405,473	£8,170,143	£6,566,128	£5,589,661
60% LAR : 40% CIR	20%	£10,997,909	£6,795,134	£6,774,144	£6,731,970	£6,496,914	£4,894,541	£3,918,985
60% LAR : 40% CIR	25%	£9,244,505	£5,117,430	£5,096,495	£5,054,420	£4,819,610	£3,218,715	£2,243,981
60% LAR : 40% CIR	30%	£7,487,080	£3,435,735	£3,414,847	£3,372,860	£3,138,269	£1,538,692	£564,689
60% LAR : 40% CIR	35%	£5,725,675	£1,750,088	£1,729,240	£1,687,331	£1,452,933	-£145,487	-£1,118,846
60% LAR : 40% CIR	40%	£3,960,328	£60,527	£39,714	-£2,129	-£236,360	-£1,833,781	-£2,806,586
60% LAR : 40% CIR	45%	£2,191,080	-£1,632,908	-£1,653,692	-£1,695,480	-£1,929,570	-£3,526,149	-£4,498,485
60% LAR : 40% CIR	50%	£417,969	-£3,330,178	-£3,350,941	-£3,392,682	-£3,626,658	-£5,222,550	-£6,194,505

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£34,155,739	£29,650,447	£29,629,173	£29,586,496	£29,350,180	£27,740,248	£26,760,493
60% LAR : 40% CIR	5%	£32,418,809	£27,989,102	£27,967,909	£27,925,375	£27,689,416	£26,081,623	£25,103,057
60% LAR : 40% CIR	10%	£30,677,701	£26,323,609	£26,302,491	£26,260,087	£26,024,456	£24,418,636	£23,441,166
60% LAR : 40% CIR	15%	£28,932,455	£24,654,006	£24,632,955	£24,590,673	£24,355,343	£22,751,328	£21,774,861
60% LAR : 40% CIR	20%	£27,183,109	£22,980,334	£22,959,344	£22,917,170	£22,682,114	£21,079,741	£20,104,185
60% LAR : 40% CIR	25%	£25,429,705	£21,302,630	£21,281,695	£21,239,620	£21,004,810	£19,403,915	£18,429,181
60% LAR : 40% CIR	30%	£23,672,280	£19,620,935	£19,600,047	£19,558,060	£19,323,469	£17,723,892	£16,749,889
60% LAR : 40% CIR	35%	£21,910,875	£17,935,288	£17,914,440	£17,872,531	£17,638,133	£16,039,713	£15,066,354
60% LAR : 40% CIR	40%	£20,145,528	£16,245,727	£16,224,914	£16,183,071	£15,948,840	£14,351,419	£13,378,614
60% LAR : 40% CIR	45%	£18,376,280	£14,552,292	£14,531,508	£14,489,720	£14,255,630	£12,659,051	£11,686,715
60% LAR : 40% CIR	50%	£16,603,169	£12,855,022	£12,834,259	£12,792,518	£12,558,542	£10,962,650	£9,990,695

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£40,862,139	£36,356,847	£36,335,573	£36,292,896	£36,056,580	£34,446,648	£33,466,893
60% LAR : 40% CIR	5%	£39,125,209	£34,695,502	£34,674,309	£34,631,775	£34,395,816	£32,788,023	£31,809,457
60% LAR : 40% CIR	10%	£37,384,101	£33,030,009	£33,008,891	£32,966,487	£32,730,856	£31,125,036	£30,147,566
60% LAR : 40% CIR	15%	£35,638,855	£31,360,406	£31,339,355	£31,297,073	£31,061,743	£29,457,728	£28,481,261
60% LAR : 40% CIR	20%	£33,889,509	£29,686,734	£29,665,744	£29,623,570	£29,388,514	£27,786,141	£26,810,585
60% LAR : 40% CIR	25%	£32,136,105	£28,009,030	£27,988,095	£27,946,020	£27,711,210	£26,110,315	£25,135,581
60% LAR : 40% CIR	30%	£30,378,680	£26,327,335	£26,306,447	£26,264,460	£26,029,869	£24,430,292	£23,456,289
60% LAR : 40% CIR	35%	£28,617,275	£24,641,688	£24,620,840	£24,578,931	£24,344,533	£22,746,113	£21,772,754
60% LAR : 40% CIR	40%	£26,851,928	£22,952,127	£22,931,314	£22,889,471	£22,655,240	£21,057,819	£20,085,014
60% LAR : 40% CIR	45%	£25,082,680	£21,258,692	£21,237,908	£21,196,120	£20,962,030	£19,365,451	£18,393,115
60% LAR : 40% CIR	50%	£23,309,569	£19,561,422	£19,540,659	£19,498,918	£19,264,942	£17,669,050	£16,697,095

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£48,789,739	£44,284,447	£44,263,173	£44,220,496	£43,984,180	£42,374,248	£41,394,493
60% LAR : 40% CIR	5%	£47,052,809	£42,623,102	£42,601,909	£42,559,375	£42,323,416	£40,715,623	£39,737,057
60% LAR : 40% CIR	10%	£45,311,701	£40,957,609	£40,936,491	£40,894,087	£40,658,456	£39,052,636	£38,075,166
60% LAR : 40% CIR	15%	£43,566,455	£39,288,006	£39,266,955	£39,224,673	£38,989,343	£37,385,328	£36,408,861
60% LAR : 40% CIR	20%	£41,817,109	£37,614,334	£37,593,344	£37,551,170	£37,316,114	£35,713,741	£34,738,185
60% LAR : 40% CIR	25%	£40,063,705	£35,936,630	£35,915,695	£35,873,620	£35,638,810	£34,037,915	£33,063,181
60% LAR : 40% CIR	30%	£38,306,280	£34,254,935	£34,234,047	£34,192,060	£33,957,469	£32,357,892	£31,383,889
60% LAR : 40% CIR	35%	£36,544,875	£32,569,288	£32,548,440	£32,506,531	£32,272,133	£30,673,713	£29,700,354
60% LAR : 40% CIR	40%	£34,779,528	£30,879,727	£30,858,914	£30,817,071	£30,582,840	£28,985,419	£28,012,614
60% LAR : 40% CIR	45%	£33,010,280	£29,186,292	£29,165,508	£29,123,720	£28,889,630	£27,293,051	£26,320,715
60% LAR : 40% CIR	50%	£31,237,169	£27,489,022	£27,468,259	£27,426,518	£27,192,542	£25,596,650	£24,624,695

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - NO AW	
Value Area	Zone A - Higher Central Zone

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£60,800,173	£56,234,598	£56,213,325	£56,170,647	£55,934,330	£54,324,398	£53,344,644
60% LAR : 40% CIR	5%	£58,874,742	£54,387,765	£54,366,573	£54,324,039	£54,088,079	£52,480,286	£51,501,720
60% LAR : 40% CIR	10%	£56,945,132	£52,536,784	£52,515,666	£52,473,263	£52,237,632	£50,631,812	£49,654,341
60% LAR : 40% CIR	15%	£55,011,384	£50,681,694	£50,660,644	£50,618,361	£50,383,031	£48,779,017	£47,802,549
60% LAR : 40% CIR	20%	£53,073,537	£48,822,534	£48,801,544	£48,759,371	£48,524,314	£46,921,942	£45,946,387
60% LAR : 40% CIR	25%	£51,131,631	£46,959,343	£46,938,407	£46,896,333	£46,661,523	£45,060,629	£44,085,895
60% LAR : 40% CIR	30%	£49,185,704	£45,092,161	£45,071,273	£45,029,285	£44,794,696	£43,195,118	£42,221,115
60% LAR : 40% CIR	35%	£47,235,797	£43,221,026	£43,200,179	£43,158,268	£42,923,871	£41,325,451	£40,352,091
60% LAR : 40% CIR	40%	£45,281,949	£41,345,978	£41,325,165	£41,283,321	£41,049,090	£39,451,669	£38,478,864
60% LAR : 40% CIR	45%	£43,324,199	£39,467,055	£39,446,271	£39,404,484	£39,170,392	£37,573,814	£36,601,477
60% LAR : 40% CIR	50%	£41,362,587	£37,584,298	£37,563,535	£37,521,793	£37,287,818	£35,691,926	£34,719,971

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,740,573	£17,174,998	£17,153,725	£17,111,047	£16,874,730	£15,264,798	£14,285,044
60% LAR : 40% CIR	5%	£19,815,142	£15,328,165	£15,306,973	£15,264,439	£15,028,479	£13,420,686	£12,442,120
60% LAR : 40% CIR	10%	£17,885,532	£13,477,184	£13,456,066	£13,413,663	£13,178,032	£11,572,212	£10,594,741
60% LAR : 40% CIR	15%	£15,951,784	£11,622,094	£11,601,044	£11,558,761	£11,323,431	£9,719,417	£8,742,949
60% LAR : 40% CIR	20%	£14,013,937	£9,762,934	£9,741,944	£9,699,771	£9,464,714	£7,862,342	£6,886,787
60% LAR : 40% CIR	25%	£12,072,031	£7,899,743	£7,878,807	£7,836,733	£7,601,923	£6,001,029	£5,026,295
60% LAR : 40% CIR	30%	£10,126,104	£6,032,561	£6,011,673	£5,969,685	£5,735,096	£4,135,518	£3,161,515
60% LAR : 40% CIR	35%	£8,176,197	£4,161,426	£4,140,579	£4,098,668	£3,864,271	£2,265,851	£1,292,491
60% LAR : 40% CIR	40%	£6,222,349	£2,286,378	£2,265,565	£2,223,721	£1,989,490	£392,069	-£580,736
60% LAR : 40% CIR	45%	£4,264,599	£407,455	£386,671	£344,884	£110,792	-£1,485,786	-£2,458,123
60% LAR : 40% CIR	50%	£2,302,987	-£1,475,302	-£1,496,065	-£1,537,807	-£1,771,782	-£3,367,674	-£4,339,629

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£37,925,773	£33,360,198	£33,338,925	£33,296,247	£33,059,930	£31,449,998	£30,470,244
60% LAR : 40% CIR	5%	£36,000,342	£31,513,365	£31,492,173	£31,449,639	£31,213,679	£29,605,886	£28,627,320
60% LAR : 40% CIR	10%	£34,070,732	£29,662,384	£29,641,266	£29,598,863	£29,363,232	£27,757,412	£26,779,941
60% LAR : 40% CIR	15%	£32,136,984	£27,807,294	£27,786,244	£27,743,961	£27,508,631	£25,904,617	£24,928,149
60% LAR : 40% CIR	20%	£30,199,137	£25,948,134	£25,927,144	£25,884,971	£25,649,914	£24,047,542	£23,071,987
60% LAR : 40% CIR	25%	£28,257,231	£24,084,943	£24,064,007	£24,021,933	£23,787,123	£22,186,229	£21,211,495
60% LAR : 40% CIR	30%	£26,311,304	£22,217,761	£22,196,873	£22,154,885	£21,920,296	£20,320,718	£19,346,715
60% LAR : 40% CIR	35%	£24,361,397	£20,346,626	£20,325,779	£20,283,868	£20,049,471	£18,451,051	£17,477,691
60% LAR : 40% CIR	40%	£22,407,549	£18,471,578	£18,450,765	£18,408,921	£18,174,690	£16,577,269	£15,604,464
60% LAR : 40% CIR	45%	£20,449,799	£16,592,655	£16,571,871	£16,530,084	£16,295,992	£14,699,414	£13,727,077
60% LAR : 40% CIR	50%	£18,488,187	£14,709,898	£14,689,135	£14,647,393	£14,413,418	£12,817,526	£11,845,571

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£44,632,173	£40,066,598	£40,045,325	£40,002,647	£39,766,330	£38,156,398	£37,176,644
60% LAR : 40% CIR	5%	£42,706,742	£38,219,765	£38,198,573	£38,156,039	£37,920,079	£36,312,286	£35,333,720
60% LAR : 40% CIR	10%	£40,777,132	£36,368,784	£36,347,666	£36,305,263	£36,069,632	£34,463,812	£33,486,341
60% LAR : 40% CIR	15%	£38,843,384	£34,513,694	£34,492,644	£34,450,361	£34,215,031	£32,611,017	£31,634,549
60% LAR : 40% CIR	20%	£36,905,537	£32,654,534	£32,633,544	£32,591,371	£32,356,314	£30,753,942	£29,778,387
60% LAR : 40% CIR	25%	£34,963,631	£30,791,343	£30,770,407	£30,728,333	£30,493,523	£28,892,629	£27,917,895
60% LAR : 40% CIR	30%	£33,017,704	£28,924,161	£28,903,273	£28,861,285	£28,626,696	£27,027,118	£26,053,115
60% LAR : 40% CIR	35%	£31,067,797	£27,053,026	£27,032,179	£26,990,268	£26,755,871	£25,157,451	£24,184,091
60% LAR : 40% CIR	40%	£29,113,949	£25,177,978	£25,157,165	£25,115,321	£24,881,090	£23,283,669	£22,310,864
60% LAR : 40% CIR	45%	£27,156,199	£23,299,055	£23,278,271	£23,236,484	£23,002,392	£21,405,814	£20,433,477
60% LAR : 40% CIR	50%	£25,194,587	£21,416,298	£21,395,535	£21,353,793	£21,119,818	£19,523,926	£18,551,971

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£52,559,773	£47,994,198	£47,972,925	£47,930,247	£47,693,930	£46,083,998	£45,104,244
60% LAR : 40% CIR	5%	£50,634,342	£46,147,365	£46,126,173	£46,083,639	£45,847,679	£44,239,886	£43,261,320
60% LAR : 40% CIR	10%	£48,704,732	£44,296,384	£44,275,266	£44,232,863	£43,997,232	£42,391,412	£41,413,941
60% LAR : 40% CIR	15%	£46,770,984	£42,441,294	£42,420,244	£42,377,961	£42,142,631	£40,538,617	£39,562,149
60% LAR : 40% CIR	20%	£44,833,137	£40,582,134	£40,561,144	£40,518,971	£40,283,914	£38,681,542	£37,705,987
60% LAR : 40% CIR	25%	£42,891,231	£38,718,943	£38,698,007	£38,655,933	£38,421,123	£36,820,229	£35,845,495
60% LAR : 40% CIR	30%	£40,945,304	£36,851,761	£36,830,873	£36,788,885	£36,554,296	£34,954,718	£33,980,715
60% LAR : 40% CIR	35%	£38,995,397	£34,980,626	£34,959,779	£34,917,868	£34,683,471	£33,085,051	£32,111,691
60% LAR : 40% CIR	40%	£37,041,549	£33,105,578	£33,084,765	£33,042,921	£32,808,690	£31,211,269	£30,238,464
60% LAR : 40% CIR	45%	£35,083,799	£31,226,655	£31,205,871	£31,164,084	£30,929,992	£29,333,414	£28,361,077
60% LAR : 40% CIR	50%	£33,122,187	£29,343,898	£29,323,135	£29,281,393	£29,047,418	£27,451,526	£26,479,571

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR in Perp		Value Area	Zone A - Zone 1 and Eastern Central Zone

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£36,290,133	£32,122,144	£32,100,870	£32,058,250	£31,823,350	£30,223,807	£29,250,662
60% LAR : 40% CIR	5%	£35,165,833	£31,063,634	£31,042,441	£30,999,963	£30,765,420	£29,168,016	£28,196,062
60% LAR : 40% CIR	10%	£34,037,357	£30,000,975	£29,979,856	£29,937,510	£29,703,296	£28,107,865	£27,137,005
60% LAR : 40% CIR	15%	£32,904,741	£28,934,207	£28,913,156	£28,870,930	£28,637,017	£27,043,391	£26,073,535
60% LAR : 40% CIR	20%	£31,768,026	£27,863,368	£27,842,379	£27,800,262	£27,566,622	£25,974,639	£25,005,693
60% LAR : 40% CIR	25%	£30,627,253	£26,788,499	£26,767,564	£26,725,545	£26,492,152	£24,901,647	£23,933,523
60% LAR : 40% CIR	30%	£29,482,458	£25,709,639	£25,688,751	£25,646,821	£25,413,646	£23,824,458	£22,857,067
60% LAR : 40% CIR	35%	£28,333,684	£24,626,826	£24,605,979	£24,564,126	£24,331,145	£22,743,113	£21,776,365
60% LAR : 40% CIR	40%	£27,180,967	£23,540,100	£23,519,287	£23,477,500	£23,244,687	£21,657,654	£20,691,461
60% LAR : 40% CIR	45%	£26,024,350	£22,449,500	£22,428,715	£22,386,985	£22,154,311	£20,568,121	£19,602,395
60% LAR : 40% CIR	50%	£24,863,870	£21,355,064	£21,334,301	£21,292,617	£21,060,057	£19,474,555	£18,509,211

0

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

0

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,769,467	-£6,937,456	-£6,958,730	-£7,001,350	-£7,236,250	-£8,835,793	-£9,808,938
60% LAR : 40% CIR	5%	-£3,893,767	-£7,995,966	-£8,017,159	-£8,059,637	-£8,294,180	-£9,891,584	-£10,863,538
60% LAR : 40% CIR	10%	-£5,022,243	-£9,058,625	-£9,079,744	-£9,122,090	-£9,356,304	-£10,951,735	-£11,922,595
60% LAR : 40% CIR	15%	-£6,154,859	-£10,125,393	-£10,146,444	-£10,188,670	-£10,422,583	-£12,016,209	-£12,986,065
60% LAR : 40% CIR	20%	-£7,291,574	-£11,196,232	-£11,217,221	-£11,259,338	-£11,492,978	-£13,084,961	-£14,053,907
60% LAR : 40% CIR	25%	-£8,432,347	-£12,271,101	-£12,292,036	-£12,334,055	-£12,567,448	-£14,157,953	-£15,126,077
60% LAR : 40% CIR	30%	-£9,577,142	-£13,349,961	-£13,370,849	-£13,412,779	-£13,645,954	-£15,235,142	-£16,202,533
60% LAR : 40% CIR	35%	-£10,725,916	-£14,432,774	-£14,453,621	-£14,495,474	-£14,728,455	-£16,316,487	-£17,283,235
60% LAR : 40% CIR	40%	-£11,878,633	-£15,519,500	-£15,540,313	-£15,582,100	-£15,814,913	-£17,401,946	-£18,368,139
60% LAR : 40% CIR	45%	-£13,035,250	-£16,610,100	-£16,630,885	-£16,672,615	-£16,905,289	-£18,491,479	-£19,457,205
60% LAR : 40% CIR	50%	-£14,195,730	-£17,704,536	-£17,725,299	-£17,766,983	-£17,999,543	-£19,585,045	-£20,550,389

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,415,733	£9,247,744	£9,226,470	£9,183,850	£8,948,950	£7,349,407	£6,376,262
60% LAR : 40% CIR	5%	£12,291,433	£8,189,234	£8,168,041	£8,125,563	£7,891,020	£6,293,616	£5,321,662
60% LAR : 40% CIR	10%	£11,162,957	£7,126,575	£7,105,456	£7,063,110	£6,828,896	£5,233,465	£4,262,605
60% LAR : 40% CIR	15%	£10,030,341	£6,059,807	£6,038,756	£5,996,530	£5,762,617	£4,168,991	£3,199,135
60% LAR : 40% CIR	20%	£8,893,626	£4,988,968	£4,967,979	£4,925,862	£4,692,222	£3,100,239	£2,131,293
60% LAR : 40% CIR	25%	£7,752,853	£3,914,099	£3,893,164	£3,851,145	£3,617,752	£2,027,247	£1,059,123
60% LAR : 40% CIR	30%	£6,608,058	£2,835,239	£2,814,351	£2,772,421	£2,539,246	£950,058	-£17,333
60% LAR : 40% CIR	35%	£5,459,284	£1,752,426	£1,731,579	£1,689,726	£1,456,745	-£131,287	-£1,098,035
60% LAR : 40% CIR	40%	£4,306,567	£665,700	£644,887	£603,100	£370,287	-£1,216,746	-£2,182,939
60% LAR : 40% CIR	45%	£3,149,950	-£424,900	-£445,685	-£487,415	-£720,089	-£2,306,279	-£3,272,005
60% LAR : 40% CIR	50%	£1,989,470	-£1,519,336	-£1,540,099	-£1,581,783	-£1,814,343	-£3,399,845	-£4,365,189

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£20,122,133	£15,954,144	£15,932,870	£15,890,250	£15,655,350	£14,055,807	£13,082,662
60% LAR : 40% CIR	5%	£18,997,833	£14,895,634	£14,874,441	£14,831,963	£14,597,420	£13,000,016	£12,028,062
60% LAR : 40% CIR	10%	£17,869,357	£13,832,975	£13,811,856	£13,769,510	£13,535,296	£11,939,865	£10,969,005
60% LAR : 40% CIR	15%	£16,736,741	£12,766,207	£12,745,156	£12,702,930	£12,469,017	£10,875,391	£9,905,535
60% LAR : 40% CIR	20%	£15,600,026	£11,695,368	£11,674,379	£11,632,262	£11,398,622	£9,806,639	£8,837,693
60% LAR : 40% CIR	25%	£14,459,253	£10,620,499	£10,599,564	£10,557,545	£10,324,152	£8,733,647	£7,765,523
60% LAR : 40% CIR	30%	£13,314,458	£9,541,639	£9,520,751	£9,478,821	£9,245,646	£7,656,458	£6,689,067
60% LAR : 40% CIR	35%	£12,165,684	£8,458,826	£8,437,979	£8,396,126	£8,163,145	£6,575,113	£5,608,365
60% LAR : 40% CIR	40%	£11,012,967	£7,372,100	£7,351,287	£7,309,500	£7,076,687	£5,489,654	£4,523,461
60% LAR : 40% CIR	45%	£9,856,350	£6,281,500	£6,260,715	£6,218,985	£5,986,311	£4,400,121	£3,434,395
60% LAR : 40% CIR	50%	£8,695,870	£5,187,064	£5,166,301	£5,124,617	£4,892,057	£3,306,555	£2,341,211

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£28,049,733	£23,881,744	£23,860,470	£23,817,850	£23,582,950	£21,983,407	£21,010,262
60% LAR : 40% CIR	5%	£26,925,433	£22,823,234	£22,802,041	£22,759,563	£22,525,020	£20,927,616	£19,955,662
60% LAR : 40% CIR	10%	£25,796,957	£21,760,575	£21,739,456	£21,697,110	£21,462,896	£19,867,465	£18,896,605
60% LAR : 40% CIR	15%	£24,664,341	£20,693,807	£20,672,756	£20,630,530	£20,396,617	£18,802,991	£17,833,135
60% LAR : 40% CIR	20%	£23,527,626	£19,622,968	£19,601,979	£19,559,862	£19,326,222	£17,734,239	£16,765,293
60% LAR : 40% CIR	25%	£22,386,853	£18,548,099	£18,527,164	£18,485,145	£18,251,752	£16,661,247	£15,693,123
60% LAR : 40% CIR	30%	£21,242,058	£17,469,239	£17,448,351	£17,406,421	£17,173,246	£15,584,058	£14,616,667
60% LAR : 40% CIR	35%	£20,093,284	£16,386,426	£16,365,579	£16,323,726	£16,090,745	£14,502,713	£13,535,965
60% LAR : 40% CIR	40%	£18,940,567	£15,299,700	£15,278,887	£15,237,100	£15,004,287	£13,417,254	£12,451,061
60% LAR : 40% CIR	45%	£17,783,950	£14,209,100	£14,188,315	£14,146,585	£13,913,911	£12,327,721	£11,361,995
60% LAR : 40% CIR	50%	£16,623,470	£13,114,664	£13,093,901	£13,052,217	£12,819,657	£11,234,155	£10,268,811

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR in Perp

Value Area	**Zone A - Kings Cross Lower**

No Units	**42**
Site Area	**0.4 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£44,382,573	£40,085,184	£40,063,910	£40,021,290	£39,786,390	£38,186,847	£37,213,703
60% LAR : 40% CIR	5%	£43,258,274	£39,026,673	£39,005,482	£38,963,003	£38,728,460	£37,131,057	£36,159,101
60% LAR : 40% CIR	10%	£42,129,796	£37,964,014	£37,942,896	£37,900,550	£37,666,335	£36,070,904	£35,100,045
60% LAR : 40% CIR	15%	£40,997,180	£36,897,246	£36,876,196	£36,833,970	£36,600,057	£35,006,432	£34,036,575
60% LAR : 40% CIR	20%	£39,860,466	£35,826,409	£35,805,418	£35,763,302	£35,529,662	£33,937,678	£32,968,734
60% LAR : 40% CIR	25%	£38,719,692	£34,751,540	£34,730,604	£34,688,586	£34,455,193	£32,864,687	£31,896,564
60% LAR : 40% CIR	30%	£37,574,898	£33,672,679	£33,651,791	£33,609,861	£33,376,687	£31,787,498	£30,820,107
60% LAR : 40% CIR	35%	£36,426,123	£32,589,867	£32,569,020	£32,527,166	£32,294,185	£30,706,154	£29,739,405
60% LAR : 40% CIR	40%	£35,273,407	£31,503,141	£31,482,327	£31,440,541	£31,207,726	£29,620,694	£28,654,500
60% LAR : 40% CIR	45%	£34,116,789	£30,412,540	£30,391,755	£30,350,025	£30,117,351	£28,531,160	£27,565,435
60% LAR : 40% CIR	50%	£32,956,309	£29,318,105	£29,297,342	£29,255,657	£29,023,098	£27,437,595	£26,472,251

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,322,973	£1,025,584	£1,004,310	£961,690	£726,790	-£872,753	-£1,845,897
60% LAR : 40% CIR	5%	£4,198,674	-£32,927	-£54,118	-£96,597	-£331,140	-£1,928,543	-£2,900,499
60% LAR : 40% CIR	10%	£3,070,196	-£1,095,586	-£1,116,704	-£1,159,050	-£1,393,265	-£2,988,696	-£3,959,555
60% LAR : 40% CIR	15%	£1,937,580	-£2,162,354	-£2,183,404	-£2,225,630	-£2,459,543	-£4,053,168	-£5,023,025
60% LAR : 40% CIR	20%	£800,866	-£3,233,191	-£3,254,182	-£3,296,298	-£3,529,938	-£5,121,922	-£6,090,866
60% LAR : 40% CIR	25%	-£339,908	-£4,308,060	-£4,328,996	-£4,371,014	-£4,604,407	-£6,194,913	-£7,163,036
60% LAR : 40% CIR	30%	-£1,484,702	-£5,386,921	-£5,407,809	-£5,449,739	-£5,682,913	-£7,272,102	-£8,239,493
60% LAR : 40% CIR	35%	-£2,633,477	-£6,469,733	-£6,490,580	-£6,532,434	-£6,765,415	-£8,353,446	-£9,320,195
60% LAR : 40% CIR	40%	-£3,786,193	-£7,556,459	-£7,577,273	-£7,619,059	-£7,851,874	-£9,438,906	-£10,405,100
60% LAR : 40% CIR	45%	-£4,942,811	-£8,647,060	-£8,667,845	-£8,709,575	-£8,942,249	-£10,528,440	-£11,494,165
60% LAR : 40% CIR	50%	-£6,103,291	-£9,741,495	-£9,762,258	-£9,803,943	-£10,036,502	-£11,622,005	-£12,587,349

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,508,173	£17,210,784	£17,189,510	£17,146,890	£16,911,990	£15,312,447	£14,339,303
60% LAR : 40% CIR	5%	£20,383,874	£16,152,273	£16,131,082	£16,088,603	£15,854,060	£14,256,657	£13,284,701
60% LAR : 40% CIR	10%	£19,255,396	£15,089,614	£15,068,496	£15,026,150	£14,791,935	£13,196,504	£12,225,645
60% LAR : 40% CIR	15%	£18,122,780	£14,022,846	£14,001,796	£13,959,570	£13,725,657	£12,132,032	£11,162,175
60% LAR : 40% CIR	20%	£16,986,066	£12,952,009	£12,931,018	£12,888,902	£12,655,262	£11,063,278	£10,094,334
60% LAR : 40% CIR	25%	£15,845,292	£11,877,140	£11,856,204	£11,814,186	£11,580,793	£9,990,287	£9,022,164
60% LAR : 40% CIR	30%	£14,700,498	£10,798,279	£10,777,391	£10,735,461	£10,502,287	£8,913,098	£7,945,707
60% LAR : 40% CIR	35%	£13,551,723	£9,715,467	£9,694,620	£9,652,766	£9,419,785	£7,831,754	£6,865,005
60% LAR : 40% CIR	40%	£12,399,007	£8,628,741	£8,607,927	£8,566,141	£8,333,326	£6,746,294	£5,780,100
60% LAR : 40% CIR	45%	£11,242,389	£7,538,140	£7,517,355	£7,475,625	£7,242,951	£5,656,760	£4,691,035
60% LAR : 40% CIR	50%	£10,081,909	£6,443,705	£6,422,942	£6,381,257	£6,148,698	£4,563,195	£3,597,851

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£28,214,573	£23,917,184	£23,895,910	£23,853,290	£23,618,390	£22,018,847	£21,045,703
60% LAR : 40% CIR	5%	£27,090,274	£22,858,673	£22,837,482	£22,795,003	£22,560,460	£20,963,057	£19,991,101
60% LAR : 40% CIR	10%	£25,961,796	£21,796,014	£21,774,896	£21,732,550	£21,498,335	£19,902,904	£18,932,045
60% LAR : 40% CIR	15%	£24,829,180	£20,729,246	£20,708,196	£20,665,970	£20,432,057	£18,838,432	£17,868,575
60% LAR : 40% CIR	20%	£23,692,466	£19,658,409	£19,637,418	£19,595,302	£19,361,662	£17,769,678	£16,800,734
60% LAR : 40% CIR	25%	£22,551,692	£18,583,540	£18,562,604	£18,520,586	£18,287,193	£16,696,687	£15,728,564
60% LAR : 40% CIR	30%	£21,406,898	£17,504,679	£17,483,791	£17,441,861	£17,208,687	£15,619,498	£14,652,107
60% LAR : 40% CIR	35%	£20,258,123	£16,421,867	£16,401,020	£16,359,166	£16,126,185	£14,538,154	£13,571,405
60% LAR : 40% CIR	40%	£19,105,407	£15,335,141	£15,314,327	£15,272,541	£15,039,726	£13,452,694	£12,486,500
60% LAR : 40% CIR	45%	£17,948,789	£14,244,540	£14,223,755	£14,182,025	£13,949,351	£12,363,160	£11,397,435
60% LAR : 40% CIR	50%	£16,788,309	£13,150,105	£13,129,342	£13,087,657	£12,855,098	£11,269,595	£10,304,251

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£36,142,173	£31,844,784	£31,823,510	£31,780,890	£31,545,990	£29,946,447	£28,973,303
60% LAR : 40% CIR	5%	£35,017,874	£30,786,273	£30,765,082	£30,722,603	£30,488,060	£28,890,657	£27,918,701
60% LAR : 40% CIR	10%	£33,889,396	£29,723,614	£29,702,496	£29,660,150	£29,425,935	£27,830,504	£26,859,645
60% LAR : 40% CIR	15%	£32,756,780	£28,656,846	£28,635,796	£28,593,570	£28,359,657	£26,766,032	£25,796,175
60% LAR : 40% CIR	20%	£31,620,066	£27,586,009	£27,565,018	£27,522,902	£27,289,262	£25,697,278	£24,728,334
60% LAR : 40% CIR	25%	£30,479,292	£26,511,140	£26,490,204	£26,448,186	£26,214,793	£24,624,287	£23,656,164
60% LAR : 40% CIR	30%	£29,334,498	£25,432,279	£25,411,391	£25,369,461	£25,136,287	£23,547,098	£22,579,707
60% LAR : 40% CIR	35%	£28,185,723	£24,349,467	£24,328,620	£24,286,766	£24,053,785	£22,465,754	£21,499,005
60% LAR : 40% CIR	40%	£27,033,007	£23,262,741	£23,241,927	£23,200,141	£22,967,326	£21,380,294	£20,414,100
60% LAR : 40% CIR	45%	£25,876,389	£22,172,140	£22,151,355	£22,109,625	£21,876,951	£20,290,760	£19,325,035
60% LAR : 40% CIR	50%	£24,715,909	£21,077,705	£21,056,942	£21,015,257	£20,782,698	£19,197,195	£18,231,851

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR in Perp		Value Area	Zone A - Kings Cross Higher

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£47,210,098	£42,867,498	£42,846,224	£42,803,603	£42,568,703	£40,969,160	£39,996,016
60% LAR : 40% CIR	5%	£45,944,423	£41,669,871	£41,648,678	£41,606,200	£41,371,658	£39,774,255	£38,802,299
60% LAR : 40% CIR	10%	£44,674,569	£40,468,096	£40,446,979	£40,404,632	£40,170,417	£38,574,986	£37,604,126
60% LAR : 40% CIR	15%	£43,400,577	£39,262,213	£39,241,162	£39,198,936	£38,965,022	£37,371,398	£36,401,541
60% LAR : 40% CIR	20%	£42,122,487	£38,052,259	£38,031,269	£37,989,152	£37,755,513	£36,163,529	£35,194,585
60% LAR : 40% CIR	25%	£40,840,336	£36,838,275	£36,817,339	£36,775,321	£36,541,928	£34,951,422	£33,983,299
60% LAR : 40% CIR	30%	£39,554,166	£35,620,298	£35,599,410	£35,557,480	£35,324,306	£33,735,117	£32,767,726
60% LAR : 40% CIR	35%	£38,264,015	£34,398,370	£34,377,523	£34,335,669	£34,102,689	£32,514,657	£31,547,908
60% LAR : 40% CIR	40%	£36,969,923	£33,172,528	£33,151,715	£33,109,929	£32,877,115	£31,290,082	£30,323,888
60% LAR : 40% CIR	45%	£35,671,928	£31,942,813	£31,922,027	£31,880,297	£31,647,623	£30,061,433	£29,095,707
60% LAR : 40% CIR	50%	£34,370,072	£30,709,261	£30,688,498	£30,646,813	£30,414,254	£28,828,752	£27,863,408

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,150,498	£3,807,898	£3,786,624	£3,744,003	£3,509,103	£1,909,560	£936,416
60% LAR : 40% CIR	5%	£6,884,823	£2,610,271	£2,589,078	£2,546,600	£2,312,058	£714,655	-£257,301
60% LAR : 40% CIR	10%	£5,614,969	£1,408,496	£1,387,379	£1,345,032	£1,110,817	-£484,614	-£1,455,474
60% LAR : 40% CIR	15%	£4,340,977	£202,613	£181,562	£139,336	-£94,578	-£1,688,202	-£2,658,059
60% LAR : 40% CIR	20%	£3,062,887	-£1,007,341	-£1,028,331	-£1,070,448	-£1,304,087	-£2,896,071	-£3,865,015
60% LAR : 40% CIR	25%	£1,780,736	-£2,221,325	-£2,242,261	-£2,284,279	-£2,517,672	-£4,108,178	-£5,076,301
60% LAR : 40% CIR	30%	£494,566	-£3,439,302	-£3,460,190	-£3,502,120	-£3,735,294	-£5,324,483	-£6,291,874
60% LAR : 40% CIR	35%	-£795,585	-£4,661,230	-£4,682,077	-£4,723,931	-£4,956,911	-£6,544,943	-£7,511,692
60% LAR : 40% CIR	40%	-£2,089,677	-£5,887,072	-£5,907,885	-£5,949,671	-£6,182,485	-£7,769,518	-£8,735,712
60% LAR : 40% CIR	45%	-£3,387,672	-£7,116,787	-£7,137,573	-£7,179,303	-£7,411,977	-£8,998,167	-£9,963,893
60% LAR : 40% CIR	50%	-£4,689,528	-£8,350,339	-£8,371,102	-£8,412,787	-£8,645,346	-£10,230,848	-£11,196,192

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£24,335,698	£19,993,098	£19,971,824	£19,929,203	£19,694,303	£18,094,760	£17,121,616
60% LAR : 40% CIR	5%	£23,070,023	£18,795,471	£18,774,278	£18,731,800	£18,497,258	£16,899,855	£15,927,899
60% LAR : 40% CIR	10%	£21,800,169	£17,593,696	£17,572,579	£17,530,232	£17,296,017	£15,700,586	£14,729,726
60% LAR : 40% CIR	15%	£20,526,177	£16,387,813	£16,366,762	£16,324,536	£16,090,622	£14,496,998	£13,527,141
60% LAR : 40% CIR	20%	£19,248,087	£15,177,859	£15,156,869	£15,114,752	£14,881,113	£13,289,129	£12,320,185
60% LAR : 40% CIR	25%	£17,965,936	£13,963,875	£13,942,939	£13,900,921	£13,667,528	£12,077,022	£11,108,899
60% LAR : 40% CIR	30%	£16,679,766	£12,745,898	£12,725,010	£12,683,080	£12,449,906	£10,860,717	£9,893,326
60% LAR : 40% CIR	35%	£15,389,615	£11,523,970	£11,503,123	£11,461,269	£11,228,289	£9,640,257	£8,673,508
60% LAR : 40% CIR	40%	£14,095,523	£10,298,128	£10,277,315	£10,235,529	£10,002,715	£8,415,682	£7,449,488
60% LAR : 40% CIR	45%	£12,797,528	£9,068,413	£9,047,627	£9,005,897	£8,773,223	£7,187,033	£6,221,307
60% LAR : 40% CIR	50%	£11,495,672	£7,834,861	£7,814,098	£7,772,413	£7,539,854	£5,954,352	£4,989,008

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£31,042,098	£26,699,498	£26,678,224	£26,635,603	£26,400,703	£24,801,160	£23,828,016
60% LAR : 40% CIR	5%	£29,776,423	£25,501,871	£25,480,678	£25,438,200	£25,203,658	£23,606,255	£22,634,299
60% LAR : 40% CIR	10%	£28,506,569	£24,300,096	£24,278,979	£24,236,632	£24,002,417	£22,406,986	£21,436,126
60% LAR : 40% CIR	15%	£27,232,577	£23,094,213	£23,073,162	£23,030,936	£22,797,022	£21,203,398	£20,233,541
60% LAR : 40% CIR	20%	£25,954,487	£21,884,259	£21,863,269	£21,821,152	£21,587,513	£19,995,529	£19,026,585
60% LAR : 40% CIR	25%	£24,672,336	£20,670,275	£20,649,339	£20,607,321	£20,373,928	£18,783,422	£17,815,299
60% LAR : 40% CIR	30%	£23,386,166	£19,452,298	£19,431,410	£19,389,480	£19,156,306	£17,567,117	£16,599,726
60% LAR : 40% CIR	35%	£22,096,015	£18,230,370	£18,209,523	£18,167,669	£17,934,689	£16,346,657	£15,379,908
60% LAR : 40% CIR	40%	£20,801,923	£17,004,528	£16,983,715	£16,941,929	£16,709,115	£15,122,082	£14,155,888
60% LAR : 40% CIR	45%	£19,503,928	£15,774,813	£15,754,027	£15,712,297	£15,479,623	£13,893,433	£12,927,707
60% LAR : 40% CIR	50%	£18,202,072	£14,541,261	£14,520,498	£14,478,813	£14,246,254	£12,660,752	£11,695,408

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£38,969,698	£34,627,098	£34,605,824	£34,563,203	£34,328,303	£32,728,760	£31,755,616
60% LAR : 40% CIR	5%	£37,704,023	£33,429,471	£33,408,278	£33,365,800	£33,131,258	£31,533,855	£30,561,899
60% LAR : 40% CIR	10%	£36,434,169	£32,227,696	£32,206,579	£32,164,232	£31,930,017	£30,334,586	£29,363,726
60% LAR : 40% CIR	15%	£35,160,177	£31,021,813	£31,000,762	£30,958,536	£30,724,622	£29,130,998	£28,161,141
60% LAR : 40% CIR	20%	£33,882,087	£29,811,859	£29,790,869	£29,748,752	£29,515,113	£27,923,129	£26,954,185
60% LAR : 40% CIR	25%	£32,599,936	£28,597,875	£28,576,939	£28,534,921	£28,301,528	£26,711,022	£25,742,899
60% LAR : 40% CIR	30%	£31,313,766	£27,379,898	£27,359,010	£27,317,080	£27,083,906	£25,494,717	£24,527,326
60% LAR : 40% CIR	35%	£30,023,615	£26,157,970	£26,137,123	£26,095,269	£25,862,289	£24,274,257	£23,307,508
60% LAR : 40% CIR	40%	£28,729,523	£24,932,128	£24,911,315	£24,869,529	£24,636,715	£23,049,682	£22,083,488
60% LAR : 40% CIR	45%	£27,431,528	£23,702,413	£23,681,627	£23,639,897	£23,407,223	£21,821,033	£20,855,307
60% LAR : 40% CIR	50%	£26,129,672	£22,468,861	£22,448,098	£22,406,413	£22,173,854	£20,588,352	£19,623,008

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR in Perp	
Value Area	Zone A - Lower Cenral Zone

No Units	42
Site Area	0.4 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£46,996,235	£42,657,054	£42,635,780	£42,593,160	£42,358,259	£40,758,716	£39,785,572
60% LAR : 40% CIR	5%	£45,589,184	£41,320,311	£41,299,120	£41,256,641	£41,022,098	£39,424,695	£38,452,739
60% LAR : 40% CIR	10%	£44,177,953	£39,979,422	£39,958,303	£39,915,957	£39,681,743	£38,086,311	£37,115,452
60% LAR : 40% CIR	15%	£42,762,585	£38,634,423	£38,613,371	£38,571,145	£38,337,232	£36,743,607	£35,773,750
60% LAR : 40% CIR	20%	£41,343,117	£37,285,352	£37,264,363	£37,222,247	£36,988,606	£35,396,623	£34,427,678
60% LAR : 40% CIR	25%	£39,919,591	£35,932,253	£35,911,317	£35,869,299	£35,635,905	£34,045,400	£33,077,276
60% LAR : 40% CIR	30%	£38,492,045	£34,575,161	£34,554,273	£34,512,342	£34,279,169	£32,689,980	£31,722,588
60% LAR : 40% CIR	35%	£37,060,517	£33,214,116	£33,193,269	£33,151,416	£32,918,435	£31,330,404	£30,363,655
60% LAR : 40% CIR	40%	£35,625,049	£31,849,159	£31,828,346	£31,786,560	£31,553,745	£29,966,712	£29,000,519
60% LAR : 40% CIR	45%	£34,185,678	£30,480,327	£30,459,543	£30,417,813	£30,185,138	£28,598,948	£27,633,222
60% LAR : 40% CIR	50%	£32,742,446	£29,107,661	£29,086,898	£29,045,213	£28,812,654	£27,227,151	£26,261,807

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,936,635	£3,597,454	£3,576,180	£3,533,560	£3,298,659	£1,699,116	£725,972
60% LAR : 40% CIR	5%	£6,529,584	£2,260,711	£2,239,520	£2,197,041	£1,962,498	£365,095	-£606,861
60% LAR : 40% CIR	10%	£5,118,353	£919,822	£898,703	£856,357	£622,143	-£973,289	-£1,944,148
60% LAR : 40% CIR	15%	£3,702,985	-£425,177	-£446,229	-£488,455	-£722,368	-£2,315,993	-£3,285,850
60% LAR : 40% CIR	20%	£2,283,517	-£1,774,248	-£1,795,237	-£1,837,353	-£2,070,994	-£3,662,977	-£4,631,922
60% LAR : 40% CIR	25%	£859,991	-£3,127,347	-£3,148,283	-£3,190,301	-£3,423,695	-£5,014,200	-£5,982,324
60% LAR : 40% CIR	30%	-£567,555	-£4,484,439	-£4,505,327	-£4,547,258	-£4,780,431	-£6,369,620	-£7,337,012
60% LAR : 40% CIR	35%	-£1,999,083	-£5,845,484	-£5,866,331	-£5,908,184	-£6,141,165	-£7,729,196	-£8,695,945
60% LAR : 40% CIR	40%	-£3,434,551	-£7,210,441	-£7,231,254	-£7,273,040	-£7,505,855	-£9,092,888	-£10,059,081
60% LAR : 40% CIR	45%	-£4,873,922	-£8,579,273	-£8,600,057	-£8,641,787	-£8,874,462	-£10,460,652	-£11,426,378
60% LAR : 40% CIR	50%	-£6,317,154	-£9,951,939	-£9,972,702	-£10,014,387	-£10,246,946	-£11,832,449	-£12,797,793

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£24,121,835	£19,782,654	£19,761,380	£19,718,760	£19,483,859	£17,884,316	£16,911,172
60% LAR : 40% CIR	5%	£22,714,784	£18,445,911	£18,424,720	£18,382,241	£18,147,698	£16,550,295	£15,578,339
60% LAR : 40% CIR	10%	£21,303,553	£17,105,022	£17,083,903	£17,041,557	£16,807,343	£15,211,911	£14,241,052
60% LAR : 40% CIR	15%	£19,888,185	£15,760,023	£15,738,971	£15,696,745	£15,462,832	£13,869,207	£12,899,350
60% LAR : 40% CIR	20%	£18,468,717	£14,410,952	£14,389,963	£14,347,847	£14,114,206	£12,522,223	£11,553,278
60% LAR : 40% CIR	25%	£17,045,191	£13,057,853	£13,036,917	£12,994,899	£12,761,505	£11,171,000	£10,202,876
60% LAR : 40% CIR	30%	£15,617,645	£11,700,761	£11,679,873	£11,637,942	£11,404,769	£9,815,580	£8,848,188
60% LAR : 40% CIR	35%	£14,186,117	£10,339,716	£10,318,869	£10,277,016	£10,044,035	£8,456,004	£7,489,255
60% LAR : 40% CIR	40%	£12,750,649	£8,974,759	£8,953,946	£8,912,160	£8,679,345	£7,092,312	£6,126,119
60% LAR : 40% CIR	45%	£11,311,278	£7,605,927	£7,585,143	£7,543,413	£7,310,738	£5,724,548	£4,758,822
60% LAR : 40% CIR	50%	£9,868,046	£6,233,261	£6,212,498	£6,170,813	£5,938,254	£4,352,751	£3,387,407

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£30,828,235	£26,489,054	£26,467,780	£26,425,160	£26,190,259	£24,590,716	£23,617,572
60% LAR : 40% CIR	5%	£29,421,184	£25,152,311	£25,131,120	£25,088,641	£24,854,098	£23,256,695	£22,284,739
60% LAR : 40% CIR	10%	£28,009,953	£23,811,422	£23,790,303	£23,747,957	£23,513,743	£21,918,311	£20,947,452
60% LAR : 40% CIR	15%	£26,594,585	£22,466,423	£22,445,371	£22,403,145	£22,169,232	£20,575,607	£19,605,750
60% LAR : 40% CIR	20%	£25,175,117	£21,117,352	£21,096,363	£21,054,247	£20,820,606	£19,228,623	£18,259,678
60% LAR : 40% CIR	25%	£23,751,591	£19,764,253	£19,743,317	£19,701,299	£19,467,905	£17,877,400	£16,909,276
60% LAR : 40% CIR	30%	£22,324,045	£18,407,161	£18,386,273	£18,344,342	£18,111,169	£16,521,980	£15,554,588
60% LAR : 40% CIR	35%	£20,892,517	£17,046,116	£17,025,269	£16,983,416	£16,750,435	£15,162,404	£14,195,655
60% LAR : 40% CIR	40%	£19,457,049	£15,681,159	£15,660,346	£15,618,560	£15,385,745	£13,798,712	£12,832,519
60% LAR : 40% CIR	45%	£18,017,678	£14,312,327	£14,291,543	£14,249,813	£14,017,138	£12,430,948	£11,465,222
60% LAR : 40% CIR	50%	£16,574,446	£12,939,661	£12,918,898	£12,877,213	£12,644,654	£11,059,151	£10,093,807

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£38,755,835	£34,416,654	£34,395,380	£34,352,760	£34,117,859	£32,518,316	£31,545,172
60% LAR : 40% CIR	5%	£37,348,784	£33,079,911	£33,058,720	£33,016,241	£32,781,698	£31,184,295	£30,212,339
60% LAR : 40% CIR	10%	£35,937,553	£31,739,022	£31,717,903	£31,675,557	£31,441,343	£29,845,911	£28,875,052
60% LAR : 40% CIR	15%	£34,522,185	£30,394,023	£30,372,971	£30,330,745	£30,096,832	£28,503,207	£27,533,350
60% LAR : 40% CIR	20%	£33,102,717	£29,044,952	£29,023,963	£28,981,847	£28,748,206	£27,156,223	£26,187,278
60% LAR : 40% CIR	25%	£31,679,191	£27,691,853	£27,670,917	£27,628,899	£27,395,505	£25,805,000	£24,836,876
60% LAR : 40% CIR	30%	£30,251,645	£26,334,761	£26,313,873	£26,271,942	£26,038,769	£24,449,580	£23,482,188
60% LAR : 40% CIR	35%	£28,820,117	£24,973,716	£24,952,869	£24,911,016	£24,678,035	£23,090,004	£22,123,255
60% LAR : 40% CIR	40%	£27,384,649	£23,608,759	£23,587,946	£23,546,160	£23,313,345	£21,726,312	£20,760,119
60% LAR : 40% CIR	45%	£25,945,278	£22,239,927	£22,219,143	£22,177,413	£21,944,738	£20,358,548	£19,392,822
60% LAR : 40% CIR	50%	£24,502,046	£20,867,261	£20,846,498	£20,804,813	£20,572,254	£18,986,751	£18,021,407

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR in Perp		Value Area	Zone A - Medium Central Zone

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£53,593,795	£49,149,118	£49,127,844	£49,085,224	£48,850,323	£47,250,780	£46,277,636
60% LAR : 40% CIR	5%	£51,856,865	£47,487,773	£47,466,580	£47,424,102	£47,189,559	£45,592,156	£44,620,200
60% LAR : 40% CIR	10%	£50,115,758	£45,822,279	£45,801,161	£45,758,814	£45,524,601	£43,929,169	£42,958,309
60% LAR : 40% CIR	15%	£48,370,511	£44,152,676	£44,131,626	£44,089,400	£43,855,486	£42,261,862	£41,292,005
60% LAR : 40% CIR	20%	£46,621,166	£42,479,004	£42,458,014	£42,415,898	£42,182,258	£40,590,274	£39,621,329
60% LAR : 40% CIR	25%	£44,867,762	£40,801,301	£40,780,365	£40,738,347	£40,504,954	£38,914,447	£37,946,325
60% LAR : 40% CIR	30%	£43,110,337	£39,119,606	£39,098,718	£39,056,787	£38,823,613	£37,234,425	£36,267,033
60% LAR : 40% CIR	35%	£41,348,931	£37,433,958	£37,413,111	£37,371,258	£37,138,277	£35,550,245	£34,583,497
60% LAR : 40% CIR	40%	£39,583,584	£35,744,398	£35,723,585	£35,681,798	£35,448,983	£33,861,952	£32,895,757
60% LAR : 40% CIR	45%	£37,814,336	£34,050,963	£34,030,178	£33,988,447	£33,755,773	£32,169,583	£31,203,858
60% LAR : 40% CIR	50%	£36,041,226	£32,353,693	£32,332,930	£32,291,245	£32,058,686	£30,473,183	£29,507,840

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,534,195	£10,089,518	£10,068,244	£10,025,624	£9,790,723	£8,191,180	£7,218,036
60% LAR : 40% CIR	5%	£12,797,265	£8,428,173	£8,406,980	£8,364,502	£8,129,959	£6,532,556	£5,560,600
60% LAR : 40% CIR	10%	£11,056,158	£6,762,679	£6,741,561	£6,699,214	£6,465,001	£4,869,569	£3,898,709
60% LAR : 40% CIR	15%	£9,310,911	£5,093,076	£5,072,026	£5,029,800	£4,795,886	£3,202,262	£2,232,405
60% LAR : 40% CIR	20%	£7,561,566	£3,419,404	£3,398,414	£3,356,298	£3,122,658	£1,530,674	£561,729
60% LAR : 40% CIR	25%	£5,808,162	£1,741,701	£1,720,765	£1,678,747	£1,445,354	-£145,153	-£1,113,275
60% LAR : 40% CIR	30%	£4,050,737	£60,006	£39,118	-£2,813	-£235,987	-£1,825,175	-£2,792,567
60% LAR : 40% CIR	35%	£2,289,331	-£1,625,642	-£1,646,489	-£1,688,342	-£1,921,323	-£3,509,355	-£4,476,103
60% LAR : 40% CIR	40%	£523,984	-£3,315,202	-£3,336,015	-£3,377,802	-£3,610,617	-£5,197,648	-£6,163,843
60% LAR : 40% CIR	45%	-£1,245,264	-£5,008,637	-£5,029,422	-£5,071,153	-£5,303,827	-£6,890,017	-£7,855,742
60% LAR : 40% CIR	50%	-£3,018,374	-£6,705,907	-£6,726,670	-£6,768,355	-£7,000,914	-£8,586,417	-£9,551,760

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£30,719,395	£26,274,718	£26,253,444	£26,210,824	£25,975,923	£24,376,380	£23,403,236
60% LAR : 40% CIR	5%	£28,982,465	£24,613,373	£24,592,180	£24,549,702	£24,315,159	£22,717,756	£21,745,800
60% LAR : 40% CIR	10%	£27,241,358	£22,947,879	£22,926,761	£22,884,414	£22,650,201	£21,054,769	£20,083,909
60% LAR : 40% CIR	15%	£25,496,111	£21,278,276	£21,257,226	£21,215,000	£20,981,086	£19,387,462	£18,417,605
60% LAR : 40% CIR	20%	£23,746,766	£19,604,604	£19,583,614	£19,541,498	£19,307,858	£17,715,874	£16,746,929
60% LAR : 40% CIR	25%	£21,993,362	£17,926,901	£17,905,965	£17,863,947	£17,630,554	£16,040,047	£15,071,925
60% LAR : 40% CIR	30%	£20,235,937	£16,245,206	£16,224,318	£16,182,387	£15,949,213	£14,360,025	£13,392,633
60% LAR : 40% CIR	35%	£18,474,531	£14,559,558	£14,538,711	£14,496,858	£14,263,877	£12,675,845	£11,709,097
60% LAR : 40% CIR	40%	£16,709,184	£12,869,998	£12,849,185	£12,807,398	£12,574,583	£10,987,552	£10,021,357
60% LAR : 40% CIR	45%	£14,939,936	£11,176,563	£11,155,778	£11,114,047	£10,881,373	£9,295,183	£8,329,458
60% LAR : 40% CIR	50%	£13,166,826	£9,479,293	£9,458,530	£9,416,845	£9,184,286	£7,598,783	£6,633,440

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£37,425,795	£32,981,118	£32,959,844	£32,917,224	£32,682,323	£31,082,780	£30,109,636
60% LAR : 40% CIR	5%	£35,688,865	£31,319,773	£31,298,580	£31,256,102	£31,021,559	£29,424,156	£28,452,200
60% LAR : 40% CIR	10%	£33,947,758	£29,654,279	£29,633,161	£29,590,814	£29,356,601	£27,761,169	£26,790,309
60% LAR : 40% CIR	15%	£32,202,511	£27,984,676	£27,963,626	£27,921,400	£27,687,486	£26,093,862	£25,124,005
60% LAR : 40% CIR	20%	£30,453,166	£26,311,004	£26,290,014	£26,247,898	£26,014,258	£24,422,274	£23,453,329
60% LAR : 40% CIR	25%	£28,699,762	£24,633,301	£24,612,365	£24,570,347	£24,336,954	£22,746,447	£21,778,325
60% LAR : 40% CIR	30%	£26,942,337	£22,951,606	£22,930,718	£22,888,787	£22,655,613	£21,066,425	£20,099,033
60% LAR : 40% CIR	35%	£25,180,931	£21,265,958	£21,245,111	£21,203,258	£20,970,277	£19,382,245	£18,415,497
60% LAR : 40% CIR	40%	£23,415,584	£19,576,398	£19,555,585	£19,513,798	£19,280,983	£17,693,952	£16,727,757
60% LAR : 40% CIR	45%	£21,646,336	£17,882,963	£17,862,178	£17,820,447	£17,587,773	£16,001,583	£15,035,858
60% LAR : 40% CIR	50%	£19,873,226	£16,185,693	£16,164,930	£16,123,245	£15,890,686	£14,305,183	£13,339,840

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£45,353,395	£40,908,718	£40,887,444	£40,844,824	£40,609,923	£39,010,380	£38,037,236
60% LAR : 40% CIR	5%	£43,616,465	£39,247,373	£39,226,180	£39,183,702	£38,949,159	£37,351,756	£36,379,800
60% LAR : 40% CIR	10%	£41,875,358	£37,581,879	£37,560,761	£37,518,414	£37,284,201	£35,688,769	£34,717,909
60% LAR : 40% CIR	15%	£40,130,111	£35,912,276	£35,891,226	£35,849,000	£35,615,086	£34,021,462	£33,051,605
60% LAR : 40% CIR	20%	£38,380,766	£34,238,604	£34,217,614	£34,175,498	£33,941,858	£32,349,874	£31,380,929
60% LAR : 40% CIR	25%	£36,627,362	£32,560,901	£32,539,965	£32,497,947	£32,264,554	£30,674,047	£29,705,925
60% LAR : 40% CIR	30%	£34,869,937	£30,879,206	£30,858,318	£30,816,387	£30,583,213	£28,994,025	£28,026,633
60% LAR : 40% CIR	35%	£33,108,531	£29,193,558	£29,172,711	£29,130,858	£28,897,877	£27,309,845	£26,343,097
60% LAR : 40% CIR	40%	£31,343,184	£27,503,998	£27,483,185	£27,441,398	£27,208,583	£25,621,552	£24,655,357
60% LAR : 40% CIR	45%	£29,573,936	£25,810,563	£25,789,778	£25,748,047	£25,515,373	£23,929,183	£22,963,458
60% LAR : 40% CIR	50%	£27,800,826	£24,113,293	£24,092,530	£24,050,845	£23,818,286	£22,232,783	£21,267,440

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR in Perp		Value Area	Zone A - Higher Central Zone

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£57,363,829	£52,858,868	£52,837,595	£52,794,974	£52,560,075	£50,960,532	£49,987,388
60% LAR : 40% CIR	5%	£55,438,397	£51,012,036	£50,990,843	£50,948,365	£50,713,823	£49,116,419	£48,144,464
60% LAR : 40% CIR	10%	£53,508,788	£49,161,055	£49,139,937	£49,097,590	£48,863,376	£47,267,945	£46,297,085
60% LAR : 40% CIR	15%	£51,575,040	£47,305,965	£47,284,914	£47,242,689	£47,008,775	£45,415,149	£44,445,293
60% LAR : 40% CIR	20%	£49,637,193	£45,446,805	£45,425,815	£45,383,698	£45,150,059	£43,558,074	£42,589,130
60% LAR : 40% CIR	25%	£47,695,287	£43,583,614	£43,562,678	£43,520,660	£43,287,267	£41,696,761	£40,728,638
60% LAR : 40% CIR	30%	£45,749,361	£41,716,431	£41,695,543	£41,653,613	£41,420,439	£39,831,250	£38,863,858
60% LAR : 40% CIR	35%	£43,799,454	£39,845,296	£39,824,450	£39,782,596	£39,549,615	£37,961,584	£36,994,835
60% LAR : 40% CIR	40%	£41,845,605	£37,970,248	£37,949,435	£37,907,649	£37,674,834	£36,087,801	£35,121,608
60% LAR : 40% CIR	45%	£39,887,855	£36,091,325	£36,070,541	£36,028,810	£35,796,137	£34,209,946	£33,244,221
60% LAR : 40% CIR	50%	£37,926,243	£34,208,568	£34,187,806	£34,146,121	£33,913,561	£32,328,058	£31,362,714

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,304,229	£13,799,268	£13,777,995	£13,735,374	£13,500,475	£11,900,932	£10,927,788
60% LAR : 40% CIR	5%	£16,378,797	£11,952,436	£11,931,243	£11,888,765	£11,654,223	£10,056,819	£9,084,864
60% LAR : 40% CIR	10%	£14,449,188	£10,101,455	£10,080,337	£10,037,990	£9,803,776	£8,208,345	£7,237,485
60% LAR : 40% CIR	15%	£12,515,440	£8,246,365	£8,225,314	£8,183,089	£7,949,175	£6,355,549	£5,385,693
60% LAR : 40% CIR	20%	£10,577,593	£6,387,205	£6,366,215	£6,324,098	£6,090,459	£4,498,474	£3,529,530
60% LAR : 40% CIR	25%	£8,635,687	£4,524,014	£4,503,078	£4,461,060	£4,227,667	£2,637,161	£1,669,038
60% LAR : 40% CIR	30%	£6,689,761	£2,656,831	£2,635,943	£2,594,013	£2,360,839	£771,650	-£195,742
60% LAR : 40% CIR	35%	£4,739,854	£785,696	£764,850	£722,996	£490,015	-£1,098,016	-£2,064,765
60% LAR : 40% CIR	40%	£2,786,005	-£1,089,352	-£1,110,165	-£1,151,951	-£1,384,766	-£2,971,799	-£3,937,992
60% LAR : 40% CIR	45%	£828,255	-£2,968,275	-£2,989,059	-£3,030,790	-£3,263,463	-£4,849,654	-£5,815,379
60% LAR : 40% CIR	50%	-£1,133,357	-£4,851,032	-£4,871,794	-£4,913,479	-£5,146,039	-£6,731,542	-£7,696,886

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£34,489,429	£29,984,468	£29,963,195	£29,920,574	£29,685,675	£28,086,132	£27,112,988
60% LAR : 40% CIR	5%	£32,563,997	£28,137,636	£28,116,443	£28,073,965	£27,839,423	£26,242,019	£25,270,064
60% LAR : 40% CIR	10%	£30,634,388	£26,286,655	£26,265,537	£26,223,190	£25,988,976	£24,393,545	£23,422,685
60% LAR : 40% CIR	15%	£28,700,640	£24,431,565	£24,410,514	£24,368,289	£24,134,375	£22,540,749	£21,570,893
60% LAR : 40% CIR	20%	£26,762,793	£22,572,405	£22,551,415	£22,509,298	£22,275,659	£20,683,674	£19,714,730
60% LAR : 40% CIR	25%	£24,820,887	£20,709,214	£20,688,278	£20,646,260	£20,412,867	£18,822,361	£17,854,238
60% LAR : 40% CIR	30%	£22,874,961	£18,842,031	£18,821,143	£18,779,213	£18,546,039	£16,956,850	£15,989,458
60% LAR : 40% CIR	35%	£20,925,054	£16,970,896	£16,950,050	£16,908,196	£16,675,215	£15,087,184	£14,120,435
60% LAR : 40% CIR	40%	£18,971,205	£15,095,848	£15,075,035	£15,033,249	£14,800,434	£13,213,401	£12,247,208
60% LAR : 40% CIR	45%	£17,013,455	£13,216,925	£13,196,141	£13,154,410	£12,921,737	£11,335,546	£10,369,821
60% LAR : 40% CIR	50%	£15,051,843	£11,334,168	£11,313,406	£11,271,721	£11,039,161	£9,453,658	£8,488,314

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£41,195,829	£36,690,868	£36,669,595	£36,626,974	£36,392,075	£34,792,532	£33,819,388
60% LAR : 40% CIR	5%	£39,270,397	£34,844,036	£34,822,843	£34,780,365	£34,545,823	£32,948,419	£31,976,464
60% LAR : 40% CIR	10%	£37,340,788	£32,993,055	£32,971,937	£32,929,590	£32,695,376	£31,099,945	£30,129,085
60% LAR : 40% CIR	15%	£35,407,040	£31,137,965	£31,116,914	£31,074,689	£30,840,775	£29,247,149	£28,277,293
60% LAR : 40% CIR	20%	£33,469,193	£29,278,805	£29,257,815	£29,215,698	£28,982,059	£27,390,074	£26,421,130
60% LAR : 40% CIR	25%	£31,527,287	£27,415,614	£27,394,678	£27,352,660	£27,119,267	£25,528,761	£24,560,638
60% LAR : 40% CIR	30%	£29,581,361	£25,548,431	£25,527,543	£25,485,613	£25,252,439	£23,663,250	£22,695,858
60% LAR : 40% CIR	35%	£27,631,454	£23,677,296	£23,656,450	£23,614,596	£23,381,615	£21,793,584	£20,826,835
60% LAR : 40% CIR	40%	£25,677,605	£21,802,248	£21,781,435	£21,739,649	£21,506,834	£19,919,801	£18,953,608
60% LAR : 40% CIR	45%	£23,719,855	£19,923,325	£19,902,541	£19,860,810	£19,628,137	£18,041,946	£17,076,221
60% LAR : 40% CIR	50%	£21,758,243	£18,040,568	£18,019,806	£17,978,121	£17,745,561	£16,160,058	£15,194,714

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£49,123,429	£44,618,468	£44,597,195	£44,554,574	£44,319,675	£42,720,132	£41,746,988
60% LAR : 40% CIR	5%	£47,197,997	£42,771,636	£42,750,443	£42,707,965	£42,473,423	£40,876,019	£39,904,064
60% LAR : 40% CIR	10%	£45,268,388	£40,920,655	£40,899,537	£40,857,190	£40,622,976	£39,027,545	£38,056,685
60% LAR : 40% CIR	15%	£43,334,640	£39,065,565	£39,044,514	£39,002,289	£38,768,375	£37,174,749	£36,204,893
60% LAR : 40% CIR	20%	£41,396,793	£37,206,405	£37,185,415	£37,143,298	£36,909,659	£35,317,674	£34,348,730
60% LAR : 40% CIR	25%	£39,454,887	£35,343,214	£35,322,278	£35,280,260	£35,046,867	£33,456,361	£32,488,238
60% LAR : 40% CIR	30%	£37,508,961	£33,476,031	£33,455,143	£33,413,213	£33,180,039	£31,590,850	£30,623,458
60% LAR : 40% CIR	35%	£35,559,054	£31,604,896	£31,584,050	£31,542,196	£31,309,215	£29,721,184	£28,754,435
60% LAR : 40% CIR	40%	£33,605,205	£29,729,848	£29,709,035	£29,667,249	£29,434,434	£27,847,401	£26,881,208
60% LAR : 40% CIR	45%	£31,647,455	£27,850,925	£27,830,141	£27,788,410	£27,555,737	£25,969,546	£25,003,821
60% LAR : 40% CIR	50%	£29,685,843	£25,968,168	£25,947,406	£25,905,721	£25,673,161	£24,087,658	£23,122,314

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR in Perp	

Value Area	Zone A - Zone 1 and Eastern Central Zone

No Units	42
Site Area	0.4 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£34,075,547	£29,942,970	£29,921,696	£29,879,076	£29,644,176	£28,044,633	£27,071,488
60% LAR : 40% CIR	5%	£32,951,248	£28,884,459	£28,863,266	£28,820,789	£28,586,246	£26,988,842	£26,016,887
60% LAR : 40% CIR	10%	£31,822,771	£27,821,800	£27,800,682	£27,758,336	£27,524,121	£25,928,690	£24,957,830
60% LAR : 40% CIR	15%	£30,690,155	£26,755,032	£26,733,982	£26,691,756	£26,457,842	£24,864,217	£23,894,361
60% LAR : 40% CIR	20%	£29,553,440	£25,684,194	£25,663,204	£25,621,088	£25,387,448	£23,795,464	£22,826,520
60% LAR : 40% CIR	25%	£28,412,667	£24,609,326	£24,588,389	£24,546,372	£24,312,979	£22,722,472	£21,754,350
60% LAR : 40% CIR	30%	£27,267,873	£23,530,465	£23,509,577	£23,467,646	£23,234,473	£21,645,284	£20,677,893
60% LAR : 40% CIR	35%	£26,119,098	£22,447,652	£22,426,805	£22,384,951	£22,151,971	£20,563,940	£19,597,191
60% LAR : 40% CIR	40%	£24,966,382	£21,360,926	£21,340,113	£21,298,327	£21,065,512	£19,478,479	£18,512,286
60% LAR : 40% CIR	45%	£23,809,764	£20,270,325	£20,249,541	£20,207,810	£19,975,137	£18,388,946	£17,423,221
60% LAR : 40% CIR	50%	£22,649,284	£19,175,891	£19,155,128	£19,113,443	£18,880,883	£17,295,380	£16,330,037

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,984,053	-£9,116,630	-£9,137,904	-£9,180,524	-£9,415,424	-£11,014,967	-£11,988,112
60% LAR : 40% CIR	5%	-£6,108,352	-£10,175,141	-£10,196,334	-£10,238,811	-£10,473,354	-£12,070,758	-£13,042,713
60% LAR : 40% CIR	10%	-£7,236,829	-£11,237,800	-£11,258,918	-£11,301,264	-£11,535,479	-£13,130,910	-£14,101,770
60% LAR : 40% CIR	15%	-£8,369,445	-£12,304,568	-£12,325,618	-£12,367,844	-£12,601,758	-£14,195,383	-£15,165,239
60% LAR : 40% CIR	20%	-£9,506,160	-£13,375,406	-£13,396,396	-£13,438,512	-£13,672,152	-£15,264,136	-£16,233,080
60% LAR : 40% CIR	25%	-£10,646,933	-£14,450,274	-£14,471,211	-£14,513,228	-£14,746,621	-£16,337,128	-£17,305,250
60% LAR : 40% CIR	30%	-£11,791,727	-£15,529,135	-£15,550,023	-£15,591,954	-£15,825,127	-£17,414,316	-£18,381,707
60% LAR : 40% CIR	35%	-£12,940,502	-£16,611,948	-£16,632,795	-£16,674,649	-£16,907,629	-£18,495,660	-£19,462,409
60% LAR : 40% CIR	40%	-£14,093,218	-£17,698,674	-£17,719,487	-£17,761,273	-£17,994,088	-£19,581,121	-£20,547,314
60% LAR : 40% CIR	45%	-£15,249,836	-£18,789,275	-£18,810,059	-£18,851,790	-£19,084,463	-£20,670,654	-£21,636,379
60% LAR : 40% CIR	50%	-£16,410,316	-£19,883,709	-£19,904,472	-£19,946,157	-£20,178,717	-£21,764,220	-£22,729,563

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,201,147	£7,068,570	£7,047,296	£7,004,676	£6,769,776	£5,170,233	£4,197,088
60% LAR : 40% CIR	5%	£10,076,848	£6,010,059	£5,988,866	£5,946,389	£5,711,846	£4,114,442	£3,142,487
60% LAR : 40% CIR	10%	£8,948,371	£4,947,400	£4,926,282	£4,883,936	£4,649,721	£3,054,290	£2,083,430
60% LAR : 40% CIR	15%	£7,815,755	£3,880,632	£3,859,582	£3,817,356	£3,583,442	£1,989,817	£1,019,961
60% LAR : 40% CIR	20%	£6,679,040	£2,809,794	£2,788,804	£2,746,688	£2,513,048	£921,064	-£47,880
60% LAR : 40% CIR	25%	£5,538,267	£1,734,926	£1,713,989	£1,671,972	£1,438,579	-£151,928	-£1,120,050
60% LAR : 40% CIR	30%	£4,393,473	£656,065	£635,177	£593,246	£360,073	-£1,229,116	-£2,196,507
60% LAR : 40% CIR	35%	£3,244,698	-£426,748	-£447,595	-£489,449	-£722,429	-£2,310,460	-£3,277,209
60% LAR : 40% CIR	40%	£2,091,982	-£1,513,474	-£1,534,287	-£1,576,073	-£1,808,888	-£3,395,921	-£4,362,114
60% LAR : 40% CIR	45%	£935,364	-£2,604,075	-£2,624,859	-£2,666,590	-£2,899,263	-£4,485,454	-£5,451,179
60% LAR : 40% CIR	50%	-£225,116	-£3,698,509	-£3,719,272	-£3,760,957	-£3,993,517	-£5,579,020	-£6,544,363

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,907,547	£13,774,970	£13,753,696	£13,711,076	£13,476,176	£11,876,633	£10,903,488
60% LAR : 40% CIR	5%	£16,783,248	£12,716,459	£12,695,266	£12,652,789	£12,418,246	£10,820,842	£9,848,887
60% LAR : 40% CIR	10%	£15,654,771	£11,653,800	£11,632,682	£11,590,336	£11,356,121	£9,760,690	£8,789,830
60% LAR : 40% CIR	15%	£14,522,155	£10,587,032	£10,565,982	£10,523,756	£10,289,842	£8,696,217	£7,726,361
60% LAR : 40% CIR	20%	£13,385,440	£9,516,194	£9,495,204	£9,453,088	£9,219,448	£7,627,464	£6,658,520
60% LAR : 40% CIR	25%	£12,244,667	£8,441,326	£8,420,389	£8,378,372	£8,144,979	£6,554,472	£5,586,350
60% LAR : 40% CIR	30%	£11,099,873	£7,362,465	£7,341,577	£7,299,646	£7,066,473	£5,477,284	£4,509,893
60% LAR : 40% CIR	35%	£9,951,098	£6,279,652	£6,258,805	£6,216,951	£5,983,971	£4,395,940	£3,429,191
60% LAR : 40% CIR	40%	£8,798,382	£5,192,926	£5,172,113	£5,130,327	£4,897,512	£3,310,479	£2,344,286
60% LAR : 40% CIR	45%	£7,641,764	£4,102,325	£4,081,541	£4,039,810	£3,807,137	£2,220,946	£1,255,221
60% LAR : 40% CIR	50%	£6,481,284	£3,007,891	£2,987,128	£2,945,443	£2,712,883	£1,127,380	£162,037

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£25,835,147	£21,702,570	£21,681,296	£21,638,676	£21,403,776	£19,804,233	£18,831,088
60% LAR : 40% CIR	5%	£24,710,848	£20,644,059	£20,622,866	£20,580,389	£20,345,846	£18,748,442	£17,776,487
60% LAR : 40% CIR	10%	£23,582,371	£19,581,400	£19,560,282	£19,517,936	£19,283,721	£17,688,290	£16,717,430
60% LAR : 40% CIR	15%	£22,449,755	£18,514,632	£18,493,582	£18,451,356	£18,217,442	£16,623,817	£15,653,961
60% LAR : 40% CIR	20%	£21,313,040	£17,443,794	£17,422,804	£17,380,688	£17,147,048	£15,555,064	£14,586,120
60% LAR : 40% CIR	25%	£20,172,267	£16,368,926	£16,347,989	£16,305,972	£16,072,579	£14,482,072	£13,513,950
60% LAR : 40% CIR	30%	£19,027,473	£15,290,065	£15,269,177	£15,227,246	£14,994,073	£13,404,884	£12,437,493
60% LAR : 40% CIR	35%	£17,878,698	£14,207,252	£14,186,405	£14,144,551	£13,911,571	£12,323,540	£11,356,791
60% LAR : 40% CIR	40%	£16,725,982	£13,120,526	£13,099,713	£13,057,927	£12,825,112	£11,238,079	£10,271,886
60% LAR : 40% CIR	45%	£15,569,364	£12,029,925	£12,009,141	£11,967,410	£11,734,737	£10,148,546	£9,182,821
60% LAR : 40% CIR	50%	£14,408,884	£10,935,491	£10,914,728	£10,873,043	£10,640,483	£9,054,980	£8,089,637

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR in Perp	Value Area	Zone A - Kings Cross Lower

No Units	42
Site Area	0.4 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£41,783,699	£37,527,866	£37,506,592	£37,463,972	£37,229,073	£35,629,530	£34,656,386
60% LAR : 40% CIR	5%	£40,659,399	£36,469,356	£36,448,164	£36,405,685	£36,171,143	£34,573,740	£33,601,784
60% LAR : 40% CIR	10%	£39,530,922	£35,406,697	£35,385,579	£35,343,232	£35,109,018	£33,513,587	£32,542,727
60% LAR : 40% CIR	15%	£38,398,307	£34,339,929	£34,318,878	£34,276,652	£34,042,739	£32,449,114	£31,479,257
60% LAR : 40% CIR	20%	£37,261,592	£33,269,091	£33,248,101	£33,205,985	£32,972,344	£31,380,361	£30,411,416
60% LAR : 40% CIR	25%	£36,120,818	£32,194,222	£32,173,287	£32,131,269	£31,897,875	£30,307,370	£29,339,246
60% LAR : 40% CIR	30%	£34,976,023	£31,115,361	£31,094,474	£31,052,543	£30,819,369	£29,230,181	£28,262,789
60% LAR : 40% CIR	35%	£33,827,248	£30,032,549	£30,011,702	£29,969,849	£29,736,867	£28,148,836	£27,182,088
60% LAR : 40% CIR	40%	£32,674,532	£28,945,822	£28,925,010	£28,883,223	£28,650,409	£27,063,377	£26,097,183
60% LAR : 40% CIR	45%	£31,517,915	£27,855,222	£27,834,437	£27,792,707	£27,560,033	£25,973,843	£25,008,117
60% LAR : 40% CIR	50%	£30,357,435	£26,760,787	£26,740,024	£26,698,339	£26,465,780	£24,880,277	£23,914,934

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,724,099	-£1,531,734	-£1,553,008	-£1,595,628	-£1,830,527	-£3,430,070	-£4,403,214
60% LAR : 40% CIR	5%	£1,599,799	-£2,590,244	-£2,611,436	-£2,653,915	-£2,888,457	-£4,485,860	-£5,457,816
60% LAR : 40% CIR	10%	£471,322	-£3,652,903	-£3,674,021	-£3,716,368	-£3,950,582	-£5,546,013	-£6,516,873
60% LAR : 40% CIR	15%	-£661,293	-£4,719,671	-£4,740,722	-£4,782,948	-£5,016,861	-£6,610,486	-£7,580,343
60% LAR : 40% CIR	20%	-£1,798,008	-£5,790,509	-£5,811,499	-£5,853,615	-£6,087,256	-£7,679,239	-£8,648,184
60% LAR : 40% CIR	25%	-£2,938,782	-£6,865,378	-£6,886,313	-£6,928,331	-£7,161,725	-£8,752,230	-£9,720,354
60% LAR : 40% CIR	30%	-£4,083,577	-£7,944,239	-£7,965,126	-£8,007,057	-£8,240,231	-£9,829,419	-£10,796,811
60% LAR : 40% CIR	35%	-£5,232,352	-£9,027,051	-£9,047,898	-£9,089,751	-£9,322,733	-£10,910,764	-£11,877,512
60% LAR : 40% CIR	40%	-£6,385,068	-£10,113,778	-£10,134,590	-£10,176,377	-£10,409,191	-£11,996,223	-£12,962,417
60% LAR : 40% CIR	45%	-£7,541,685	-£11,204,378	-£11,225,163	-£11,266,893	-£11,499,567	-£13,085,757	-£14,051,483
60% LAR : 40% CIR	50%	-£8,702,165	-£12,298,813	-£12,319,576	-£12,361,261	-£12,593,820	-£14,179,323	-£15,144,666

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,909,299	£14,653,466	£14,632,192	£14,589,572	£14,354,673	£12,755,130	£11,781,986
60% LAR : 40% CIR	5%	£17,784,999	£13,594,956	£13,573,764	£13,531,285	£13,296,743	£11,699,340	£10,727,384
60% LAR : 40% CIR	10%	£16,656,522	£12,532,297	£12,511,179	£12,468,832	£12,234,618	£10,639,187	£9,668,327
60% LAR : 40% CIR	15%	£15,523,907	£11,465,529	£11,444,478	£11,402,252	£11,168,339	£9,574,714	£8,604,857
60% LAR : 40% CIR	20%	£14,387,192	£10,394,691	£10,373,701	£10,331,585	£10,097,944	£8,505,961	£7,537,016
60% LAR : 40% CIR	25%	£13,246,418	£9,319,822	£9,298,887	£9,256,869	£9,023,475	£7,432,970	£6,464,846
60% LAR : 40% CIR	30%	£12,101,623	£8,240,961	£8,220,074	£8,178,143	£7,944,969	£6,355,781	£5,388,389
60% LAR : 40% CIR	35%	£10,952,848	£7,158,149	£7,137,302	£7,095,449	£6,862,467	£5,274,436	£4,307,688
60% LAR : 40% CIR	40%	£9,800,132	£6,071,422	£6,050,610	£6,008,823	£5,776,009	£4,188,977	£3,222,783
60% LAR : 40% CIR	45%	£8,643,515	£4,980,822	£4,960,037	£4,918,307	£4,685,633	£3,099,443	£2,133,717
60% LAR : 40% CIR	50%	£7,483,035	£3,886,387	£3,865,624	£3,823,939	£3,591,380	£2,005,877	£1,040,534

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£25,615,699	£21,359,866	£21,338,592	£21,295,972	£21,061,073	£19,461,530	£18,488,386
60% LAR : 40% CIR	5%	£24,491,399	£20,301,356	£20,280,164	£20,237,685	£20,003,143	£18,405,740	£17,433,784
60% LAR : 40% CIR	10%	£23,362,922	£19,238,697	£19,217,579	£19,175,232	£18,941,018	£17,345,587	£16,374,727
60% LAR : 40% CIR	15%	£22,230,307	£18,171,929	£18,150,878	£18,108,652	£17,874,739	£16,281,114	£15,311,257
60% LAR : 40% CIR	20%	£21,093,592	£17,101,091	£17,080,101	£17,037,985	£16,804,344	£15,212,361	£14,243,416
60% LAR : 40% CIR	25%	£19,952,818	£16,026,222	£16,005,287	£15,963,269	£15,729,875	£14,139,370	£13,171,246
60% LAR : 40% CIR	30%	£18,808,023	£14,947,361	£14,926,474	£14,884,543	£14,651,369	£13,062,181	£12,094,789
60% LAR : 40% CIR	35%	£17,659,248	£13,864,549	£13,843,702	£13,801,849	£13,568,867	£11,980,836	£11,014,088
60% LAR : 40% CIR	40%	£16,506,532	£12,777,822	£12,757,010	£12,715,223	£12,482,409	£10,895,377	£9,929,183
60% LAR : 40% CIR	45%	£15,349,915	£11,687,222	£11,666,437	£11,624,707	£11,392,033	£9,805,843	£8,840,117
60% LAR : 40% CIR	50%	£14,189,435	£10,592,787	£10,572,024	£10,530,339	£10,297,780	£8,712,277	£7,746,934

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£33,543,299	£29,287,466	£29,266,192	£29,223,572	£28,988,673	£27,389,130	£26,415,986
60% LAR : 40% CIR	5%	£32,418,999	£28,228,956	£28,207,764	£28,165,285	£27,930,743	£26,333,340	£25,361,384
60% LAR : 40% CIR	10%	£31,290,522	£27,166,297	£27,145,179	£27,102,832	£26,868,618	£25,273,187	£24,302,327
60% LAR : 40% CIR	15%	£30,157,907	£26,099,529	£26,078,478	£26,036,252	£25,802,339	£24,208,714	£23,238,857
60% LAR : 40% CIR	20%	£29,021,192	£25,028,691	£25,007,701	£24,965,585	£24,731,944	£23,139,961	£22,171,016
60% LAR : 40% CIR	25%	£27,880,418	£23,953,822	£23,932,887	£23,890,869	£23,657,475	£22,066,970	£21,098,846
60% LAR : 40% CIR	30%	£26,735,623	£22,874,961	£22,854,074	£22,812,143	£22,578,969	£20,989,781	£20,022,389
60% LAR : 40% CIR	35%	£25,586,848	£21,792,149	£21,771,302	£21,729,449	£21,496,467	£19,908,436	£18,941,688
60% LAR : 40% CIR	40%	£24,434,132	£20,705,422	£20,684,610	£20,642,823	£20,410,009	£18,822,977	£17,856,783
60% LAR : 40% CIR	45%	£23,277,515	£19,614,822	£19,594,037	£19,552,307	£19,319,633	£17,733,443	£16,767,717
60% LAR : 40% CIR	50%	£22,117,035	£18,520,387	£18,499,624	£18,457,939	£18,225,380	£16,639,877	£15,674,534

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR in Perp			Value Area	Zone A - Kings Cross Higher	
No Units	42		Sales value inflation		Base
Site Area	0.4 Ha		Build cost inflation		Base
			Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£44,611,225	£40,310,180	£40,288,906	£40,246,286	£40,011,385	£38,411,842	£37,438,698
60% LAR : 40% CIR	5%	£43,345,549	£39,112,553	£39,091,361	£39,048,883	£38,814,340	£37,216,936	£36,244,981
60% LAR : 40% CIR	10%	£42,075,695	£37,910,779	£37,889,660	£37,847,314	£37,613,100	£36,017,668	£35,046,809
60% LAR : 40% CIR	15%	£40,801,704	£36,704,895	£36,683,844	£36,641,618	£36,407,705	£34,814,080	£33,844,223
60% LAR : 40% CIR	20%	£39,523,612	£35,494,941	£35,473,952	£35,431,835	£35,198,195	£33,606,212	£32,637,266
60% LAR : 40% CIR	25%	£38,241,462	£34,280,957	£34,260,022	£34,218,003	£33,984,610	£32,394,105	£31,425,981
60% LAR : 40% CIR	30%	£36,955,291	£33,062,981	£33,042,093	£33,000,163	£32,766,989	£31,177,800	£30,210,408
60% LAR : 40% CIR	35%	£35,665,140	£31,841,052	£31,820,205	£31,778,352	£31,545,371	£29,957,339	£28,990,591
60% LAR : 40% CIR	40%	£34,371,048	£30,615,210	£30,594,398	£30,552,612	£30,319,797	£28,732,764	£27,766,571
60% LAR : 40% CIR	45%	£33,073,055	£29,385,494	£29,364,709	£29,322,979	£29,090,305	£27,504,115	£26,538,390
60% LAR : 40% CIR	50%	£31,771,198	£28,151,944	£28,131,180	£28,089,496	£27,856,937	£26,271,434	£25,306,090

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,551,625	£1,250,580	£1,229,306	£1,186,686	£951,785	-£647,758	-£1,620,902
60% LAR : 40% CIR	5%	£4,285,949	£52,953	£31,761	-£10,717	-£245,260	-£1,842,664	-£2,814,619
60% LAR : 40% CIR	10%	£3,016,095	-£1,148,821	-£1,169,940	-£1,212,286	-£1,446,500	-£3,041,932	-£4,012,791
60% LAR : 40% CIR	15%	£1,742,104	-£2,354,705	-£2,375,756	-£2,417,982	-£2,651,895	-£4,245,520	-£5,215,377
60% LAR : 40% CIR	20%	£464,012	-£3,564,659	-£3,585,648	-£3,627,765	-£3,861,405	-£5,453,388	-£6,422,334
60% LAR : 40% CIR	25%	-£818,138	-£4,778,643	-£4,799,578	-£4,841,597	-£5,074,990	-£6,665,495	-£7,633,619
60% LAR : 40% CIR	30%	-£2,104,309	-£5,996,619	-£6,017,507	-£6,059,437	-£6,292,611	-£7,881,800	-£8,849,192
60% LAR : 40% CIR	35%	-£3,394,460	-£7,218,548	-£7,239,395	-£7,281,248	-£7,514,229	-£9,102,261	-£10,069,009
60% LAR : 40% CIR	40%	-£4,688,552	-£8,444,390	-£8,465,202	-£8,506,988	-£8,739,803	-£10,326,836	-£11,293,029
60% LAR : 40% CIR	45%	-£5,986,545	-£9,674,106	-£9,694,891	-£9,736,621	-£9,969,295	-£11,555,485	-£12,521,210
60% LAR : 40% CIR	50%	-£7,288,402	-£10,907,656	-£10,928,420	-£10,970,104	-£11,202,663	-£12,788,166	-£13,753,510

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,736,825	£17,435,780	£17,414,506	£17,371,886	£17,136,985	£15,537,442	£14,564,298
60% LAR : 40% CIR	5%	£20,471,149	£16,238,153	£16,216,961	£16,174,483	£15,939,940	£14,342,536	£13,370,581
60% LAR : 40% CIR	10%	£19,201,295	£15,036,379	£15,015,260	£14,972,914	£14,738,700	£13,143,268	£12,172,409
60% LAR : 40% CIR	15%	£17,927,304	£13,830,495	£13,809,444	£13,767,218	£13,533,305	£11,939,680	£10,969,823
60% LAR : 40% CIR	20%	£16,649,212	£12,620,541	£12,599,552	£12,557,435	£12,323,795	£10,731,812	£9,762,866
60% LAR : 40% CIR	25%	£15,367,062	£11,406,557	£11,385,622	£11,343,603	£11,110,210	£9,519,705	£8,551,581
60% LAR : 40% CIR	30%	£14,080,891	£10,188,581	£10,167,693	£10,125,763	£9,892,589	£8,303,400	£7,336,008
60% LAR : 40% CIR	35%	£12,790,740	£8,966,652	£8,945,805	£8,903,952	£8,670,971	£7,082,939	£6,116,191
60% LAR : 40% CIR	40%	£11,496,648	£7,740,810	£7,719,998	£7,678,212	£7,445,397	£5,858,364	£4,892,171
60% LAR : 40% CIR	45%	£10,198,655	£6,511,094	£6,490,309	£6,448,579	£6,215,905	£4,629,715	£3,663,990
60% LAR : 40% CIR	50%	£8,896,798	£5,277,544	£5,256,780	£5,215,096	£4,982,537	£3,397,034	£2,431,690

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£28,443,225	£24,142,180	£24,120,906	£24,078,286	£23,843,385	£22,243,842	£21,270,698
60% LAR : 40% CIR	5%	£27,177,549	£22,944,553	£22,923,361	£22,880,883	£22,646,340	£21,048,936	£20,076,981
60% LAR : 40% CIR	10%	£25,907,695	£21,742,779	£21,721,660	£21,679,314	£21,445,100	£19,849,668	£18,878,809
60% LAR : 40% CIR	15%	£24,633,704	£20,536,895	£20,515,844	£20,473,618	£20,239,705	£18,646,080	£17,676,223
60% LAR : 40% CIR	20%	£23,355,612	£19,326,941	£19,305,952	£19,263,835	£19,030,195	£17,438,212	£16,469,266
60% LAR : 40% CIR	25%	£22,073,462	£18,112,957	£18,092,022	£18,050,003	£17,816,610	£16,226,105	£15,257,981
60% LAR : 40% CIR	30%	£20,787,291	£16,894,981	£16,874,093	£16,832,163	£16,598,989	£15,009,800	£14,042,408
60% LAR : 40% CIR	35%	£19,497,140	£15,673,052	£15,652,205	£15,610,352	£15,377,371	£13,789,339	£12,822,591
60% LAR : 40% CIR	40%	£18,203,048	£14,447,210	£14,426,398	£14,384,612	£14,151,797	£12,564,764	£11,598,571
60% LAR : 40% CIR	45%	£16,905,055	£13,217,494	£13,196,709	£13,154,979	£12,922,305	£11,336,115	£10,370,390
60% LAR : 40% CIR	50%	£15,603,198	£11,983,944	£11,963,180	£11,921,496	£11,688,937	£10,103,434	£9,138,090

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£36,370,825	£32,069,780	£32,048,506	£32,005,886	£31,770,985	£30,171,442	£29,198,298
60% LAR : 40% CIR	5%	£35,105,149	£30,872,153	£30,850,961	£30,808,483	£30,573,940	£28,976,536	£28,004,581
60% LAR : 40% CIR	10%	£33,835,295	£29,670,379	£29,649,260	£29,606,914	£29,372,700	£27,777,268	£26,806,409
60% LAR : 40% CIR	15%	£32,561,304	£28,464,495	£28,443,444	£28,401,218	£28,167,305	£26,573,680	£25,603,823
60% LAR : 40% CIR	20%	£31,283,212	£27,254,541	£27,233,552	£27,191,435	£26,957,795	£25,365,812	£24,396,866
60% LAR : 40% CIR	25%	£30,001,062	£26,040,557	£26,019,622	£25,977,603	£25,744,210	£24,153,705	£23,185,581
60% LAR : 40% CIR	30%	£28,714,891	£24,822,581	£24,801,693	£24,759,763	£24,526,589	£22,937,400	£21,970,008
60% LAR : 40% CIR	35%	£27,424,740	£23,600,652	£23,579,805	£23,537,952	£23,304,971	£21,716,939	£20,750,191
60% LAR : 40% CIR	40%	£26,130,648	£22,374,810	£22,353,998	£22,312,212	£22,079,397	£20,492,364	£19,526,171
60% LAR : 40% CIR	45%	£24,832,655	£21,145,094	£21,124,309	£21,082,579	£20,849,905	£19,263,715	£18,297,990
60% LAR : 40% CIR	50%	£23,530,798	£19,911,544	£19,890,780	£19,849,096	£19,616,537	£18,031,034	£17,065,690

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR in Perp

Value Area	Zone A - Lower Cenral Zone		
No Units	42	Sales value inflation	Base
Site Area	0.4 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£44,554,869	£40,254,725	£40,233,451	£40,190,831	£39,955,930	£38,356,387	£37,383,243
60% LAR : 40% CIR	5%	£43,147,817	£38,917,983	£38,896,791	£38,854,313	£38,619,770	£37,022,366	£36,050,411
60% LAR : 40% CIR	10%	£41,736,586	£37,577,093	£37,555,975	£37,513,628	£37,279,414	£35,683,983	£34,713,123
60% LAR : 40% CIR	15%	£40,321,219	£36,232,094	£36,211,043	£36,168,816	£35,934,903	£34,341,278	£33,371,421
60% LAR : 40% CIR	20%	£38,901,751	£34,883,024	£34,862,034	£34,819,918	£34,586,278	£32,994,294	£32,025,350
60% LAR : 40% CIR	25%	£37,478,224	£33,529,924	£33,508,988	£33,466,970	£33,233,577	£31,643,071	£30,674,948
60% LAR : 40% CIR	30%	£36,050,678	£32,172,832	£32,151,944	£32,110,013	£31,876,840	£30,287,651	£29,320,260
60% LAR : 40% CIR	35%	£34,619,150	£30,811,788	£30,790,941	£30,749,087	£30,516,107	£28,928,075	£27,961,326
60% LAR : 40% CIR	40%	£33,183,682	£29,446,830	£29,426,017	£29,384,231	£29,151,417	£27,564,385	£26,598,190
60% LAR : 40% CIR	45%	£31,744,311	£28,077,999	£28,057,214	£28,015,484	£27,782,809	£26,196,620	£25,230,894
60% LAR : 40% CIR	50%	£30,301,080	£26,705,332	£26,684,569	£26,642,885	£26,410,325	£24,824,822	£23,859,479

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,495,269	£1,195,125	£1,173,851	£1,131,231	£896,330	-£703,213	-£1,676,357
60% LAR : 40% CIR	5%	£4,088,217	-£141,617	-£162,809	-£205,287	-£439,830	-£2,037,234	-£3,009,189
60% LAR : 40% CIR	10%	£2,676,986	-£1,482,507	-£1,503,625	-£1,545,972	-£1,780,186	-£3,375,617	-£4,346,477
60% LAR : 40% CIR	15%	£1,261,619	-£2,827,506	-£2,848,557	-£2,890,784	-£3,124,697	-£4,718,322	-£5,688,179
60% LAR : 40% CIR	20%	-£157,849	-£4,176,576	-£4,197,566	-£4,239,682	-£4,473,322	-£6,065,306	-£7,034,250
60% LAR : 40% CIR	25%	-£1,581,376	-£5,529,676	-£5,550,612	-£5,592,630	-£5,826,023	-£7,416,529	-£8,384,652
60% LAR : 40% CIR	30%	-£3,008,922	-£6,886,768	-£6,907,656	-£6,949,587	-£7,182,760	-£8,771,949	-£9,739,340
60% LAR : 40% CIR	35%	-£4,440,450	-£8,247,812	-£8,268,659	-£8,310,513	-£8,543,493	-£10,131,525	-£11,098,274
60% LAR : 40% CIR	40%	-£5,875,918	-£9,612,770	-£9,633,583	-£9,675,369	-£9,908,183	-£11,495,215	-£12,461,410
60% LAR : 40% CIR	45%	-£7,315,289	-£10,981,601	-£11,002,386	-£11,044,116	-£11,276,791	-£12,862,980	-£13,828,706
60% LAR : 40% CIR	50%	-£8,758,520	-£12,354,268	-£12,375,031	-£12,416,715	-£12,649,275	-£14,234,778	-£15,200,121

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,680,469	£17,380,325	£17,359,051	£17,316,431	£17,081,530	£15,481,987	£14,508,843
60% LAR : 40% CIR	5%	£20,273,417	£16,043,583	£16,022,391	£15,979,913	£15,745,370	£14,147,966	£13,176,011
60% LAR : 40% CIR	10%	£18,862,186	£14,702,693	£14,681,575	£14,639,228	£14,405,014	£12,809,583	£11,838,723
60% LAR : 40% CIR	15%	£17,446,819	£13,357,694	£13,336,643	£13,294,416	£13,060,503	£11,466,878	£10,497,021
60% LAR : 40% CIR	20%	£16,027,351	£12,008,624	£11,987,634	£11,945,518	£11,711,878	£10,119,894	£9,150,950
60% LAR : 40% CIR	25%	£14,603,824	£10,655,524	£10,634,588	£10,592,570	£10,359,177	£8,768,671	£7,800,548
60% LAR : 40% CIR	30%	£13,176,278	£9,298,432	£9,277,544	£9,235,613	£9,002,440	£7,413,251	£6,445,860
60% LAR : 40% CIR	35%	£11,744,750	£7,937,388	£7,916,541	£7,874,687	£7,641,707	£6,053,675	£5,086,926
60% LAR : 40% CIR	40%	£10,309,282	£6,572,430	£6,551,617	£6,509,831	£6,277,017	£4,689,985	£3,723,790
60% LAR : 40% CIR	45%	£8,869,911	£5,203,599	£5,182,814	£5,141,084	£4,908,409	£3,322,220	£2,356,494
60% LAR : 40% CIR	50%	£7,426,680	£3,830,932	£3,810,169	£3,768,485	£3,535,925	£1,950,422	£985,079

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£28,386,869	£24,086,725	£24,065,451	£24,022,831	£23,787,930	£22,188,387	£21,215,243
60% LAR : 40% CIR	5%	£26,979,817	£22,749,983	£22,728,791	£22,686,313	£22,451,770	£20,854,366	£19,882,411
60% LAR : 40% CIR	10%	£25,568,586	£21,409,093	£21,387,975	£21,345,628	£21,111,414	£19,515,983	£18,545,123
60% LAR : 40% CIR	15%	£24,153,219	£20,064,094	£20,043,043	£20,000,816	£19,766,903	£18,173,278	£17,203,421
60% LAR : 40% CIR	20%	£22,733,751	£18,715,024	£18,694,034	£18,651,918	£18,418,278	£16,826,294	£15,857,350
60% LAR : 40% CIR	25%	£21,310,224	£17,361,924	£17,340,988	£17,298,970	£17,065,577	£15,475,071	£14,506,948
60% LAR : 40% CIR	30%	£19,882,678	£16,004,832	£15,983,944	£15,942,013	£15,708,840	£14,119,651	£13,152,260
60% LAR : 40% CIR	35%	£18,451,150	£14,643,788	£14,622,941	£14,581,087	£14,348,107	£12,760,075	£11,793,326
60% LAR : 40% CIR	40%	£17,015,682	£13,278,830	£13,258,017	£13,216,231	£12,983,417	£11,396,385	£10,430,190
60% LAR : 40% CIR	45%	£15,576,311	£11,909,999	£11,889,214	£11,847,484	£11,614,809	£10,028,620	£9,062,894
60% LAR : 40% CIR	50%	£14,133,080	£10,537,332	£10,516,569	£10,474,885	£10,242,325	£8,656,822	£7,691,479

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£36,314,469	£32,014,325	£31,993,051	£31,950,431	£31,715,530	£30,115,987	£29,142,843
60% LAR : 40% CIR	5%	£34,907,417	£30,677,583	£30,656,391	£30,613,913	£30,379,370	£28,781,966	£27,810,011
60% LAR : 40% CIR	10%	£33,496,186	£29,336,693	£29,315,575	£29,273,228	£29,039,014	£27,443,583	£26,472,723
60% LAR : 40% CIR	15%	£32,080,819	£27,991,694	£27,970,643	£27,928,416	£27,694,503	£26,100,878	£25,131,021
60% LAR : 40% CIR	20%	£30,661,351	£26,642,624	£26,621,634	£26,579,518	£26,345,878	£24,753,894	£23,784,950
60% LAR : 40% CIR	25%	£29,237,824	£25,289,524	£25,268,588	£25,226,570	£24,993,177	£23,402,671	£22,434,548
60% LAR : 40% CIR	30%	£27,810,278	£23,932,432	£23,911,544	£23,869,613	£23,636,440	£22,047,251	£21,079,860
60% LAR : 40% CIR	35%	£26,378,750	£22,571,388	£22,550,541	£22,508,687	£22,275,707	£20,687,675	£19,720,926
60% LAR : 40% CIR	40%	£24,943,282	£21,206,430	£21,185,617	£21,143,831	£20,911,017	£19,323,985	£18,357,790
60% LAR : 40% CIR	45%	£23,503,911	£19,837,599	£19,816,814	£19,775,084	£19,542,409	£17,956,220	£16,990,494
60% LAR : 40% CIR	50%	£22,060,680	£18,464,932	£18,444,169	£18,402,485	£18,169,925	£16,584,422	£15,619,079

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR in Perp	

Value Area	**Zone A - Medium Central Zone**

No Units	**42**
Site Area	**0.4 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£51,152,429	£46,746,789	£46,725,515	£46,682,895	£46,447,995	£44,848,451	£43,875,307
60% LAR : 40% CIR	5%	£49,415,498	£45,085,444	£45,064,251	£45,021,774	£44,787,230	£43,189,827	£42,217,871
60% LAR : 40% CIR	10%	£47,674,391	£43,419,951	£43,398,833	£43,356,485	£43,122,272	£41,526,840	£40,555,980
60% LAR : 40% CIR	15%	£45,929,145	£41,750,347	£41,729,297	£41,687,071	£41,453,158	£39,859,533	£38,889,676
60% LAR : 40% CIR	20%	£44,179,799	£40,076,675	£40,055,685	£40,013,569	£39,779,929	£38,187,945	£37,219,001
60% LAR : 40% CIR	25%	£42,426,395	£38,398,972	£38,378,036	£38,336,018	£38,102,625	£36,512,120	£35,543,996
60% LAR : 40% CIR	30%	£40,668,970	£36,717,277	£36,696,389	£36,654,458	£36,421,285	£34,832,096	£33,864,705
60% LAR : 40% CIR	35%	£38,907,565	£35,031,629	£35,010,782	£34,968,929	£34,735,949	£33,147,916	£32,181,168
60% LAR : 40% CIR	40%	£37,142,218	£33,342,069	£33,321,256	£33,279,469	£33,046,655	£31,459,623	£30,493,429
60% LAR : 40% CIR	45%	£35,372,970	£31,648,634	£31,627,850	£31,586,118	£31,353,445	£29,767,255	£28,801,529
60% LAR : 40% CIR	50%	£33,599,859	£29,951,364	£29,930,601	£29,888,917	£29,656,357	£28,070,854	£27,105,511

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,092,829	£7,687,189	£7,665,915	£7,623,295	£7,388,395	£5,788,851	£4,815,707
60% LAR : 40% CIR	5%	£10,355,898	£6,025,844	£6,004,651	£5,962,174	£5,727,630	£4,130,227	£3,158,271
60% LAR : 40% CIR	10%	£8,614,791	£4,360,351	£4,339,233	£4,296,885	£4,062,672	£2,467,240	£1,496,380
60% LAR : 40% CIR	15%	£6,869,545	£2,690,747	£2,669,697	£2,627,471	£2,393,558	£799,933	-£169,924
60% LAR : 40% CIR	20%	£5,120,199	£1,017,075	£996,085	£953,969	£720,329	-£871,655	-£1,840,599
60% LAR : 40% CIR	25%	£3,366,795	-£660,628	-£681,564	-£723,582	-£956,975	-£2,547,480	-£3,515,604
60% LAR : 40% CIR	30%	£1,609,370	-£2,342,323	-£2,363,211	-£2,405,142	-£2,638,315	-£4,227,504	-£5,194,895
60% LAR : 40% CIR	35%	-£152,035	-£4,027,971	-£4,048,818	-£4,090,671	-£4,323,651	-£5,911,684	-£6,878,432
60% LAR : 40% CIR	40%	-£1,917,382	-£5,717,531	-£5,738,344	-£5,780,131	-£6,012,945	-£7,599,977	-£8,566,171
60% LAR : 40% CIR	45%	-£3,686,630	-£7,410,966	-£7,431,750	-£7,473,482	-£7,706,155	-£9,292,345	-£10,258,071
60% LAR : 40% CIR	50%	-£5,459,741	-£9,108,236	-£9,128,999	-£9,170,683	-£9,403,243	-£10,988,746	-£11,954,089

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£28,278,029	£23,872,389	£23,851,115	£23,808,495	£23,573,595	£21,974,051	£21,000,907
60% LAR : 40% CIR	5%	£26,541,098	£22,211,044	£22,189,851	£22,147,374	£21,912,830	£20,315,427	£19,343,471
60% LAR : 40% CIR	10%	£24,799,991	£20,545,551	£20,524,433	£20,482,085	£20,247,872	£18,652,440	£17,681,580
60% LAR : 40% CIR	15%	£23,054,745	£18,875,947	£18,854,897	£18,812,671	£18,578,758	£16,985,133	£16,015,276
60% LAR : 40% CIR	20%	£21,305,399	£17,202,275	£17,181,285	£17,139,169	£16,905,529	£15,313,545	£14,344,601
60% LAR : 40% CIR	25%	£19,551,995	£15,524,572	£15,503,636	£15,461,618	£15,228,225	£13,637,720	£12,669,596
60% LAR : 40% CIR	30%	£17,794,570	£13,842,877	£13,821,989	£13,780,058	£13,546,885	£11,957,696	£10,990,305
60% LAR : 40% CIR	35%	£16,033,165	£12,157,229	£12,136,382	£12,094,529	£11,861,549	£10,273,516	£9,306,768
60% LAR : 40% CIR	40%	£14,267,818	£10,467,669	£10,446,856	£10,405,069	£10,172,255	£8,585,223	£7,619,029
60% LAR : 40% CIR	45%	£12,498,570	£8,774,234	£8,753,450	£8,711,718	£8,479,045	£6,892,855	£5,927,129
60% LAR : 40% CIR	50%	£10,725,459	£7,076,964	£7,056,201	£7,014,517	£6,781,957	£5,196,454	£4,231,111

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£34,984,429	£30,578,789	£30,557,515	£30,514,895	£30,279,995	£28,680,451	£27,707,307
60% LAR : 40% CIR	5%	£33,247,498	£28,917,444	£28,896,251	£28,853,774	£28,619,230	£27,021,827	£26,049,871
60% LAR : 40% CIR	10%	£31,506,391	£27,251,951	£27,230,833	£27,188,485	£26,954,272	£25,358,840	£24,387,980
60% LAR : 40% CIR	15%	£29,761,145	£25,582,347	£25,561,297	£25,519,071	£25,285,158	£23,691,533	£22,721,676
60% LAR : 40% CIR	20%	£28,011,799	£23,908,675	£23,887,685	£23,845,569	£23,611,929	£22,019,945	£21,051,001
60% LAR : 40% CIR	25%	£26,258,395	£22,230,972	£22,210,036	£22,168,018	£21,934,625	£20,344,120	£19,375,996
60% LAR : 40% CIR	30%	£24,500,970	£20,549,277	£20,528,389	£20,486,458	£20,253,285	£18,664,096	£17,696,705
60% LAR : 40% CIR	35%	£22,739,565	£18,863,629	£18,842,782	£18,800,929	£18,567,949	£16,979,916	£16,013,168
60% LAR : 40% CIR	40%	£20,974,218	£17,174,069	£17,153,256	£17,111,469	£16,878,655	£15,291,623	£14,325,429
60% LAR : 40% CIR	45%	£19,204,970	£15,480,634	£15,459,850	£15,418,118	£15,185,445	£13,599,255	£12,633,529
60% LAR : 40% CIR	50%	£17,431,859	£13,783,364	£13,762,601	£13,720,917	£13,488,357	£11,902,854	£10,937,511

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£42,912,029	£38,506,389	£38,485,115	£38,442,495	£38,207,595	£36,608,051	£35,634,907
60% LAR : 40% CIR	5%	£41,175,098	£36,845,044	£36,823,851	£36,781,374	£36,546,830	£34,949,427	£33,977,471
60% LAR : 40% CIR	10%	£39,433,991	£35,179,551	£35,158,433	£35,116,085	£34,881,872	£33,286,440	£32,315,580
60% LAR : 40% CIR	15%	£37,688,745	£33,509,947	£33,488,897	£33,446,671	£33,212,758	£31,619,133	£30,649,276
60% LAR : 40% CIR	20%	£35,939,399	£31,836,275	£31,815,285	£31,773,169	£31,539,529	£29,947,545	£28,978,601
60% LAR : 40% CIR	25%	£34,185,995	£30,158,572	£30,137,636	£30,095,618	£29,862,225	£28,271,720	£27,303,596
60% LAR : 40% CIR	30%	£32,428,570	£28,476,877	£28,455,989	£28,414,058	£28,180,885	£26,591,696	£25,624,305
60% LAR : 40% CIR	35%	£30,667,165	£26,791,229	£26,770,382	£26,728,529	£26,495,549	£24,907,516	£23,940,768
60% LAR : 40% CIR	40%	£28,901,818	£25,101,669	£25,080,856	£25,039,069	£24,806,255	£23,219,223	£22,253,029
60% LAR : 40% CIR	45%	£27,132,570	£23,408,234	£23,387,450	£23,345,718	£23,113,045	£21,526,855	£20,561,129
60% LAR : 40% CIR	50%	£25,359,459	£21,710,964	£21,690,201	£21,648,517	£21,415,957	£19,830,454	£18,865,111

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR in Perp

Value Area: Zone A - Higher Central Zone

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£54,922,463	£50,456,540	£50,435,266	£50,392,645	£50,157,746	£48,558,203	£47,585,059
60% LAR : 40% CIR	5%	£52,997,031	£48,609,707	£48,588,514	£48,546,036	£48,311,494	£46,714,090	£45,742,135
60% LAR : 40% CIR	10%	£51,067,422	£46,758,726	£46,737,608	£46,695,262	£46,461,047	£44,865,616	£43,894,756
60% LAR : 40% CIR	15%	£49,133,674	£44,903,636	£44,882,586	£44,840,360	£44,606,446	£43,012,821	£42,042,965
60% LAR : 40% CIR	20%	£47,195,827	£43,044,476	£43,023,486	£42,981,369	£42,747,730	£41,155,745	£40,186,801
60% LAR : 40% CIR	25%	£45,253,921	£41,181,285	£41,160,349	£41,118,331	£40,884,938	£39,294,432	£38,326,309
60% LAR : 40% CIR	30%	£43,307,994	£39,314,102	£39,293,214	£39,251,284	£39,018,110	£37,428,921	£36,461,530
60% LAR : 40% CIR	35%	£41,358,087	£37,442,968	£37,422,121	£37,380,267	£37,147,286	£35,559,255	£34,592,506
60% LAR : 40% CIR	40%	£39,404,239	£35,567,919	£35,547,106	£35,505,320	£35,272,506	£33,685,474	£32,719,279
60% LAR : 40% CIR	45%	£37,446,489	£33,688,997	£33,668,212	£33,626,482	£33,393,808	£31,807,618	£30,841,892
60% LAR : 40% CIR	50%	£35,484,877	£31,806,239	£31,785,477	£31,743,792	£31,511,232	£29,925,730	£28,960,385

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,862,863	£11,396,940	£11,375,666	£11,333,045	£11,098,146	£9,498,603	£8,525,459
60% LAR : 40% CIR	5%	£13,937,431	£9,550,107	£9,528,914	£9,486,436	£9,251,894	£7,654,490	£6,682,535
60% LAR : 40% CIR	10%	£12,007,822	£7,699,126	£7,678,008	£7,635,662	£7,401,447	£5,806,016	£4,835,156
60% LAR : 40% CIR	15%	£10,074,074	£5,844,036	£5,822,986	£5,780,760	£5,546,846	£3,953,221	£2,983,365
60% LAR : 40% CIR	20%	£8,136,227	£3,984,876	£3,963,886	£3,921,769	£3,688,130	£2,096,145	£1,127,201
60% LAR : 40% CIR	25%	£6,194,321	£2,121,685	£2,100,749	£2,058,731	£1,825,338	£234,832	-£733,291
60% LAR : 40% CIR	30%	£4,248,394	£254,502	£233,614	£191,684	-£41,490	-£1,630,679	-£2,598,070
60% LAR : 40% CIR	35%	£2,298,487	-£1,616,632	-£1,637,479	-£1,679,333	-£1,912,314	-£3,500,345	-£4,467,094
60% LAR : 40% CIR	40%	£344,639	-£3,491,681	-£3,512,494	-£3,554,280	-£3,787,094	-£5,374,126	-£6,340,321
60% LAR : 40% CIR	45%	-£1,613,111	-£5,370,603	-£5,391,388	-£5,433,118	-£5,665,792	-£7,251,982	-£8,217,708
60% LAR : 40% CIR	50%	-£3,574,723	-£7,253,361	-£7,274,123	-£7,315,808	-£7,548,368	-£9,133,870	-£10,099,215

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£32,048,063	£27,582,140	£27,560,866	£27,518,245	£27,283,346	£25,683,803	£24,710,659
60% LAR : 40% CIR	5%	£30,122,631	£25,735,307	£25,714,114	£25,671,636	£25,437,094	£23,839,690	£22,867,735
60% LAR : 40% CIR	10%	£28,193,022	£23,884,326	£23,863,208	£23,820,862	£23,586,647	£21,991,216	£21,020,356
60% LAR : 40% CIR	15%	£26,259,274	£22,029,236	£22,008,186	£21,965,960	£21,732,046	£20,138,421	£19,168,565
60% LAR : 40% CIR	20%	£24,321,427	£20,170,076	£20,149,086	£20,106,969	£19,873,330	£18,281,345	£17,312,401
60% LAR : 40% CIR	25%	£22,379,521	£18,306,885	£18,285,949	£18,243,931	£18,010,538	£16,420,032	£15,451,909
60% LAR : 40% CIR	30%	£20,433,594	£16,439,702	£16,418,814	£16,376,884	£16,143,710	£14,554,521	£13,587,130
60% LAR : 40% CIR	35%	£18,483,687	£14,568,568	£14,547,721	£14,505,867	£14,272,886	£12,684,855	£11,718,106
60% LAR : 40% CIR	40%	£16,529,839	£12,693,519	£12,672,706	£12,630,920	£12,398,106	£10,811,074	£9,844,879
60% LAR : 40% CIR	45%	£14,572,089	£10,814,597	£10,793,812	£10,752,082	£10,519,408	£8,933,218	£7,967,492
60% LAR : 40% CIR	50%	£12,610,477	£8,931,839	£8,911,077	£8,869,392	£8,636,832	£7,051,330	£6,085,985

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£38,754,463	£34,288,540	£34,267,266	£34,224,645	£33,989,746	£32,390,203	£31,417,059
60% LAR : 40% CIR	5%	£36,829,031	£32,441,707	£32,420,514	£32,378,036	£32,143,494	£30,546,090	£29,574,135
60% LAR : 40% CIR	10%	£34,899,422	£30,590,726	£30,569,608	£30,527,262	£30,293,047	£28,697,616	£27,726,756
60% LAR : 40% CIR	15%	£32,965,674	£28,735,636	£28,714,586	£28,672,360	£28,438,446	£26,844,821	£25,874,965
60% LAR : 40% CIR	20%	£31,027,827	£26,876,476	£26,855,486	£26,813,369	£26,579,730	£24,987,745	£24,018,801
60% LAR : 40% CIR	25%	£29,085,921	£25,013,285	£24,992,349	£24,950,331	£24,716,938	£23,126,432	£22,158,309
60% LAR : 40% CIR	30%	£27,139,994	£23,146,102	£23,125,214	£23,083,284	£22,850,110	£21,260,921	£20,293,530
60% LAR : 40% CIR	35%	£25,190,087	£21,274,968	£21,254,121	£21,212,267	£20,979,286	£19,391,255	£18,424,506
60% LAR : 40% CIR	40%	£23,236,239	£19,399,919	£19,379,106	£19,337,320	£19,104,506	£17,517,474	£16,551,279
60% LAR : 40% CIR	45%	£21,278,489	£17,520,997	£17,500,212	£17,458,482	£17,225,808	£15,639,618	£14,673,892
60% LAR : 40% CIR	50%	£19,316,877	£15,638,239	£15,617,477	£15,575,792	£15,343,232	£13,757,730	£12,792,385

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£46,682,063	£42,216,140	£42,194,866	£42,152,245	£41,917,346	£40,317,803	£39,344,659
60% LAR : 40% CIR	5%	£44,756,631	£40,369,307	£40,348,114	£40,305,636	£40,071,094	£38,473,690	£37,501,735
60% LAR : 40% CIR	10%	£42,827,022	£38,518,326	£38,497,208	£38,454,862	£38,220,647	£36,625,216	£35,654,356
60% LAR : 40% CIR	15%	£40,893,274	£36,663,236	£36,642,186	£36,599,960	£36,366,046	£34,772,421	£33,802,565
60% LAR : 40% CIR	20%	£38,955,427	£34,804,076	£34,783,086	£34,740,969	£34,507,330	£32,915,345	£31,946,401
60% LAR : 40% CIR	25%	£37,013,521	£32,940,885	£32,919,949	£32,877,931	£32,644,538	£31,054,032	£30,085,909
60% LAR : 40% CIR	30%	£35,067,594	£31,073,702	£31,052,814	£31,010,884	£30,777,710	£29,188,521	£28,221,130
60% LAR : 40% CIR	35%	£33,117,687	£29,202,568	£29,181,721	£29,139,867	£28,906,886	£27,318,855	£26,352,106
60% LAR : 40% CIR	40%	£31,163,839	£27,327,519	£27,306,706	£27,264,920	£27,032,106	£25,445,074	£24,478,879
60% LAR : 40% CIR	45%	£29,206,089	£25,448,597	£25,427,812	£25,386,082	£25,153,408	£23,567,218	£22,601,492
60% LAR : 40% CIR	50%	£27,244,477	£23,565,839	£23,545,077	£23,503,392	£23,270,832	£21,685,330	£20,719,985

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR for 15 Years		Value Area	Zone A - Zone 1 and Eastern Central Zone

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£38,619,554	£34,414,317	£34,393,043	£34,350,423	£34,115,524	£32,515,980	£31,542,835
60% LAR : 40% CIR	5%	£37,495,255	£33,355,807	£33,334,614	£33,292,136	£33,057,594	£31,460,189	£30,488,235
60% LAR : 40% CIR	10%	£36,366,778	£32,293,148	£32,272,029	£32,229,683	£31,995,469	£30,400,038	£29,429,178
60% LAR : 40% CIR	15%	£35,234,162	£31,226,379	£31,205,329	£31,163,103	£30,929,190	£29,335,564	£28,365,708
60% LAR : 40% CIR	20%	£34,097,447	£30,155,541	£30,134,552	£30,092,436	£29,858,795	£28,266,812	£27,297,867
60% LAR : 40% CIR	25%	£32,956,673	£29,080,673	£29,059,737	£29,017,719	£28,784,326	£27,193,820	£26,225,697
60% LAR : 40% CIR	30%	£31,811,879	£28,001,812	£27,980,924	£27,938,994	£27,705,820	£26,116,632	£25,149,240
60% LAR : 40% CIR	35%	£30,663,104	£26,918,999	£26,898,152	£26,856,299	£26,623,318	£25,035,287	£24,068,538
60% LAR : 40% CIR	40%	£29,510,389	£25,832,273	£25,811,460	£25,769,674	£25,536,860	£23,949,827	£22,983,634
60% LAR : 40% CIR	45%	£28,353,771	£24,741,673	£24,720,888	£24,679,158	£24,446,484	£22,860,294	£21,894,568
60% LAR : 40% CIR	50%	£27,193,290	£23,647,237	£23,626,475	£23,584,790	£23,352,230	£21,766,728	£20,801,383

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£440,046	-£4,645,283	-£4,666,557	-£4,709,177	-£4,944,076	-£6,543,620	-£7,516,765
60% LAR : 40% CIR	5%	-£1,564,345	-£5,703,793	-£5,724,986	-£5,767,464	-£6,002,006	-£7,599,411	-£8,571,365
60% LAR : 40% CIR	10%	-£2,692,822	-£6,766,452	-£6,787,571	-£6,829,917	-£7,064,131	-£8,659,562	-£9,630,422
60% LAR : 40% CIR	15%	-£3,825,438	-£7,833,221	-£7,854,271	-£7,896,497	-£8,130,410	-£9,724,036	-£10,693,892
60% LAR : 40% CIR	20%	-£4,962,153	-£8,904,059	-£8,925,048	-£8,967,164	-£9,200,805	-£10,792,788	-£11,761,733
60% LAR : 40% CIR	25%	-£6,102,927	-£9,978,927	-£9,999,863	-£10,041,881	-£10,275,274	-£11,865,780	-£12,833,903
60% LAR : 40% CIR	30%	-£7,247,721	-£11,057,788	-£11,078,676	-£11,120,606	-£11,353,780	-£12,942,968	-£13,910,360
60% LAR : 40% CIR	35%	-£8,396,496	-£12,140,601	-£12,161,448	-£12,203,301	-£12,436,282	-£14,024,313	-£14,991,062
60% LAR : 40% CIR	40%	-£9,549,211	-£13,227,327	-£13,248,140	-£13,289,926	-£13,522,740	-£15,109,773	-£16,075,966
60% LAR : 40% CIR	45%	-£10,705,829	-£14,317,927	-£14,338,712	-£14,380,442	-£14,613,116	-£16,199,306	-£17,165,032
60% LAR : 40% CIR	50%	-£11,866,310	-£15,412,363	-£15,433,125	-£15,474,810	-£15,707,370	-£17,292,872	-£18,258,217

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,745,154	£11,539,917	£11,518,643	£11,476,023	£11,241,124	£9,641,580	£8,668,435
60% LAR : 40% CIR	5%	£14,620,855	£10,481,407	£10,460,214	£10,417,736	£10,183,194	£8,585,789	£7,613,835
60% LAR : 40% CIR	10%	£13,492,378	£9,418,748	£9,397,629	£9,355,283	£9,121,069	£7,525,638	£6,554,778
60% LAR : 40% CIR	15%	£12,359,762	£8,351,979	£8,330,929	£8,288,703	£8,054,790	£6,461,164	£5,491,308
60% LAR : 40% CIR	20%	£11,223,047	£7,281,141	£7,260,152	£7,218,036	£6,984,395	£5,392,412	£4,423,467
60% LAR : 40% CIR	25%	£10,082,273	£6,206,273	£6,185,337	£6,143,319	£5,909,926	£4,319,420	£3,351,297
60% LAR : 40% CIR	30%	£8,937,479	£5,127,412	£5,106,524	£5,064,594	£4,831,420	£3,242,232	£2,274,840
60% LAR : 40% CIR	35%	£7,788,704	£4,044,599	£4,023,752	£3,981,899	£3,748,918	£2,160,887	£1,194,138
60% LAR : 40% CIR	40%	£6,635,989	£2,957,873	£2,937,060	£2,895,274	£2,662,460	£1,075,427	£109,234
60% LAR : 40% CIR	45%	£5,479,371	£1,867,273	£1,846,488	£1,804,758	£1,572,084	-£14,106	-£979,832
60% LAR : 40% CIR	50%	£4,318,890	£772,837	£752,075	£710,390	£477,830	-£1,107,672	-£2,073,017

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£22,451,554	£18,246,317	£18,225,043	£18,182,423	£17,947,524	£16,347,980	£15,374,835
60% LAR : 40% CIR	5%	£21,327,255	£17,187,807	£17,166,614	£17,124,136	£16,889,594	£15,292,189	£14,320,235
60% LAR : 40% CIR	10%	£20,198,778	£16,125,148	£16,104,029	£16,061,683	£15,827,469	£14,232,038	£13,261,178
60% LAR : 40% CIR	15%	£19,066,162	£15,058,379	£15,037,329	£14,995,103	£14,761,190	£13,167,564	£12,197,708
60% LAR : 40% CIR	20%	£17,929,447	£13,987,541	£13,966,552	£13,924,436	£13,690,795	£12,098,812	£11,129,867
60% LAR : 40% CIR	25%	£16,788,673	£12,912,673	£12,891,737	£12,849,719	£12,616,326	£11,025,820	£10,057,697
60% LAR : 40% CIR	30%	£15,643,879	£11,833,812	£11,812,924	£11,770,994	£11,537,820	£9,948,632	£8,981,240
60% LAR : 40% CIR	35%	£14,495,104	£10,750,999	£10,730,152	£10,688,299	£10,455,318	£8,867,287	£7,900,538
60% LAR : 40% CIR	40%	£13,342,389	£9,664,273	£9,643,460	£9,601,674	£9,368,860	£7,781,827	£6,815,634
60% LAR : 40% CIR	45%	£12,185,771	£8,573,673	£8,552,888	£8,511,158	£8,278,484	£6,692,294	£5,726,568
60% LAR : 40% CIR	50%	£11,025,290	£7,479,237	£7,458,475	£7,416,790	£7,184,230	£5,598,728	£4,633,383

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£30,379,154	£26,173,917	£26,152,643	£26,110,023	£25,875,124	£24,275,580	£23,302,435
60% LAR : 40% CIR	5%	£29,254,855	£25,115,407	£25,094,214	£25,051,736	£24,817,194	£23,219,789	£22,247,835
60% LAR : 40% CIR	10%	£28,126,378	£24,052,748	£24,031,629	£23,989,283	£23,755,069	£22,159,638	£21,188,778
60% LAR : 40% CIR	15%	£26,993,762	£22,985,979	£22,964,929	£22,922,703	£22,688,790	£21,095,164	£20,125,308
60% LAR : 40% CIR	20%	£25,857,047	£21,915,141	£21,894,152	£21,852,036	£21,618,395	£20,026,412	£19,057,467
60% LAR : 40% CIR	25%	£24,716,273	£20,840,273	£20,819,337	£20,777,319	£20,543,926	£18,953,420	£17,985,297
60% LAR : 40% CIR	30%	£23,571,479	£19,761,412	£19,740,524	£19,698,594	£19,465,420	£17,876,232	£16,908,840
60% LAR : 40% CIR	35%	£22,422,704	£18,678,599	£18,657,752	£18,615,899	£18,382,918	£16,794,887	£15,828,138
60% LAR : 40% CIR	40%	£21,269,989	£17,591,873	£17,571,060	£17,529,274	£17,296,460	£15,709,427	£14,743,234
60% LAR : 40% CIR	45%	£20,113,371	£16,501,273	£16,480,488	£16,438,758	£16,206,084	£14,619,894	£13,654,168
60% LAR : 40% CIR	50%	£18,952,890	£15,406,837	£15,386,075	£15,344,390	£15,111,830	£13,526,328	£12,560,983

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR for 15 Years		Value Area	Zone A - Kings Cross Lower

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£47,316,309	£42,972,009	£42,950,735	£42,908,115	£42,673,216	£41,073,672	£40,100,528
60% LAR : 40% CIR	5%	£46,192,010	£41,913,499	£41,892,307	£41,849,828	£41,615,286	£40,017,882	£39,045,927
60% LAR : 40% CIR	10%	£45,063,533	£40,850,840	£40,829,721	£40,787,375	£40,553,161	£38,957,730	£37,986,870
60% LAR : 40% CIR	15%	£43,930,917	£39,784,071	£39,763,021	£39,720,795	£39,486,882	£37,893,257	£36,923,400
60% LAR : 40% CIR	20%	£42,794,202	£38,713,234	£38,692,244	£38,650,128	£38,416,487	£36,824,504	£35,855,559
60% LAR : 40% CIR	25%	£41,653,428	£37,638,365	£37,617,430	£37,575,411	£37,342,018	£35,751,513	£34,783,389
60% LAR : 40% CIR	30%	£40,508,633	£36,559,504	£36,538,616	£36,496,687	£36,263,512	£34,674,324	£33,706,932
60% LAR : 40% CIR	35%	£39,359,859	£35,476,692	£35,455,845	£35,413,992	£35,181,010	£33,592,979	£32,626,230
60% LAR : 40% CIR	40%	£38,207,143	£34,389,966	£34,369,152	£34,327,366	£34,094,552	£32,507,520	£31,541,326
60% LAR : 40% CIR	45%	£37,050,526	£33,299,366	£33,278,580	£33,236,850	£33,004,176	£31,417,986	£30,452,260
60% LAR : 40% CIR	50%	£35,890,046	£32,204,930	£32,184,167	£32,142,482	£31,909,923	£30,324,421	£29,359,076

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,256,709	£3,912,409	£3,891,135	£3,848,515	£3,613,616	£2,014,072	£1,040,928
60% LAR : 40% CIR	5%	£7,132,410	£2,853,899	£2,832,707	£2,790,228	£2,555,686	£958,282	-£13,673
60% LAR : 40% CIR	10%	£6,003,933	£1,791,240	£1,770,121	£1,727,775	£1,493,561	-£101,870	-£1,072,730
60% LAR : 40% CIR	15%	£4,871,317	£724,471	£703,421	£661,195	£427,282	-£1,166,343	-£2,136,200
60% LAR : 40% CIR	20%	£3,734,602	-£346,366	-£367,356	-£409,472	-£643,113	-£2,235,096	-£3,204,041
60% LAR : 40% CIR	25%	£2,593,828	-£1,421,235	-£1,442,170	-£1,484,189	-£1,717,582	-£3,308,087	-£4,276,211
60% LAR : 40% CIR	30%	£1,449,033	-£2,500,096	-£2,520,984	-£2,562,913	-£2,796,088	-£4,385,276	-£5,352,668
60% LAR : 40% CIR	35%	£300,259	-£3,582,908	-£3,603,755	-£3,645,608	-£3,878,590	-£5,466,621	-£6,433,370
60% LAR : 40% CIR	40%	-£852,457	-£4,669,634	-£4,690,448	-£4,732,234	-£4,965,048	-£6,552,080	-£7,518,274
60% LAR : 40% CIR	45%	-£2,009,074	-£5,760,234	-£5,781,020	-£5,822,750	-£6,055,424	-£7,641,614	-£8,607,340
60% LAR : 40% CIR	50%	-£3,169,554	-£6,854,670	-£6,875,433	-£6,917,118	-£7,149,677	-£8,735,179	-£9,700,524

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£24,441,909	£20,097,609	£20,076,335	£20,033,715	£19,798,816	£18,199,272	£17,226,128
60% LAR : 40% CIR	5%	£23,317,610	£19,039,099	£19,017,907	£18,975,428	£18,740,886	£17,143,482	£16,171,527
60% LAR : 40% CIR	10%	£22,189,133	£17,976,440	£17,955,321	£17,912,975	£17,678,761	£16,083,330	£15,112,470
60% LAR : 40% CIR	15%	£21,056,517	£16,909,671	£16,888,621	£16,846,395	£16,612,482	£15,018,857	£14,049,000
60% LAR : 40% CIR	20%	£19,919,802	£15,838,834	£15,817,844	£15,775,728	£15,542,087	£13,950,104	£12,981,159
60% LAR : 40% CIR	25%	£18,779,028	£14,763,965	£14,743,030	£14,701,011	£14,467,618	£12,877,113	£11,908,989
60% LAR : 40% CIR	30%	£17,634,233	£13,685,104	£13,664,216	£13,622,287	£13,389,112	£11,799,924	£10,832,532
60% LAR : 40% CIR	35%	£16,485,459	£12,602,292	£12,581,445	£12,539,592	£12,306,610	£10,718,579	£9,751,830
60% LAR : 40% CIR	40%	£15,332,743	£11,515,566	£11,494,752	£11,452,966	£11,220,152	£9,633,120	£8,666,926
60% LAR : 40% CIR	45%	£14,176,126	£10,424,966	£10,404,180	£10,362,450	£10,129,776	£8,543,586	£7,577,860
60% LAR : 40% CIR	50%	£13,015,646	£9,330,530	£9,309,767	£9,268,082	£9,035,523	£7,450,021	£6,484,676

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£31,148,309	£26,804,009	£26,782,735	£26,740,115	£26,505,216	£24,905,672	£23,932,528
60% LAR : 40% CIR	5%	£30,024,010	£25,745,499	£25,724,307	£25,681,828	£25,447,286	£23,849,882	£22,877,927
60% LAR : 40% CIR	10%	£28,895,533	£24,682,840	£24,661,721	£24,619,375	£24,385,161	£22,789,730	£21,818,870
60% LAR : 40% CIR	15%	£27,762,917	£23,616,071	£23,595,021	£23,552,795	£23,318,882	£21,725,257	£20,755,400
60% LAR : 40% CIR	20%	£26,626,202	£22,545,234	£22,524,244	£22,482,128	£22,248,487	£20,656,504	£19,687,559
60% LAR : 40% CIR	25%	£25,485,428	£21,470,365	£21,449,430	£21,407,411	£21,174,018	£19,583,513	£18,615,389
60% LAR : 40% CIR	30%	£24,340,633	£20,391,504	£20,370,616	£20,328,687	£20,095,512	£18,506,324	£17,538,932
60% LAR : 40% CIR	35%	£23,191,859	£19,308,692	£19,287,845	£19,245,992	£19,013,010	£17,424,979	£16,458,230
60% LAR : 40% CIR	40%	£22,039,143	£18,221,966	£18,201,152	£18,159,366	£17,926,552	£16,339,520	£15,373,326
60% LAR : 40% CIR	45%	£20,882,526	£17,131,366	£17,110,580	£17,068,850	£16,836,176	£15,249,986	£14,284,260
60% LAR : 40% CIR	50%	£19,722,046	£16,036,930	£16,016,167	£15,974,482	£15,741,923	£14,156,421	£13,191,076

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£39,075,909	£34,731,609	£34,710,335	£34,667,715	£34,432,816	£32,833,272	£31,860,128
60% LAR : 40% CIR	5%	£37,951,610	£33,673,099	£33,651,907	£33,609,428	£33,374,886	£31,777,482	£30,805,527
60% LAR : 40% CIR	10%	£36,823,133	£32,610,440	£32,589,321	£32,546,975	£32,312,761	£30,717,330	£29,746,470
60% LAR : 40% CIR	15%	£35,690,517	£31,543,671	£31,522,621	£31,480,395	£31,246,482	£29,652,857	£28,683,000
60% LAR : 40% CIR	20%	£34,553,802	£30,472,834	£30,451,844	£30,409,728	£30,176,087	£28,584,104	£27,615,159
60% LAR : 40% CIR	25%	£33,413,028	£29,397,965	£29,377,030	£29,335,011	£29,101,618	£27,511,113	£26,542,989
60% LAR : 40% CIR	30%	£32,268,233	£28,319,104	£28,298,216	£28,256,287	£28,023,112	£26,433,924	£25,466,532
60% LAR : 40% CIR	35%	£31,119,459	£27,236,292	£27,215,445	£27,173,592	£26,940,610	£25,352,579	£24,385,830
60% LAR : 40% CIR	40%	£29,966,743	£26,149,566	£26,128,752	£26,086,966	£25,854,152	£24,267,120	£23,300,926
60% LAR : 40% CIR	45%	£28,810,126	£25,058,966	£25,038,180	£24,996,450	£24,763,776	£23,177,586	£22,211,860
60% LAR : 40% CIR	50%	£27,649,646	£23,964,530	£23,943,767	£23,902,082	£23,669,523	£22,084,021	£21,118,676

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR for 15 Years	
Value Area	Zone A - Kings Cross Higher

No Units	42
Site Area	0.4 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£50,143,835	£45,754,323	£45,733,049	£45,690,429	£45,455,528	£43,855,985	£42,882,841
60% LAR : 40% CIR	5%	£48,878,159	£44,556,696	£44,535,503	£44,493,026	£44,258,483	£42,661,080	£41,689,124
60% LAR : 40% CIR	10%	£47,608,306	£43,354,921	£43,333,804	£43,291,457	£43,057,242	£41,461,811	£40,490,952
60% LAR : 40% CIR	15%	£46,334,314	£42,149,038	£42,127,987	£42,085,761	£41,851,848	£40,258,223	£39,288,366
60% LAR : 40% CIR	20%	£45,056,223	£40,939,084	£40,918,095	£40,875,978	£40,642,338	£39,050,355	£38,081,410
60% LAR : 40% CIR	25%	£43,774,073	£39,725,100	£39,704,165	£39,662,146	£39,428,753	£37,838,248	£36,870,124
60% LAR : 40% CIR	30%	£42,487,901	£38,507,123	£38,486,235	£38,444,306	£38,211,131	£36,621,943	£35,654,551
60% LAR : 40% CIR	35%	£41,197,751	£37,285,195	£37,264,348	£37,222,495	£36,989,514	£35,401,482	£34,434,734
60% LAR : 40% CIR	40%	£39,903,658	£36,059,353	£36,038,541	£35,996,754	£35,763,940	£34,176,907	£33,210,714
60% LAR : 40% CIR	45%	£38,605,665	£34,829,638	£34,808,852	£34,767,122	£34,534,448	£32,948,258	£31,982,532
60% LAR : 40% CIR	50%	£37,303,808	£33,596,086	£33,575,323	£33,533,639	£33,301,080	£31,715,577	£30,750,233

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,084,235	£6,694,723	£6,673,449	£6,630,829	£6,395,928	£4,796,385	£3,823,241
60% LAR : 40% CIR	5%	£9,818,559	£5,497,096	£5,475,903	£5,433,426	£5,198,883	£3,601,480	£2,629,524
60% LAR : 40% CIR	10%	£8,548,706	£4,295,321	£4,274,204	£4,231,857	£3,997,642	£2,402,211	£1,431,352
60% LAR : 40% CIR	15%	£7,274,714	£3,089,438	£3,068,387	£3,026,161	£2,792,248	£1,198,623	£228,766
60% LAR : 40% CIR	20%	£5,996,623	£1,879,484	£1,858,495	£1,816,378	£1,582,738	-£9,245	-£978,190
60% LAR : 40% CIR	25%	£4,714,473	£665,500	£644,565	£602,546	£369,153	-£1,221,352	-£2,189,476
60% LAR : 40% CIR	30%	£3,428,301	-£552,477	-£573,365	-£615,294	-£848,469	-£2,437,657	-£3,405,049
60% LAR : 40% CIR	35%	£2,138,151	-£1,774,405	-£1,795,252	-£1,837,105	-£2,070,086	-£3,658,118	-£4,624,866
60% LAR : 40% CIR	40%	£844,058	-£3,000,247	-£3,021,059	-£3,062,846	-£3,295,660	-£4,882,693	-£5,848,886
60% LAR : 40% CIR	45%	-£453,935	-£4,229,962	-£4,250,748	-£4,292,478	-£4,525,152	-£6,111,342	-£7,077,068
60% LAR : 40% CIR	50%	-£1,755,792	-£5,463,514	-£5,484,277	-£5,525,961	-£5,758,520	-£7,344,023	-£8,309,367

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£27,269,435	£22,879,923	£22,858,649	£22,816,029	£22,581,128	£20,981,585	£20,008,441
60% LAR : 40% CIR	5%	£26,003,759	£21,682,296	£21,661,103	£21,618,626	£21,384,083	£19,786,680	£18,814,724
60% LAR : 40% CIR	10%	£24,733,906	£20,480,521	£20,459,404	£20,417,057	£20,182,842	£18,587,411	£17,616,552
60% LAR : 40% CIR	15%	£23,459,914	£19,274,638	£19,253,587	£19,211,361	£18,977,448	£17,383,823	£16,413,966
60% LAR : 40% CIR	20%	£22,181,823	£18,064,684	£18,043,695	£18,001,578	£17,767,938	£16,175,955	£15,207,010
60% LAR : 40% CIR	25%	£20,899,673	£16,850,700	£16,829,765	£16,787,746	£16,554,353	£14,963,848	£13,995,724
60% LAR : 40% CIR	30%	£19,613,501	£15,632,723	£15,611,835	£15,569,906	£15,336,731	£13,747,543	£12,780,151
60% LAR : 40% CIR	35%	£18,323,351	£14,410,795	£14,389,948	£14,348,095	£14,115,114	£12,527,082	£11,560,334
60% LAR : 40% CIR	40%	£17,029,258	£13,184,953	£13,164,141	£13,122,354	£12,889,540	£11,302,507	£10,336,314
60% LAR : 40% CIR	45%	£15,731,265	£11,955,238	£11,934,452	£11,892,722	£11,660,048	£10,073,858	£9,108,132
60% LAR : 40% CIR	50%	£14,429,408	£10,721,686	£10,700,923	£10,659,239	£10,426,680	£8,841,177	£7,875,833

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£33,975,835	£29,586,323	£29,565,049	£29,522,429	£29,287,528	£27,687,985	£26,714,841
60% LAR : 40% CIR	5%	£32,710,159	£28,388,696	£28,367,503	£28,325,026	£28,090,483	£26,493,080	£25,521,124
60% LAR : 40% CIR	10%	£31,440,306	£27,186,921	£27,165,804	£27,123,457	£26,889,242	£25,293,811	£24,322,952
60% LAR : 40% CIR	15%	£30,166,314	£25,981,038	£25,959,987	£25,917,761	£25,683,848	£24,090,223	£23,120,366
60% LAR : 40% CIR	20%	£28,888,223	£24,771,084	£24,750,095	£24,707,978	£24,474,338	£22,882,355	£21,913,410
60% LAR : 40% CIR	25%	£27,606,073	£23,557,100	£23,536,165	£23,494,146	£23,260,753	£21,670,248	£20,702,124
60% LAR : 40% CIR	30%	£26,319,901	£22,339,123	£22,318,235	£22,276,306	£22,043,131	£20,453,943	£19,486,551
60% LAR : 40% CIR	35%	£25,029,751	£21,117,195	£21,096,348	£21,054,495	£20,821,514	£19,233,482	£18,266,734
60% LAR : 40% CIR	40%	£23,735,658	£19,891,353	£19,870,541	£19,828,754	£19,595,940	£18,008,907	£17,042,714
60% LAR : 40% CIR	45%	£22,437,665	£18,661,638	£18,640,852	£18,599,122	£18,366,448	£16,780,258	£15,814,532
60% LAR : 40% CIR	50%	£21,135,808	£17,428,086	£17,407,323	£17,365,639	£17,133,080	£15,547,577	£14,582,233

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£41,903,435	£37,513,923	£37,492,649	£37,450,029	£37,215,128	£35,615,585	£34,642,441
60% LAR : 40% CIR	5%	£40,637,759	£36,316,296	£36,295,103	£36,252,626	£36,018,083	£34,420,680	£33,448,724
60% LAR : 40% CIR	10%	£39,367,906	£35,114,521	£35,093,404	£35,051,057	£34,816,842	£33,221,411	£32,250,552
60% LAR : 40% CIR	15%	£38,093,914	£33,908,638	£33,887,587	£33,845,361	£33,611,448	£32,017,823	£31,047,966
60% LAR : 40% CIR	20%	£36,815,823	£32,698,684	£32,677,695	£32,635,578	£32,401,938	£30,809,955	£29,841,010
60% LAR : 40% CIR	25%	£35,533,673	£31,484,700	£31,463,765	£31,421,746	£31,188,353	£29,597,848	£28,629,724
60% LAR : 40% CIR	30%	£34,247,501	£30,266,723	£30,245,835	£30,203,906	£29,970,731	£28,381,543	£27,414,151
60% LAR : 40% CIR	35%	£32,957,351	£29,044,795	£29,023,948	£28,982,095	£28,749,114	£27,161,082	£26,194,334
60% LAR : 40% CIR	40%	£31,663,258	£27,818,953	£27,798,141	£27,756,354	£27,523,540	£25,936,507	£24,970,314
60% LAR : 40% CIR	45%	£30,365,265	£26,589,238	£26,568,452	£26,526,722	£26,294,048	£24,707,858	£23,742,132
60% LAR : 40% CIR	50%	£29,063,408	£25,355,686	£25,334,923	£25,293,239	£25,060,680	£23,475,177	£22,509,833

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR for 15 Years

Value Area	**Zone A - Lower Cenral Zone**

No Units	**42**
Site Area	**0.4 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£49,752,169	£45,368,919	£45,347,646	£45,305,025	£45,070,126	£43,470,583	£42,497,439
60% LAR : 40% CIR	5%	£48,345,117	£44,032,178	£44,010,985	£43,968,507	£43,733,965	£42,136,561	£41,164,606
60% LAR : 40% CIR	10%	£46,933,887	£42,691,288	£42,670,170	£42,627,823	£42,393,609	£40,798,177	£39,827,317
60% LAR : 40% CIR	15%	£45,518,519	£41,346,288	£41,325,238	£41,283,012	£41,049,098	£39,455,473	£38,485,617
60% LAR : 40% CIR	20%	£44,099,052	£39,997,219	£39,976,229	£39,934,112	£39,700,473	£38,108,488	£37,139,544
60% LAR : 40% CIR	25%	£42,675,525	£38,644,119	£38,623,184	£38,581,165	£38,347,772	£36,757,266	£35,789,143
60% LAR : 40% CIR	30%	£41,247,978	£37,287,027	£37,266,138	£37,224,209	£36,991,034	£35,401,846	£34,434,455
60% LAR : 40% CIR	35%	£39,816,451	£35,925,983	£35,905,136	£35,863,283	£35,630,301	£34,042,270	£33,075,522
60% LAR : 40% CIR	40%	£38,380,983	£34,561,025	£34,540,213	£34,498,425	£34,265,612	£32,678,579	£31,712,386
60% LAR : 40% CIR	45%	£36,941,612	£33,192,194	£33,171,408	£33,129,678	£32,897,004	£31,310,814	£30,345,089
60% LAR : 40% CIR	50%	£35,498,379	£31,819,527	£31,798,765	£31,757,080	£31,524,520	£29,939,017	£28,973,673

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,692,569	£6,309,319	£6,288,046	£6,245,425	£6,010,526	£4,410,983	£3,437,839
60% LAR : 40% CIR	5%	£9,285,517	£4,972,578	£4,951,385	£4,908,907	£4,674,365	£3,076,961	£2,105,006
60% LAR : 40% CIR	10%	£7,874,287	£3,631,688	£3,610,570	£3,568,223	£3,334,009	£1,738,577	£767,717
60% LAR : 40% CIR	15%	£6,458,919	£2,286,688	£2,265,638	£2,223,412	£1,989,498	£395,873	-£573,983
60% LAR : 40% CIR	20%	£5,039,452	£937,619	£916,629	£874,512	£640,873	-£951,112	-£1,920,056
60% LAR : 40% CIR	25%	£3,615,925	-£415,481	-£436,416	-£478,435	-£711,828	-£2,302,334	-£3,270,457
60% LAR : 40% CIR	30%	£2,188,378	-£1,772,573	-£1,793,462	-£1,835,391	-£2,068,566	-£3,657,754	-£4,625,145
60% LAR : 40% CIR	35%	£756,851	-£3,133,617	-£3,154,464	-£3,196,317	-£3,429,299	-£5,017,330	-£5,984,078
60% LAR : 40% CIR	40%	-£678,617	-£4,498,575	-£4,519,387	-£4,561,175	-£4,793,988	-£6,381,021	-£7,347,214
60% LAR : 40% CIR	45%	-£2,117,988	-£5,867,406	-£5,888,192	-£5,929,922	-£6,162,596	-£7,748,786	-£8,714,511
60% LAR : 40% CIR	50%	-£3,561,221	-£7,240,073	-£7,260,835	-£7,302,520	-£7,535,080	-£9,120,583	-£10,085,927

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£26,877,769	£22,494,519	£22,473,246	£22,430,625	£22,195,726	£20,596,183	£19,623,039
60% LAR : 40% CIR	5%	£25,470,717	£21,157,778	£21,136,585	£21,094,107	£20,859,565	£19,262,161	£18,290,206
60% LAR : 40% CIR	10%	£24,059,487	£19,816,888	£19,795,770	£19,753,423	£19,519,209	£17,923,777	£16,952,917
60% LAR : 40% CIR	15%	£22,644,119	£18,471,888	£18,450,838	£18,408,612	£18,174,698	£16,581,073	£15,611,217
60% LAR : 40% CIR	20%	£21,224,652	£17,122,819	£17,101,829	£17,059,712	£16,826,073	£15,234,088	£14,265,144
60% LAR : 40% CIR	25%	£19,801,125	£15,769,719	£15,748,784	£15,706,765	£15,473,372	£13,882,866	£12,914,743
60% LAR : 40% CIR	30%	£18,373,578	£14,412,627	£14,391,738	£14,349,809	£14,116,634	£12,527,446	£11,560,055
60% LAR : 40% CIR	35%	£16,942,051	£13,051,583	£13,030,736	£12,988,883	£12,755,901	£11,167,870	£10,201,122
60% LAR : 40% CIR	40%	£15,506,583	£11,686,625	£11,665,813	£11,624,025	£11,391,212	£9,804,179	£8,837,986
60% LAR : 40% CIR	45%	£14,067,212	£10,317,794	£10,297,008	£10,255,278	£10,022,604	£8,436,414	£7,470,689
60% LAR : 40% CIR	50%	£12,623,979	£8,945,127	£8,924,365	£8,882,680	£8,650,120	£7,064,617	£6,099,273

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£33,584,169	£29,200,919	£29,179,646	£29,137,025	£28,902,126	£27,302,583	£26,329,439
60% LAR : 40% CIR	5%	£32,177,117	£27,864,178	£27,842,985	£27,800,507	£27,565,965	£25,968,561	£24,996,606
60% LAR : 40% CIR	10%	£30,765,887	£26,523,288	£26,502,170	£26,459,823	£26,225,609	£24,630,177	£23,659,317
60% LAR : 40% CIR	15%	£29,350,519	£25,178,288	£25,157,238	£25,115,012	£24,881,098	£23,287,473	£22,317,617
60% LAR : 40% CIR	20%	£27,931,052	£23,829,219	£23,808,229	£23,766,112	£23,532,473	£21,940,488	£20,971,544
60% LAR : 40% CIR	25%	£26,507,525	£22,476,119	£22,455,184	£22,413,165	£22,179,772	£20,589,266	£19,621,143
60% LAR : 40% CIR	30%	£25,079,978	£21,119,027	£21,098,138	£21,056,209	£20,823,034	£19,233,846	£18,266,455
60% LAR : 40% CIR	35%	£23,648,451	£19,757,983	£19,737,136	£19,695,283	£19,462,301	£17,874,270	£16,907,522
60% LAR : 40% CIR	40%	£22,212,983	£18,393,025	£18,372,213	£18,330,425	£18,097,612	£16,510,579	£15,544,386
60% LAR : 40% CIR	45%	£20,773,612	£17,024,194	£17,003,408	£16,961,678	£16,729,004	£15,142,814	£14,177,089
60% LAR : 40% CIR	50%	£19,330,379	£15,651,527	£15,630,765	£15,589,080	£15,356,520	£13,771,017	£12,805,673

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£41,511,769	£37,128,519	£37,107,246	£37,064,625	£36,829,726	£35,230,183	£34,257,039
60% LAR : 40% CIR	5%	£40,104,717	£35,791,778	£35,770,585	£35,728,107	£35,493,565	£33,896,161	£32,924,206
60% LAR : 40% CIR	10%	£38,693,487	£34,450,888	£34,429,770	£34,387,423	£34,153,209	£32,557,777	£31,586,917
60% LAR : 40% CIR	15%	£37,278,119	£33,105,888	£33,084,838	£33,042,612	£32,808,698	£31,215,073	£30,245,217
60% LAR : 40% CIR	20%	£35,858,652	£31,756,819	£31,735,829	£31,693,712	£31,460,073	£29,868,088	£28,899,144
60% LAR : 40% CIR	25%	£34,435,125	£30,403,719	£30,382,784	£30,340,765	£30,107,372	£28,516,866	£27,548,743
60% LAR : 40% CIR	30%	£33,007,578	£29,046,627	£29,025,738	£28,983,809	£28,750,634	£27,161,446	£26,194,055
60% LAR : 40% CIR	35%	£31,576,051	£27,685,583	£27,664,736	£27,622,883	£27,389,901	£25,801,870	£24,835,122
60% LAR : 40% CIR	40%	£30,140,583	£26,320,625	£26,299,813	£26,258,025	£26,025,212	£24,438,179	£23,471,986
60% LAR : 40% CIR	45%	£28,701,212	£24,951,794	£24,931,008	£24,889,278	£24,656,604	£23,070,414	£22,104,689
60% LAR : 40% CIR	50%	£27,257,979	£23,579,127	£23,558,365	£23,516,680	£23,284,120	£21,698,617	£20,733,273

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR for 15 Years	
Value Area	Zone A - Medium Central Zone

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£56,349,729	£51,860,983	£51,839,710	£51,797,089	£51,562,190	£49,962,647	£48,989,503
60% LAR : 40% CIR	5%	£54,612,799	£50,199,638	£50,178,447	£50,135,968	£49,901,425	£48,304,022	£47,332,066
60% LAR : 40% CIR	10%	£52,871,692	£48,534,145	£48,513,027	£48,470,681	£48,236,466	£46,641,035	£45,670,175
60% LAR : 40% CIR	15%	£51,126,445	£46,864,543	£46,843,492	£46,801,266	£46,567,353	£44,973,727	£44,003,871
60% LAR : 40% CIR	20%	£49,377,100	£45,190,870	£45,169,880	£45,127,763	£44,894,124	£43,302,140	£42,333,195
60% LAR : 40% CIR	25%	£47,623,695	£43,513,167	£43,492,231	£43,450,213	£43,216,819	£41,626,314	£40,658,191
60% LAR : 40% CIR	30%	£45,866,270	£41,831,471	£41,810,583	£41,768,654	£41,535,479	£39,946,291	£38,978,899
60% LAR : 40% CIR	35%	£44,104,865	£40,145,825	£40,124,978	£40,083,124	£39,850,143	£38,262,112	£37,295,363
60% LAR : 40% CIR	40%	£42,339,519	£38,456,263	£38,435,451	£38,393,665	£38,160,850	£36,573,817	£35,607,624
60% LAR : 40% CIR	45%	£40,570,270	£36,762,829	£36,742,044	£36,700,314	£36,467,640	£34,881,450	£33,915,724
60% LAR : 40% CIR	50%	£38,797,160	£35,065,559	£35,044,797	£35,003,112	£34,770,552	£33,185,049	£32,219,705

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,290,129	£12,801,383	£12,780,110	£12,737,489	£12,502,590	£10,903,047	£9,929,903
60% LAR : 40% CIR	5%	£15,553,199	£11,140,038	£11,118,847	£11,076,368	£10,841,825	£9,244,422	£8,272,466
60% LAR : 40% CIR	10%	£13,812,092	£9,474,545	£9,453,427	£9,411,081	£9,176,866	£7,581,435	£6,610,575
60% LAR : 40% CIR	15%	£12,066,845	£7,804,943	£7,783,892	£7,741,666	£7,507,753	£5,914,127	£4,944,271
60% LAR : 40% CIR	20%	£10,317,500	£6,131,270	£6,110,280	£6,068,163	£5,834,524	£4,242,540	£3,273,595
60% LAR : 40% CIR	25%	£8,564,095	£4,453,567	£4,432,631	£4,390,613	£4,157,219	£2,566,714	£1,598,591
60% LAR : 40% CIR	30%	£6,806,670	£2,771,871	£2,750,983	£2,709,054	£2,475,879	£886,691	-£80,701
60% LAR : 40% CIR	35%	£5,045,265	£1,086,225	£1,065,378	£1,023,524	£790,543	-£797,488	-£1,764,237
60% LAR : 40% CIR	40%	£3,279,919	-£603,337	-£624,149	-£665,935	-£898,750	-£2,485,783	-£3,451,976
60% LAR : 40% CIR	45%	£1,510,670	-£2,296,771	-£2,317,556	-£2,359,286	-£2,591,960	-£4,178,150	-£5,143,876
60% LAR : 40% CIR	50%	-£262,440	-£3,994,041	-£4,014,803	-£4,056,488	-£4,289,048	-£5,874,551	-£6,839,895

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£33,475,329	£28,986,583	£28,965,310	£28,922,689	£28,687,790	£27,088,247	£26,115,103
60% LAR : 40% CIR	5%	£31,738,399	£27,325,238	£27,304,047	£27,261,568	£27,027,025	£25,429,622	£24,457,666
60% LAR : 40% CIR	10%	£29,997,292	£25,659,745	£25,638,627	£25,596,281	£25,362,066	£23,766,635	£22,795,775
60% LAR : 40% CIR	15%	£28,252,045	£23,990,143	£23,969,092	£23,926,866	£23,692,953	£22,099,327	£21,129,471
60% LAR : 40% CIR	20%	£26,502,700	£22,316,470	£22,295,480	£22,253,363	£22,019,724	£20,427,740	£19,458,795
60% LAR : 40% CIR	25%	£24,749,295	£20,638,767	£20,617,831	£20,575,813	£20,342,419	£18,751,914	£17,783,791
60% LAR : 40% CIR	30%	£22,991,870	£18,957,071	£18,936,183	£18,894,254	£18,661,079	£17,071,891	£16,104,499
60% LAR : 40% CIR	35%	£21,230,465	£17,271,425	£17,250,578	£17,208,724	£16,975,743	£15,387,712	£14,420,963
60% LAR : 40% CIR	40%	£19,465,119	£15,581,863	£15,561,051	£15,519,265	£15,286,450	£13,699,417	£12,733,224
60% LAR : 40% CIR	45%	£17,695,870	£13,888,429	£13,867,644	£13,825,914	£13,593,240	£12,007,050	£11,041,324
60% LAR : 40% CIR	50%	£15,922,760	£12,191,159	£12,170,397	£12,128,712	£11,896,152	£10,310,649	£9,345,305

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£40,181,729	£35,692,983	£35,671,710	£35,629,089	£35,394,190	£33,794,647	£32,821,503
60% LAR : 40% CIR	5%	£38,444,799	£34,031,638	£34,010,447	£33,967,968	£33,733,425	£32,136,022	£31,164,066
60% LAR : 40% CIR	10%	£36,703,692	£32,366,145	£32,345,027	£32,302,681	£32,068,466	£30,473,035	£29,502,175
60% LAR : 40% CIR	15%	£34,958,445	£30,696,543	£30,675,492	£30,633,266	£30,399,353	£28,805,727	£27,835,871
60% LAR : 40% CIR	20%	£33,209,100	£29,022,870	£29,001,880	£28,959,763	£28,726,124	£27,134,140	£26,165,195
60% LAR : 40% CIR	25%	£31,455,695	£27,345,167	£27,324,231	£27,282,213	£27,048,819	£25,458,314	£24,490,191
60% LAR : 40% CIR	30%	£29,698,270	£25,663,471	£25,642,583	£25,600,654	£25,367,479	£23,778,291	£22,810,899
60% LAR : 40% CIR	35%	£27,936,865	£23,977,825	£23,956,978	£23,915,124	£23,682,143	£22,094,112	£21,127,363
60% LAR : 40% CIR	40%	£26,171,519	£22,288,263	£22,267,451	£22,225,665	£21,992,850	£20,405,817	£19,439,624
60% LAR : 40% CIR	45%	£24,402,270	£20,594,829	£20,574,044	£20,532,314	£20,299,640	£18,713,450	£17,747,724
60% LAR : 40% CIR	50%	£22,629,160	£18,897,559	£18,876,797	£18,835,112	£18,602,552	£17,017,049	£16,051,705

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£48,109,329	£43,620,583	£43,599,310	£43,556,689	£43,321,790	£41,722,247	£40,749,103
60% LAR : 40% CIR	5%	£46,372,399	£41,959,238	£41,938,047	£41,895,568	£41,661,025	£40,063,622	£39,091,666
60% LAR : 40% CIR	10%	£44,631,292	£40,293,745	£40,272,627	£40,230,281	£39,996,066	£38,400,635	£37,429,775
60% LAR : 40% CIR	15%	£42,886,045	£38,624,143	£38,603,092	£38,560,866	£38,326,953	£36,733,327	£35,763,471
60% LAR : 40% CIR	20%	£41,136,700	£36,950,470	£36,929,480	£36,887,363	£36,653,724	£35,061,740	£34,092,795
60% LAR : 40% CIR	25%	£39,383,295	£35,272,767	£35,251,831	£35,209,813	£34,976,419	£33,385,914	£32,417,791
60% LAR : 40% CIR	30%	£37,625,870	£33,591,071	£33,570,183	£33,528,254	£33,295,079	£31,705,891	£30,738,499
60% LAR : 40% CIR	35%	£35,864,465	£31,905,425	£31,884,578	£31,842,724	£31,609,743	£30,021,712	£29,054,963
60% LAR : 40% CIR	40%	£34,099,119	£30,215,863	£30,195,051	£30,153,265	£29,920,450	£28,333,417	£27,367,224
60% LAR : 40% CIR	45%	£32,329,870	£28,522,429	£28,501,644	£28,459,914	£28,227,240	£26,641,050	£25,675,324
60% LAR : 40% CIR	50%	£30,556,760	£26,825,159	£26,804,397	£26,762,712	£26,530,152	£24,944,649	£23,979,305

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR for 15 Years		Value Area	Zone A - Higher Central Zone

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£60,119,763	£55,570,735	£55,549,461	£55,506,841	£55,271,940	£53,672,397	£52,699,253
60% LAR : 40% CIR	5%	£58,194,332	£53,723,902	£53,702,710	£53,660,232	£53,425,688	£51,828,285	£50,856,329
60% LAR : 40% CIR	10%	£56,264,723	£51,872,921	£51,851,803	£51,809,457	£51,575,243	£49,979,810	£49,008,951
60% LAR : 40% CIR	15%	£54,330,974	£50,017,831	£49,996,780	£49,954,554	£49,720,641	£48,127,016	£47,157,159
60% LAR : 40% CIR	20%	£52,393,127	£48,158,671	£48,137,681	£48,095,565	£47,861,924	£46,269,941	£45,300,996
60% LAR : 40% CIR	25%	£50,451,221	£46,295,480	£46,274,545	£46,232,526	£45,999,133	£44,408,628	£43,440,504
60% LAR : 40% CIR	30%	£48,505,294	£44,428,297	£44,407,409	£44,365,479	£44,132,305	£42,543,117	£41,575,725
60% LAR : 40% CIR	35%	£46,555,387	£42,557,162	£42,536,315	£42,494,462	£42,261,481	£40,673,449	£39,706,702
60% LAR : 40% CIR	40%	£44,601,539	£40,682,114	£40,661,302	£40,619,514	£40,386,701	£38,799,668	£37,833,475
60% LAR : 40% CIR	45%	£42,643,790	£38,803,192	£38,782,407	£38,740,677	£38,508,002	£36,921,813	£35,956,087
60% LAR : 40% CIR	50%	£40,682,177	£36,920,434	£36,899,671	£36,857,987	£36,625,428	£35,039,925	£34,074,581

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,060,163	£16,511,135	£16,489,861	£16,447,241	£16,212,340	£14,612,797	£13,639,653
60% LAR : 40% CIR	5%	£19,134,732	£14,664,302	£14,643,110	£14,600,632	£14,366,088	£12,768,685	£11,796,729
60% LAR : 40% CIR	10%	£17,205,123	£12,813,321	£12,792,203	£12,749,857	£12,515,643	£10,920,210	£9,949,351
60% LAR : 40% CIR	15%	£15,271,374	£10,958,231	£10,937,180	£10,894,954	£10,661,041	£9,067,416	£8,097,559
60% LAR : 40% CIR	20%	£13,333,527	£9,099,071	£9,078,081	£9,035,965	£8,802,324	£7,210,341	£6,241,396
60% LAR : 40% CIR	25%	£11,391,621	£7,235,880	£7,214,945	£7,172,926	£6,939,533	£5,349,028	£4,380,904
60% LAR : 40% CIR	30%	£9,445,694	£5,368,697	£5,347,809	£5,305,879	£5,072,705	£3,483,517	£2,516,125
60% LAR : 40% CIR	35%	£7,495,787	£3,497,562	£3,476,715	£3,434,862	£3,201,881	£1,613,849	£647,102
60% LAR : 40% CIR	40%	£5,541,939	£1,622,514	£1,601,702	£1,559,914	£1,327,101	-£259,932	-£1,226,125
60% LAR : 40% CIR	45%	£3,584,190	-£256,408	-£277,193	-£318,923	-£551,598	-£2,137,787	-£3,103,513
60% LAR : 40% CIR	50%	£1,622,577	-£2,139,166	-£2,159,929	-£2,201,613	-£2,434,172	-£4,019,675	-£4,985,019

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£37,245,363	£32,696,335	£32,675,061	£32,632,441	£32,397,540	£30,797,997	£29,824,853
60% LAR : 40% CIR	5%	£35,319,932	£30,849,502	£30,828,310	£30,785,832	£30,551,288	£28,953,885	£27,981,929
60% LAR : 40% CIR	10%	£33,390,323	£28,998,521	£28,977,403	£28,935,057	£28,700,843	£27,105,410	£26,134,551
60% LAR : 40% CIR	15%	£31,456,574	£27,143,431	£27,122,380	£27,080,154	£26,846,241	£25,252,616	£24,282,759
60% LAR : 40% CIR	20%	£29,518,727	£25,284,271	£25,263,281	£25,221,165	£24,987,524	£23,395,541	£22,426,596
60% LAR : 40% CIR	25%	£27,576,821	£23,421,080	£23,400,145	£23,358,126	£23,124,733	£21,534,228	£20,566,104
60% LAR : 40% CIR	30%	£25,630,894	£21,553,897	£21,533,009	£21,491,079	£21,257,905	£19,668,717	£18,701,325
60% LAR : 40% CIR	35%	£23,680,987	£19,682,762	£19,661,915	£19,620,062	£19,387,081	£17,799,049	£16,832,302
60% LAR : 40% CIR	40%	£21,727,139	£17,807,714	£17,786,902	£17,745,114	£17,512,301	£15,925,268	£14,959,075
60% LAR : 40% CIR	45%	£19,769,390	£15,928,792	£15,908,007	£15,866,277	£15,633,602	£14,047,413	£13,081,687
60% LAR : 40% CIR	50%	£17,807,777	£14,046,034	£14,025,271	£13,983,587	£13,751,028	£12,165,525	£11,200,181

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£43,951,763	£39,402,735	£39,381,461	£39,338,841	£39,103,940	£37,504,397	£36,531,253
60% LAR : 40% CIR	5%	£42,026,332	£37,555,902	£37,534,710	£37,492,232	£37,257,688	£35,660,285	£34,688,329
60% LAR : 40% CIR	10%	£40,096,723	£35,704,921	£35,683,803	£35,641,457	£35,407,243	£33,811,810	£32,840,951
60% LAR : 40% CIR	15%	£38,162,974	£33,849,831	£33,828,780	£33,786,554	£33,552,641	£31,959,016	£30,989,159
60% LAR : 40% CIR	20%	£36,225,127	£31,990,671	£31,969,681	£31,927,565	£31,693,924	£30,101,941	£29,132,996
60% LAR : 40% CIR	25%	£34,283,221	£30,127,480	£30,106,545	£30,064,526	£29,831,133	£28,240,628	£27,272,504
60% LAR : 40% CIR	30%	£32,337,294	£28,260,297	£28,239,409	£28,197,479	£27,964,305	£26,375,117	£25,407,725
60% LAR : 40% CIR	35%	£30,387,387	£26,389,162	£26,368,315	£26,326,462	£26,093,481	£24,505,449	£23,538,702
60% LAR : 40% CIR	40%	£28,433,539	£24,514,114	£24,493,302	£24,451,514	£24,218,701	£22,631,668	£21,665,475
60% LAR : 40% CIR	45%	£26,475,790	£22,635,192	£22,614,407	£22,572,677	£22,340,002	£20,753,813	£19,788,087
60% LAR : 40% CIR	50%	£24,514,177	£20,752,434	£20,731,671	£20,689,987	£20,457,428	£18,871,925	£17,906,581

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£51,879,363	£47,330,335	£47,309,061	£47,266,441	£47,031,540	£45,431,997	£44,458,853
60% LAR : 40% CIR	5%	£49,953,932	£45,483,502	£45,462,310	£45,419,832	£45,185,288	£43,587,885	£42,615,929
60% LAR : 40% CIR	10%	£48,024,323	£43,632,521	£43,611,403	£43,569,057	£43,334,843	£41,739,410	£40,768,551
60% LAR : 40% CIR	15%	£46,090,574	£41,777,431	£41,756,380	£41,714,154	£41,480,241	£39,886,616	£38,916,759
60% LAR : 40% CIR	20%	£44,152,727	£39,918,271	£39,897,281	£39,855,165	£39,621,524	£38,029,541	£37,060,596
60% LAR : 40% CIR	25%	£42,210,821	£38,055,080	£38,034,145	£37,992,126	£37,758,733	£36,168,228	£35,200,104
60% LAR : 40% CIR	30%	£40,264,894	£36,187,897	£36,167,009	£36,125,079	£35,891,905	£34,302,717	£33,335,325
60% LAR : 40% CIR	35%	£38,314,987	£34,316,762	£34,295,915	£34,254,062	£34,021,081	£32,433,049	£31,466,302
60% LAR : 40% CIR	40%	£36,361,139	£32,441,714	£32,420,902	£32,379,114	£32,146,301	£30,559,268	£29,593,075
60% LAR : 40% CIR	45%	£34,403,390	£30,562,792	£30,542,007	£30,500,277	£30,267,602	£28,681,413	£27,715,687
60% LAR : 40% CIR	50%	£32,441,777	£28,680,034	£28,659,271	£28,617,587	£28,385,028	£26,799,525	£25,834,181

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR for 15 Years		Value Area	Zone A - Zone 1 and Eastern Central Zone
No Units	42	Sales value inflation	Base
Site Area	0.4 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£37,178,055	£32,995,868	£32,974,594	£32,931,974	£32,697,074	£31,097,530	£30,124,386
60% LAR : 40% CIR	5%	£36,053,755	£31,937,358	£31,916,165	£31,873,687	£31,639,144	£30,041,740	£29,069,786
60% LAR : 40% CIR	10%	£34,925,279	£30,874,699	£30,853,580	£30,811,234	£30,577,020	£28,981,589	£28,010,729
60% LAR : 40% CIR	15%	£33,792,663	£29,807,930	£29,786,879	£29,744,653	£29,510,741	£27,917,115	£26,947,259
60% LAR : 40% CIR	20%	£32,655,948	£28,737,092	£28,716,103	£28,673,986	£28,440,346	£26,848,363	£25,879,417
60% LAR : 40% CIR	25%	£31,515,174	£27,662,223	£27,641,288	£27,599,269	£27,365,876	£25,775,371	£24,807,247
60% LAR : 40% CIR	30%	£30,370,379	£26,583,363	£26,562,475	£26,520,545	£26,287,370	£24,698,182	£23,730,791
60% LAR : 40% CIR	35%	£29,221,605	£25,500,550	£25,479,703	£25,437,850	£25,204,869	£23,616,837	£22,650,088
60% LAR : 40% CIR	40%	£28,068,889	£24,413,824	£24,393,011	£24,351,224	£24,118,410	£22,531,378	£21,565,185
60% LAR : 40% CIR	45%	£26,912,272	£23,323,224	£23,302,439	£23,260,709	£23,028,034	£21,441,845	£20,476,119
60% LAR : 40% CIR	50%	£25,751,792	£22,228,788	£22,208,025	£22,166,340	£21,933,781	£20,348,279	£19,382,934

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,881,545	-£6,063,732	-£6,085,006	-£6,127,626	-£6,362,526	-£7,962,070	-£8,935,214
60% LAR : 40% CIR	5%	-£3,005,845	-£7,122,242	-£7,143,435	-£7,185,913	-£7,420,456	-£9,017,860	-£9,989,814
60% LAR : 40% CIR	10%	-£4,134,321	-£8,184,901	-£8,206,020	-£8,248,366	-£8,482,580	-£10,078,011	-£11,048,871
60% LAR : 40% CIR	15%	-£5,266,937	-£9,251,670	-£9,272,721	-£9,314,947	-£9,548,859	-£11,142,485	-£12,112,341
60% LAR : 40% CIR	20%	-£6,403,652	-£10,322,508	-£10,343,497	-£10,385,614	-£10,619,254	-£12,211,237	-£13,180,183
60% LAR : 40% CIR	25%	-£7,544,426	-£11,397,377	-£11,418,312	-£11,460,331	-£11,693,724	-£13,284,229	-£14,252,353
60% LAR : 40% CIR	30%	-£8,689,221	-£12,476,237	-£12,497,125	-£12,539,055	-£12,772,230	-£14,361,418	-£15,328,809
60% LAR : 40% CIR	35%	-£9,837,995	-£13,559,050	-£13,579,897	-£13,621,750	-£13,854,731	-£15,442,763	-£16,409,512
60% LAR : 40% CIR	40%	-£10,990,711	-£14,645,776	-£14,666,589	-£14,708,376	-£14,941,190	-£16,528,222	-£17,494,415
60% LAR : 40% CIR	45%	-£12,147,328	-£15,736,376	-£15,757,161	-£15,798,891	-£16,031,566	-£17,617,755	-£18,583,481
60% LAR : 40% CIR	50%	-£13,307,808	-£16,830,812	-£16,851,575	-£16,893,260	-£17,125,819	-£18,711,321	-£19,676,666

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,303,655	£10,121,468	£10,100,194	£10,057,574	£9,822,674	£8,223,130	£7,249,986
60% LAR : 40% CIR	5%	£13,179,355	£9,062,958	£9,041,765	£8,999,287	£8,764,744	£7,167,340	£6,195,386
60% LAR : 40% CIR	10%	£12,050,879	£8,000,299	£7,979,180	£7,936,834	£7,702,620	£6,107,189	£5,136,329
60% LAR : 40% CIR	15%	£10,918,263	£6,933,530	£6,912,479	£6,870,253	£6,636,341	£5,042,715	£4,072,859
60% LAR : 40% CIR	20%	£9,781,548	£5,862,692	£5,841,703	£5,799,586	£5,565,946	£3,973,963	£3,005,017
60% LAR : 40% CIR	25%	£8,640,774	£4,787,823	£4,766,888	£4,724,869	£4,491,476	£2,900,971	£1,932,847
60% LAR : 40% CIR	30%	£7,495,979	£3,708,963	£3,688,075	£3,646,145	£3,412,970	£1,823,782	£856,391
60% LAR : 40% CIR	35%	£6,347,205	£2,626,150	£2,605,303	£2,563,450	£2,330,469	£742,437	-£224,312
60% LAR : 40% CIR	40%	£5,194,489	£1,539,424	£1,518,611	£1,476,824	£1,244,010	-£343,022	-£1,309,215
60% LAR : 40% CIR	45%	£4,037,872	£448,824	£428,039	£386,309	£153,634	-£1,432,555	-£2,398,281
60% LAR : 40% CIR	50%	£2,877,392	-£645,612	-£666,375	-£708,060	-£940,619	-£2,526,121	-£3,491,466

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,010,055	£16,827,868	£16,806,594	£16,763,974	£16,529,074	£14,929,530	£13,956,386
60% LAR : 40% CIR	5%	£19,885,755	£15,769,358	£15,748,165	£15,705,687	£15,471,144	£13,873,740	£12,901,786
60% LAR : 40% CIR	10%	£18,757,279	£14,706,699	£14,685,580	£14,643,234	£14,409,020	£12,813,589	£11,842,729
60% LAR : 40% CIR	15%	£17,624,663	£13,639,930	£13,618,879	£13,576,653	£13,342,741	£11,749,115	£10,779,259
60% LAR : 40% CIR	20%	£16,487,948	£12,569,092	£12,548,103	£12,505,986	£12,272,346	£10,680,363	£9,711,417
60% LAR : 40% CIR	25%	£15,347,174	£11,494,223	£11,473,288	£11,431,269	£11,197,876	£9,607,371	£8,639,247
60% LAR : 40% CIR	30%	£14,202,379	£10,415,363	£10,394,475	£10,352,545	£10,119,370	£8,530,182	£7,562,791
60% LAR : 40% CIR	35%	£13,053,605	£9,332,550	£9,311,703	£9,269,850	£9,036,869	£7,448,837	£6,482,088
60% LAR : 40% CIR	40%	£11,900,889	£8,245,824	£8,225,011	£8,183,224	£7,950,410	£6,363,378	£5,397,185
60% LAR : 40% CIR	45%	£10,744,272	£7,155,224	£7,134,439	£7,092,709	£6,860,034	£5,273,845	£4,308,119
60% LAR : 40% CIR	50%	£9,583,792	£6,060,788	£6,040,025	£5,998,340	£5,765,781	£4,180,279	£3,214,934

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£28,937,655	£24,755,468	£24,734,194	£24,691,574	£24,456,674	£22,857,130	£21,883,986
60% LAR : 40% CIR	5%	£27,813,355	£23,696,958	£23,675,765	£23,633,287	£23,398,744	£21,801,340	£20,829,386
60% LAR : 40% CIR	10%	£26,684,879	£22,634,299	£22,613,180	£22,570,834	£22,336,620	£20,741,189	£19,770,329
60% LAR : 40% CIR	15%	£25,552,263	£21,567,530	£21,546,479	£21,504,253	£21,270,341	£19,676,715	£18,706,859
60% LAR : 40% CIR	20%	£24,415,548	£20,496,692	£20,475,703	£20,433,586	£20,199,946	£18,607,963	£17,639,017
60% LAR : 40% CIR	25%	£23,274,774	£19,421,823	£19,400,888	£19,358,869	£19,125,476	£17,534,971	£16,566,847
60% LAR : 40% CIR	30%	£22,129,979	£18,342,963	£18,322,075	£18,280,145	£18,046,970	£16,457,782	£15,490,391
60% LAR : 40% CIR	35%	£20,981,205	£17,260,150	£17,239,303	£17,197,450	£16,964,469	£15,376,437	£14,409,688
60% LAR : 40% CIR	40%	£19,828,489	£16,173,424	£16,152,611	£16,110,824	£15,878,010	£14,290,978	£13,324,785
60% LAR : 40% CIR	45%	£18,671,872	£15,082,824	£15,062,039	£15,020,309	£14,787,634	£13,201,445	£12,235,719
60% LAR : 40% CIR	50%	£17,511,392	£13,988,388	£13,967,625	£13,925,940	£13,693,381	£12,107,879	£11,142,534

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR for 15 Years	
Value Area	Zone A - Kings Cross Lower

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£45,729,528	£41,410,602	£41,389,328	£41,346,707	£41,111,808	£39,512,265	£38,539,120
60% LAR : 40% CIR	5%	£44,605,229	£40,352,091	£40,330,898	£40,288,420	£40,053,878	£38,456,474	£37,484,519
60% LAR : 40% CIR	10%	£43,476,751	£39,289,432	£39,268,314	£39,225,968	£38,991,753	£37,396,322	£36,425,462
60% LAR : 40% CIR	15%	£42,344,136	£38,222,664	£38,201,614	£38,159,388	£37,925,474	£36,331,848	£35,361,992
60% LAR : 40% CIR	20%	£41,207,421	£37,151,826	£37,130,836	£37,088,720	£36,855,080	£35,263,096	£34,294,152
60% LAR : 40% CIR	25%	£40,066,647	£36,076,958	£36,056,021	£36,014,004	£35,780,611	£34,190,104	£33,221,982
60% LAR : 40% CIR	30%	£38,921,853	£34,998,097	£34,977,209	£34,935,278	£34,702,105	£33,112,916	£32,145,524
60% LAR : 40% CIR	35%	£37,773,078	£33,915,284	£33,894,436	£33,852,583	£33,619,603	£32,031,572	£31,064,823
60% LAR : 40% CIR	40%	£36,620,362	£32,828,557	£32,807,745	£32,765,959	£32,533,144	£30,946,111	£29,979,918
60% LAR : 40% CIR	45%	£35,463,744	£31,737,957	£31,717,173	£31,675,442	£31,442,768	£29,856,578	£28,890,853
60% LAR : 40% CIR	50%	£34,303,265	£30,643,523	£30,622,759	£30,581,075	£30,348,515	£28,763,012	£27,797,669

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,669,928	£2,351,002	£2,329,728	£2,287,107	£2,052,208	£452,665	-£520,480
60% LAR : 40% CIR	5%	£5,545,629	£1,292,491	£1,271,298	£1,228,820	£994,278	-£603,126	-£1,575,081
60% LAR : 40% CIR	10%	£4,417,151	£229,832	£208,714	£166,368	-£67,847	-£1,663,278	-£2,634,138
60% LAR : 40% CIR	15%	£3,284,536	-£836,936	-£857,986	-£900,212	-£1,134,126	-£2,727,752	-£3,697,608
60% LAR : 40% CIR	20%	£2,147,821	-£1,907,774	-£1,928,764	-£1,970,880	-£2,204,520	-£3,796,504	-£4,765,448
60% LAR : 40% CIR	25%	£1,007,047	-£2,982,642	-£3,003,579	-£3,045,596	-£3,278,989	-£4,869,496	-£5,837,618
60% LAR : 40% CIR	30%	-£137,747	-£4,061,503	-£4,082,391	-£4,124,322	-£4,357,495	-£5,946,684	-£6,914,076
60% LAR : 40% CIR	35%	-£1,286,522	-£5,144,316	-£5,165,164	-£5,207,017	-£5,439,997	-£7,028,028	-£7,994,777
60% LAR : 40% CIR	40%	-£2,439,238	-£6,231,043	-£6,251,855	-£6,293,641	-£6,526,456	-£8,113,489	-£9,079,682
60% LAR : 40% CIR	45%	-£3,595,856	-£7,321,643	-£7,342,427	-£7,384,158	-£7,616,832	-£9,203,022	-£10,168,747
60% LAR : 40% CIR	50%	-£4,756,335	-£8,416,077	-£8,436,841	-£8,478,525	-£8,711,085	-£10,296,588	-£11,261,931

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£22,855,128	£18,536,202	£18,514,928	£18,472,307	£18,237,408	£16,637,865	£15,664,720
60% LAR : 40% CIR	5%	£21,730,829	£17,477,691	£17,456,498	£17,414,020	£17,179,478	£15,582,074	£14,610,119
60% LAR : 40% CIR	10%	£20,602,351	£16,415,032	£16,393,914	£16,351,568	£16,117,353	£14,521,922	£13,551,062
60% LAR : 40% CIR	15%	£19,469,736	£15,348,264	£15,327,214	£15,284,988	£15,051,074	£13,457,448	£12,487,592
60% LAR : 40% CIR	20%	£18,333,021	£14,277,426	£14,256,436	£14,214,320	£13,980,680	£12,388,696	£11,419,752
60% LAR : 40% CIR	25%	£17,192,247	£13,202,558	£13,181,621	£13,139,604	£12,906,211	£11,315,704	£10,347,582
60% LAR : 40% CIR	30%	£16,047,453	£12,123,697	£12,102,809	£12,060,878	£11,827,705	£10,238,516	£9,271,124
60% LAR : 40% CIR	35%	£14,898,678	£11,040,884	£11,020,036	£10,978,183	£10,745,203	£9,157,172	£8,190,423
60% LAR : 40% CIR	40%	£13,745,962	£9,954,157	£9,933,345	£9,891,559	£9,658,744	£8,071,711	£7,105,518
60% LAR : 40% CIR	45%	£12,589,344	£8,863,557	£8,842,773	£8,801,042	£8,568,368	£6,982,178	£6,016,453
60% LAR : 40% CIR	50%	£11,428,865	£7,769,123	£7,748,359	£7,706,675	£7,474,115	£5,888,612	£4,923,269

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£29,561,528	£25,242,602	£25,221,328	£25,178,707	£24,943,808	£23,344,265	£22,371,120
60% LAR : 40% CIR	5%	£28,437,229	£24,184,091	£24,162,898	£24,120,420	£23,885,878	£22,288,474	£21,316,519
60% LAR : 40% CIR	10%	£27,308,751	£23,121,432	£23,100,314	£23,057,968	£22,823,753	£21,228,322	£20,257,462
60% LAR : 40% CIR	15%	£26,176,136	£22,054,664	£22,033,614	£21,991,388	£21,757,474	£20,163,848	£19,193,992
60% LAR : 40% CIR	20%	£25,039,421	£20,983,826	£20,962,836	£20,920,720	£20,687,080	£19,095,096	£18,126,152
60% LAR : 40% CIR	25%	£23,898,647	£19,908,958	£19,888,021	£19,846,004	£19,612,611	£18,022,104	£17,053,982
60% LAR : 40% CIR	30%	£22,753,853	£18,830,097	£18,809,209	£18,767,278	£18,534,105	£16,944,916	£15,977,524
60% LAR : 40% CIR	35%	£21,605,078	£17,747,284	£17,726,436	£17,684,583	£17,451,603	£15,863,572	£14,896,823
60% LAR : 40% CIR	40%	£20,452,362	£16,660,557	£16,639,745	£16,597,959	£16,365,144	£14,778,111	£13,811,918
60% LAR : 40% CIR	45%	£19,295,744	£15,569,957	£15,549,173	£15,507,442	£15,274,768	£13,688,578	£12,722,853
60% LAR : 40% CIR	50%	£18,135,265	£14,475,523	£14,454,759	£14,413,075	£14,180,515	£12,595,012	£11,629,669

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£37,489,128	£33,170,202	£33,148,928	£33,106,307	£32,871,408	£31,271,865	£30,298,720
60% LAR : 40% CIR	5%	£36,364,829	£32,111,691	£32,090,498	£32,048,020	£31,813,478	£30,216,074	£29,244,119
60% LAR : 40% CIR	10%	£35,236,351	£31,049,032	£31,027,914	£30,985,568	£30,751,353	£29,155,922	£28,185,062
60% LAR : 40% CIR	15%	£34,103,736	£29,982,264	£29,961,214	£29,918,988	£29,685,074	£28,091,448	£27,121,592
60% LAR : 40% CIR	20%	£32,967,021	£28,911,426	£28,890,436	£28,848,320	£28,614,680	£27,022,696	£26,053,752
60% LAR : 40% CIR	25%	£31,826,247	£27,836,558	£27,815,621	£27,773,604	£27,540,211	£25,949,704	£24,981,582
60% LAR : 40% CIR	30%	£30,681,453	£26,757,697	£26,736,809	£26,694,878	£26,461,705	£24,872,516	£23,905,124
60% LAR : 40% CIR	35%	£29,532,678	£25,674,884	£25,654,036	£25,612,183	£25,379,203	£23,791,172	£22,824,423
60% LAR : 40% CIR	40%	£28,379,962	£24,588,157	£24,567,345	£24,525,559	£24,292,744	£22,705,711	£21,739,518
60% LAR : 40% CIR	45%	£27,223,344	£23,497,557	£23,476,773	£23,435,042	£23,202,368	£21,616,178	£20,650,453
60% LAR : 40% CIR	50%	£26,062,865	£22,403,123	£22,382,359	£22,340,675	£22,108,115	£20,522,612	£19,557,269

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR for 15 Years	
Value Area	Zone A - Kings Cross Higher

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£48,557,054	£44,192,914	£44,171,641	£44,129,020	£43,894,121	£42,294,578	£41,321,433
60% LAR : 40% CIR	5%	£47,291,378	£42,995,289	£42,974,096	£42,931,618	£42,697,075	£41,099,672	£40,127,717
60% LAR : 40% CIR	10%	£46,021,525	£41,793,514	£41,772,396	£41,730,049	£41,495,835	£39,900,404	£38,929,544
60% LAR : 40% CIR	15%	£44,747,533	£40,587,631	£40,566,580	£40,524,354	£40,290,440	£38,696,815	£37,726,958
60% LAR : 40% CIR	20%	£43,469,442	£39,377,677	£39,356,687	£39,314,570	£39,080,931	£37,488,946	£36,520,002
60% LAR : 40% CIR	25%	£42,187,291	£38,163,692	£38,142,756	£38,100,739	£37,867,345	£36,276,839	£35,308,717
60% LAR : 40% CIR	30%	£40,901,121	£36,945,716	£36,924,828	£36,882,897	£36,649,724	£35,060,535	£34,093,143
60% LAR : 40% CIR	35%	£39,610,970	£35,723,787	£35,702,940	£35,661,087	£35,428,106	£33,840,075	£32,873,326
60% LAR : 40% CIR	40%	£38,316,878	£34,497,946	£34,477,133	£34,435,346	£34,202,531	£32,615,499	£31,649,306
60% LAR : 40% CIR	45%	£37,018,883	£33,268,229	£33,247,445	£33,205,714	£32,973,041	£31,386,850	£30,421,125
60% LAR : 40% CIR	50%	£35,717,028	£32,034,679	£32,013,916	£31,972,231	£31,739,672	£30,154,168	£29,188,825

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,497,454	£5,133,314	£5,112,041	£5,069,420	£4,834,521	£3,234,978	£2,261,833
60% LAR : 40% CIR	5%	£8,231,778	£3,935,689	£3,914,496	£3,872,018	£3,637,475	£2,040,072	£1,068,117
60% LAR : 40% CIR	10%	£6,961,925	£2,733,914	£2,712,796	£2,670,449	£2,436,235	£840,804	-£130,056
60% LAR : 40% CIR	15%	£5,687,933	£1,528,031	£1,506,980	£1,464,754	£1,230,840	-£362,785	-£1,332,642
60% LAR : 40% CIR	20%	£4,409,842	£318,077	£297,087	£254,970	£21,331	-£1,570,654	-£2,539,598
60% LAR : 40% CIR	25%	£3,127,691	-£895,908	-£916,844	-£958,861	-£1,192,255	-£2,782,761	-£3,750,883
60% LAR : 40% CIR	30%	£1,841,521	-£2,113,884	-£2,134,772	-£2,176,703	-£2,409,876	-£3,999,065	-£4,966,457
60% LAR : 40% CIR	35%	£551,370	-£3,335,813	-£3,356,660	-£3,398,513	-£3,631,494	-£5,219,525	-£6,186,274
60% LAR : 40% CIR	40%	-£742,722	-£4,561,654	-£4,582,467	-£4,624,254	-£4,857,069	-£6,444,101	-£7,410,294
60% LAR : 40% CIR	45%	-£2,040,717	-£5,791,371	-£5,812,155	-£5,853,886	-£6,086,559	-£7,672,750	-£8,638,475
60% LAR : 40% CIR	50%	-£3,342,572	-£7,024,921	-£7,045,684	-£7,087,369	-£7,319,928	-£8,905,432	-£9,870,775

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£25,682,654	£21,318,514	£21,297,241	£21,254,620	£21,019,721	£19,420,178	£18,447,033
60% LAR : 40% CIR	5%	£24,416,978	£20,120,889	£20,099,696	£20,057,218	£19,822,675	£18,225,272	£17,253,317
60% LAR : 40% CIR	10%	£23,147,125	£18,919,114	£18,897,996	£18,855,649	£18,621,435	£17,026,004	£16,055,144
60% LAR : 40% CIR	15%	£21,873,133	£17,713,231	£17,692,180	£17,649,954	£17,416,040	£15,822,415	£14,852,558
60% LAR : 40% CIR	20%	£20,595,042	£16,503,277	£16,482,287	£16,440,170	£16,206,531	£14,614,546	£13,645,602
60% LAR : 40% CIR	25%	£19,312,891	£15,289,292	£15,268,356	£15,226,339	£14,992,945	£13,402,439	£12,434,317
60% LAR : 40% CIR	30%	£18,026,721	£14,071,316	£14,050,428	£14,008,497	£13,775,324	£12,186,135	£11,218,743
60% LAR : 40% CIR	35%	£16,736,570	£12,849,387	£12,828,540	£12,786,687	£12,553,706	£10,965,675	£9,998,926
60% LAR : 40% CIR	40%	£15,442,478	£11,623,546	£11,602,733	£11,560,946	£11,328,131	£9,741,099	£8,774,906
60% LAR : 40% CIR	45%	£14,144,483	£10,393,829	£10,373,045	£10,331,314	£10,098,641	£8,512,450	£7,546,725
60% LAR : 40% CIR	50%	£12,842,628	£9,160,279	£9,139,516	£9,097,831	£8,865,272	£7,279,768	£6,314,425

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£32,389,054	£28,024,914	£28,003,641	£27,961,020	£27,726,121	£26,126,578	£25,153,433
60% LAR : 40% CIR	5%	£31,123,378	£26,827,289	£26,806,096	£26,763,618	£26,529,075	£24,931,672	£23,959,717
60% LAR : 40% CIR	10%	£29,853,525	£25,625,514	£25,604,396	£25,562,049	£25,327,835	£23,732,404	£22,761,544
60% LAR : 40% CIR	15%	£28,579,533	£24,419,631	£24,398,580	£24,356,354	£24,122,440	£22,528,815	£21,558,958
60% LAR : 40% CIR	20%	£27,301,442	£23,209,677	£23,188,687	£23,146,570	£22,912,931	£21,320,946	£20,352,002
60% LAR : 40% CIR	25%	£26,019,291	£21,995,692	£21,974,756	£21,932,739	£21,699,345	£20,108,839	£19,140,717
60% LAR : 40% CIR	30%	£24,733,121	£20,777,716	£20,756,828	£20,714,897	£20,481,724	£18,892,535	£17,925,143
60% LAR : 40% CIR	35%	£23,442,970	£19,555,787	£19,534,940	£19,493,087	£19,260,106	£17,672,075	£16,705,326
60% LAR : 40% CIR	40%	£22,148,878	£18,329,946	£18,309,133	£18,267,346	£18,034,531	£16,447,499	£15,481,306
60% LAR : 40% CIR	45%	£20,850,883	£17,100,229	£17,079,445	£17,037,714	£16,805,041	£15,218,850	£14,253,125
60% LAR : 40% CIR	50%	£19,549,028	£15,866,679	£15,845,916	£15,804,231	£15,571,672	£13,986,168	£13,020,825

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£40,316,654	£35,952,514	£35,931,241	£35,888,620	£35,653,721	£34,054,178	£33,081,033
60% LAR : 40% CIR	5%	£39,050,978	£34,754,889	£34,733,696	£34,691,218	£34,456,675	£32,859,272	£31,887,317
60% LAR : 40% CIR	10%	£37,781,125	£33,553,114	£33,531,996	£33,489,649	£33,255,435	£31,660,004	£30,689,144
60% LAR : 40% CIR	15%	£36,507,133	£32,347,231	£32,326,180	£32,283,954	£32,050,040	£30,456,415	£29,486,558
60% LAR : 40% CIR	20%	£35,229,042	£31,137,277	£31,116,287	£31,074,170	£30,840,531	£29,248,546	£28,279,602
60% LAR : 40% CIR	25%	£33,946,891	£29,923,292	£29,902,356	£29,860,339	£29,626,945	£28,036,439	£27,068,317
60% LAR : 40% CIR	30%	£32,660,721	£28,705,316	£28,684,428	£28,642,497	£28,409,324	£26,820,135	£25,852,743
60% LAR : 40% CIR	35%	£31,370,570	£27,483,387	£27,462,540	£27,420,687	£27,187,706	£25,599,675	£24,632,926
60% LAR : 40% CIR	40%	£30,076,478	£26,257,546	£26,236,733	£26,194,946	£25,962,131	£24,375,099	£23,408,906
60% LAR : 40% CIR	45%	£28,778,483	£25,027,829	£25,007,045	£24,965,314	£24,732,641	£23,146,450	£22,180,725
60% LAR : 40% CIR	50%	£27,476,628	£23,794,279	£23,773,516	£23,731,831	£23,499,272	£21,913,768	£20,948,425

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR for 15 Years	
Value Area	Zone A - Lower Cenral Zone

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£48,261,557	£43,902,142	£43,880,869	£43,838,248	£43,603,349	£42,003,806	£41,030,662
60% LAR : 40% CIR	5%	£46,854,505	£42,565,401	£42,544,208	£42,501,730	£42,267,187	£40,669,784	£39,697,829
60% LAR : 40% CIR	10%	£45,443,275	£41,224,510	£41,203,393	£41,161,046	£40,926,831	£39,331,400	£38,360,540
60% LAR : 40% CIR	15%	£44,027,906	£39,879,511	£39,858,461	£39,816,235	£39,582,321	£37,988,696	£37,018,840
60% LAR : 40% CIR	20%	£42,608,440	£38,530,442	£38,509,452	£38,467,335	£38,233,696	£36,641,711	£35,672,767
60% LAR : 40% CIR	25%	£41,184,913	£37,177,342	£37,156,406	£37,114,388	£36,880,995	£35,290,489	£34,322,366
60% LAR : 40% CIR	30%	£39,757,366	£35,820,250	£35,799,361	£35,757,432	£35,524,257	£33,935,069	£32,967,677
60% LAR : 40% CIR	35%	£38,325,839	£34,459,206	£34,438,358	£34,396,506	£34,163,524	£32,575,493	£31,608,745
60% LAR : 40% CIR	40%	£36,890,370	£33,094,248	£33,073,436	£33,031,649	£32,798,834	£31,211,802	£30,245,608
60% LAR : 40% CIR	45%	£35,451,000	£31,725,416	£31,704,632	£31,662,901	£31,430,227	£29,844,037	£28,878,312
60% LAR : 40% CIR	50%	£34,007,768	£30,352,750	£30,331,987	£30,290,302	£30,057,743	£28,472,240	£27,506,896

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,201,957	£4,842,542	£4,821,269	£4,778,648	£4,543,749	£2,944,206	£1,971,062
60% LAR : 40% CIR	5%	£7,794,905	£3,505,801	£3,484,608	£3,442,130	£3,207,587	£1,610,184	£638,229
60% LAR : 40% CIR	10%	£6,383,675	£2,164,910	£2,143,793	£2,101,446	£1,867,231	£271,800	-£699,060
60% LAR : 40% CIR	15%	£4,968,306	£819,911	£798,861	£756,635	£522,721	-£1,070,904	-£2,040,760
60% LAR : 40% CIR	20%	£3,548,840	-£529,158	-£550,148	-£592,265	-£825,904	-£2,417,889	-£3,386,833
60% LAR : 40% CIR	25%	£2,125,313	-£1,882,258	-£1,903,194	-£1,945,212	-£2,178,605	-£3,769,111	-£4,737,234
60% LAR : 40% CIR	30%	£697,766	-£3,239,350	-£3,260,239	-£3,302,168	-£3,535,343	-£5,124,531	-£6,091,923
60% LAR : 40% CIR	35%	-£733,761	-£4,600,394	-£4,621,242	-£4,663,094	-£4,896,076	-£6,484,107	-£7,450,855
60% LAR : 40% CIR	40%	-£2,169,230	-£5,965,352	-£5,986,164	-£6,027,951	-£6,260,766	-£7,847,798	-£8,813,992
60% LAR : 40% CIR	45%	-£3,608,600	-£7,334,184	-£7,354,968	-£7,396,699	-£7,629,373	-£9,215,563	-£10,181,288
60% LAR : 40% CIR	50%	-£5,051,832	-£8,706,850	-£8,727,613	-£8,769,298	-£9,001,857	-£10,587,360	-£11,552,704

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£25,387,157	£21,027,742	£21,006,469	£20,963,848	£20,728,949	£19,129,406	£18,156,262
60% LAR : 40% CIR	5%	£23,980,105	£19,691,001	£19,669,808	£19,627,330	£19,392,787	£17,795,384	£16,823,429
60% LAR : 40% CIR	10%	£22,568,875	£18,350,110	£18,328,993	£18,286,646	£18,052,431	£16,457,000	£15,486,140
60% LAR : 40% CIR	15%	£21,153,506	£17,005,111	£16,984,061	£16,941,835	£16,707,921	£15,114,296	£14,144,440
60% LAR : 40% CIR	20%	£19,734,040	£15,656,042	£15,635,052	£15,592,935	£15,359,296	£13,767,311	£12,798,367
60% LAR : 40% CIR	25%	£18,310,513	£14,302,942	£14,282,006	£14,239,988	£14,006,595	£12,416,089	£11,447,966
60% LAR : 40% CIR	30%	£16,882,966	£12,945,850	£12,924,961	£12,883,032	£12,649,857	£11,060,669	£10,093,277
60% LAR : 40% CIR	35%	£15,451,439	£11,584,806	£11,563,958	£11,522,106	£11,289,124	£9,701,093	£8,734,345
60% LAR : 40% CIR	40%	£14,015,970	£10,219,848	£10,199,036	£10,157,249	£9,924,434	£8,337,402	£7,371,208
60% LAR : 40% CIR	45%	£12,576,600	£8,851,016	£8,830,232	£8,788,501	£8,555,827	£6,969,637	£6,003,912
60% LAR : 40% CIR	50%	£11,133,368	£7,478,350	£7,457,587	£7,415,902	£7,183,343	£5,597,840	£4,632,496

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£32,093,557	£27,734,142	£27,712,869	£27,670,248	£27,435,349	£25,835,806	£24,862,662
60% LAR : 40% CIR	5%	£30,686,505	£26,397,401	£26,376,208	£26,333,730	£26,099,187	£24,501,784	£23,529,829
60% LAR : 40% CIR	10%	£29,275,275	£25,056,510	£25,035,393	£24,993,046	£24,758,831	£23,163,400	£22,192,540
60% LAR : 40% CIR	15%	£27,859,906	£23,711,511	£23,690,461	£23,648,235	£23,414,321	£21,820,696	£20,850,840
60% LAR : 40% CIR	20%	£26,440,440	£22,362,442	£22,341,452	£22,299,335	£22,065,696	£20,473,711	£19,504,767
60% LAR : 40% CIR	25%	£25,016,913	£21,009,342	£20,988,406	£20,946,388	£20,712,995	£19,122,489	£18,154,366
60% LAR : 40% CIR	30%	£23,589,366	£19,652,250	£19,631,361	£19,589,432	£19,356,257	£17,767,069	£16,799,677
60% LAR : 40% CIR	35%	£22,157,839	£18,291,206	£18,270,358	£18,228,506	£17,995,524	£16,407,493	£15,440,745
60% LAR : 40% CIR	40%	£20,722,370	£16,926,248	£16,905,436	£16,863,649	£16,630,834	£15,043,802	£14,077,608
60% LAR : 40% CIR	45%	£19,283,000	£15,557,416	£15,536,632	£15,494,901	£15,262,227	£13,676,037	£12,710,312
60% LAR : 40% CIR	50%	£17,839,768	£14,184,750	£14,163,987	£14,122,302	£13,889,743	£12,304,240	£11,338,896

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£40,021,157	£35,661,742	£35,640,469	£35,597,848	£35,362,949	£33,763,406	£32,790,262
60% LAR : 40% CIR	5%	£38,614,105	£34,325,001	£34,303,808	£34,261,330	£34,026,787	£32,429,384	£31,457,429
60% LAR : 40% CIR	10%	£37,202,875	£32,984,110	£32,962,993	£32,920,646	£32,686,431	£31,091,000	£30,120,140
60% LAR : 40% CIR	15%	£35,787,506	£31,639,111	£31,618,061	£31,575,835	£31,341,921	£29,748,296	£28,778,440
60% LAR : 40% CIR	20%	£34,368,040	£30,290,042	£30,269,052	£30,226,935	£29,993,296	£28,401,311	£27,432,367
60% LAR : 40% CIR	25%	£32,944,513	£28,936,942	£28,916,006	£28,873,988	£28,640,595	£27,050,089	£26,081,966
60% LAR : 40% CIR	30%	£31,516,966	£27,579,850	£27,558,961	£27,517,032	£27,283,857	£25,694,669	£24,727,277
60% LAR : 40% CIR	35%	£30,085,439	£26,218,806	£26,197,958	£26,156,106	£25,923,124	£24,335,093	£23,368,345
60% LAR : 40% CIR	40%	£28,649,970	£24,853,848	£24,833,036	£24,791,249	£24,558,434	£22,971,402	£22,005,208
60% LAR : 40% CIR	45%	£27,210,600	£23,485,016	£23,464,232	£23,422,501	£23,189,827	£21,603,637	£20,637,912
60% LAR : 40% CIR	50%	£25,767,368	£22,112,350	£22,091,587	£22,049,902	£21,817,343	£20,231,840	£19,266,496

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR for 15 Years	

Value Area	Zone A - Medium Central Zone

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£54,859,116	£50,394,206	£50,372,933	£50,330,312	£50,095,413	£48,495,870	£47,522,726
60% LAR : 40% CIR	5%	£53,122,187	£48,732,861	£48,711,669	£48,669,191	£48,434,649	£46,837,244	£45,865,289
60% LAR : 40% CIR	10%	£51,381,079	£47,067,368	£47,046,250	£47,003,904	£46,769,689	£45,174,258	£44,203,398
60% LAR : 40% CIR	15%	£49,635,832	£45,397,766	£45,376,715	£45,334,489	£45,100,576	£43,506,950	£42,537,094
60% LAR : 40% CIR	20%	£47,886,488	£43,724,093	£43,703,104	£43,660,986	£43,427,347	£41,835,362	£40,866,418
60% LAR : 40% CIR	25%	£46,133,083	£42,046,390	£42,025,454	£41,983,436	£41,750,043	£40,159,537	£39,191,414
60% LAR : 40% CIR	30%	£44,375,658	£40,364,694	£40,343,806	£40,301,877	£40,068,702	£38,479,514	£37,512,122
60% LAR : 40% CIR	35%	£42,614,253	£38,679,048	£38,658,200	£38,616,347	£38,383,366	£36,795,335	£35,828,586
60% LAR : 40% CIR	40%	£40,848,907	£36,989,486	£36,968,674	£36,926,888	£36,694,073	£35,107,040	£34,140,847
60% LAR : 40% CIR	45%	£39,079,658	£35,296,052	£35,275,267	£35,233,537	£35,000,863	£33,414,673	£32,448,947
60% LAR : 40% CIR	50%	£37,306,548	£33,598,782	£33,578,019	£33,536,334	£33,303,775	£31,718,272	£30,752,928

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,799,516	£11,334,606	£11,313,333	£11,270,712	£11,035,813	£9,436,270	£8,463,126
60% LAR : 40% CIR	5%	£14,062,587	£9,673,261	£9,652,069	£9,609,591	£9,375,049	£7,777,644	£6,805,689
60% LAR : 40% CIR	10%	£12,321,479	£8,007,768	£7,986,650	£7,944,304	£7,710,089	£6,114,658	£5,143,798
60% LAR : 40% CIR	15%	£10,576,232	£6,338,166	£6,317,115	£6,274,889	£6,040,976	£4,447,350	£3,477,494
60% LAR : 40% CIR	20%	£8,826,888	£4,664,493	£4,643,504	£4,601,386	£4,367,747	£2,775,762	£1,806,818
60% LAR : 40% CIR	25%	£7,073,483	£2,986,790	£2,965,854	£2,923,836	£2,690,443	£1,099,937	£131,814
60% LAR : 40% CIR	30%	£5,316,058	£1,305,094	£1,284,206	£1,242,277	£1,009,102	-£580,086	-£1,547,478
60% LAR : 40% CIR	35%	£3,554,653	-£380,552	-£401,400	-£443,253	-£676,234	-£2,264,265	-£3,231,014
60% LAR : 40% CIR	40%	£1,789,307	-£2,070,114	-£2,090,926	-£2,132,712	-£2,365,527	-£3,952,560	-£4,918,753
60% LAR : 40% CIR	45%	£20,058	-£3,763,548	-£3,784,333	-£3,826,063	-£4,058,737	-£5,644,927	-£6,610,653
60% LAR : 40% CIR	50%	-£1,753,052	-£5,460,818	-£5,481,581	-£5,523,266	-£5,755,825	-£7,341,328	-£8,306,672

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£31,984,716	£27,519,806	£27,498,533	£27,455,912	£27,221,013	£25,621,470	£24,648,326
60% LAR : 40% CIR	5%	£30,247,787	£25,858,461	£25,837,269	£25,794,791	£25,560,249	£23,962,844	£22,990,889
60% LAR : 40% CIR	10%	£28,506,679	£24,192,968	£24,171,850	£24,129,504	£23,895,289	£22,299,858	£21,328,998
60% LAR : 40% CIR	15%	£26,761,432	£22,523,366	£22,502,315	£22,460,089	£22,226,176	£20,632,550	£19,662,694
60% LAR : 40% CIR	20%	£25,012,088	£20,849,693	£20,828,704	£20,786,586	£20,552,947	£18,960,962	£17,992,018
60% LAR : 40% CIR	25%	£23,258,683	£19,171,990	£19,151,054	£19,109,036	£18,875,643	£17,285,137	£16,317,014
60% LAR : 40% CIR	30%	£21,501,258	£17,490,294	£17,469,406	£17,427,477	£17,194,302	£15,605,114	£14,637,722
60% LAR : 40% CIR	35%	£19,739,853	£15,804,648	£15,783,800	£15,741,947	£15,508,966	£13,920,935	£12,954,186
60% LAR : 40% CIR	40%	£17,974,507	£14,115,086	£14,094,274	£14,052,488	£13,819,673	£12,232,640	£11,266,447
60% LAR : 40% CIR	45%	£16,205,258	£12,421,652	£12,400,867	£12,359,137	£12,126,463	£10,540,273	£9,574,547
60% LAR : 40% CIR	50%	£14,432,148	£10,724,382	£10,703,619	£10,661,934	£10,429,375	£8,843,872	£7,878,528

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£38,691,116	£34,226,206	£34,204,933	£34,162,312	£33,927,413	£32,327,870	£31,354,726
60% LAR : 40% CIR	5%	£36,954,187	£32,564,861	£32,543,669	£32,501,191	£32,266,649	£30,669,244	£29,697,289
60% LAR : 40% CIR	10%	£35,213,079	£30,899,368	£30,878,250	£30,835,904	£30,601,689	£29,006,258	£28,035,398
60% LAR : 40% CIR	15%	£33,467,832	£29,229,766	£29,208,715	£29,166,489	£28,932,576	£27,338,950	£26,369,094
60% LAR : 40% CIR	20%	£31,718,488	£27,556,093	£27,535,104	£27,492,986	£27,259,347	£25,667,362	£24,698,418
60% LAR : 40% CIR	25%	£29,965,083	£25,878,390	£25,857,454	£25,815,436	£25,582,043	£23,991,537	£23,023,414
60% LAR : 40% CIR	30%	£28,207,658	£24,196,694	£24,175,806	£24,133,877	£23,900,702	£22,311,514	£21,344,122
60% LAR : 40% CIR	35%	£26,446,253	£22,511,048	£22,490,200	£22,448,347	£22,215,366	£20,627,335	£19,660,586
60% LAR : 40% CIR	40%	£24,680,907	£20,821,486	£20,800,674	£20,758,888	£20,526,073	£18,939,040	£17,972,847
60% LAR : 40% CIR	45%	£22,911,658	£19,128,052	£19,107,267	£19,065,537	£18,832,863	£17,246,673	£16,280,947
60% LAR : 40% CIR	50%	£21,138,548	£17,430,782	£17,410,019	£17,368,334	£17,135,775	£15,550,272	£14,584,928

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£46,618,716	£42,153,806	£42,132,533	£42,089,912	£41,855,013	£40,255,470	£39,282,326
60% LAR : 40% CIR	5%	£44,881,787	£40,492,461	£40,471,269	£40,428,791	£40,194,249	£38,596,844	£37,624,889
60% LAR : 40% CIR	10%	£43,140,679	£38,826,968	£38,805,850	£38,763,504	£38,529,289	£36,933,858	£35,962,998
60% LAR : 40% CIR	15%	£41,395,432	£37,157,366	£37,136,315	£37,094,089	£36,860,176	£35,266,550	£34,296,694
60% LAR : 40% CIR	20%	£39,646,088	£35,483,693	£35,462,704	£35,420,586	£35,186,947	£33,594,962	£32,626,018
60% LAR : 40% CIR	25%	£37,892,683	£33,805,990	£33,785,054	£33,743,036	£33,509,643	£31,919,137	£30,951,014
60% LAR : 40% CIR	30%	£36,135,258	£32,124,294	£32,103,406	£32,061,477	£31,828,302	£30,239,114	£29,271,722
60% LAR : 40% CIR	35%	£34,373,853	£30,438,648	£30,417,800	£30,375,947	£30,142,966	£28,554,935	£27,588,186
60% LAR : 40% CIR	40%	£32,608,507	£28,749,086	£28,728,274	£28,686,488	£28,453,673	£26,866,640	£25,900,447
60% LAR : 40% CIR	45%	£30,839,258	£27,055,652	£27,034,867	£26,993,137	£26,760,463	£25,174,273	£24,208,547
60% LAR : 40% CIR	50%	£29,066,148	£25,358,382	£25,337,619	£25,295,934	£25,063,375	£23,477,872	£22,512,528

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR for 15 Years	
No Units	42
Site Area	0.4 Ha

Value Area	Zone A - Higher Central Zone	
Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£58,629,152	£54,103,957	£54,082,684	£54,040,063	£53,805,163	£52,205,620	£51,232,476
60% LAR : 40% CIR	5%	£56,703,720	£52,257,124	£52,235,933	£52,193,455	£51,958,911	£50,361,508	£49,389,552
60% LAR : 40% CIR	10%	£54,774,110	£50,406,144	£50,385,026	£50,342,679	£50,108,465	£48,513,033	£47,542,174
60% LAR : 40% CIR	15%	£52,840,362	£48,551,053	£48,530,003	£48,487,777	£48,253,864	£46,660,239	£45,690,382
60% LAR : 40% CIR	20%	£50,902,516	£46,691,893	£46,670,904	£46,628,788	£46,395,147	£44,803,164	£43,834,219
60% LAR : 40% CIR	25%	£48,960,609	£44,828,703	£44,807,767	£44,765,749	£44,532,356	£42,941,851	£41,973,727
60% LAR : 40% CIR	30%	£47,014,682	£42,961,520	£42,940,633	£42,898,702	£42,665,528	£41,076,340	£40,108,948
60% LAR : 40% CIR	35%	£45,064,775	£41,090,385	£41,069,538	£41,027,685	£40,794,704	£39,206,672	£38,239,924
60% LAR : 40% CIR	40%	£43,110,927	£39,215,337	£39,194,525	£39,152,737	£38,919,923	£37,332,891	£36,366,697
60% LAR : 40% CIR	45%	£41,153,177	£37,336,415	£37,315,630	£37,273,900	£37,041,225	£35,455,036	£34,489,310
60% LAR : 40% CIR	50%	£39,191,565	£35,453,657	£35,432,894	£35,391,210	£35,158,651	£33,573,148	£32,607,804

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£19,569,552	£15,044,357	£15,023,084	£14,980,463	£14,745,563	£13,146,020	£12,172,876
60% LAR : 40% CIR	5%	£17,644,120	£13,197,524	£13,176,333	£13,133,855	£12,899,311	£11,301,908	£10,329,952
60% LAR : 40% CIR	10%	£15,714,510	£11,346,544	£11,325,426	£11,283,079	£11,048,865	£9,453,433	£8,482,574
60% LAR : 40% CIR	15%	£13,780,762	£9,491,453	£9,470,403	£9,428,177	£9,194,264	£7,600,639	£6,630,782
60% LAR : 40% CIR	20%	£11,842,916	£7,632,293	£7,611,304	£7,569,188	£7,335,547	£5,743,564	£4,774,619
60% LAR : 40% CIR	25%	£9,901,009	£5,769,103	£5,748,167	£5,706,149	£5,472,756	£3,882,251	£2,914,127
60% LAR : 40% CIR	30%	£7,955,082	£3,901,920	£3,881,033	£3,839,102	£3,605,928	£2,016,740	£1,049,348
60% LAR : 40% CIR	35%	£6,005,175	£2,030,785	£2,009,938	£1,968,085	£1,735,104	£147,072	-£819,676
60% LAR : 40% CIR	40%	£4,051,327	£155,737	£134,925	£93,137	-£139,677	-£1,726,709	-£2,692,903
60% LAR : 40% CIR	45%	£2,093,577	-£1,723,185	-£1,743,970	-£1,785,700	-£2,018,375	-£3,604,564	-£4,570,290
60% LAR : 40% CIR	50%	£131,965	-£3,605,943	-£3,626,706	-£3,668,390	-£3,900,949	-£5,486,452	-£6,451,796

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£35,754,752	£31,229,557	£31,208,284	£31,165,663	£30,930,763	£29,331,220	£28,358,076
60% LAR : 40% CIR	5%	£33,829,320	£29,382,724	£29,361,533	£29,319,055	£29,084,511	£27,487,108	£26,515,152
60% LAR : 40% CIR	10%	£31,899,710	£27,531,744	£27,510,626	£27,468,279	£27,234,065	£25,638,633	£24,667,774
60% LAR : 40% CIR	15%	£29,965,962	£25,676,653	£25,655,603	£25,613,377	£25,379,464	£23,785,839	£22,815,982
60% LAR : 40% CIR	20%	£28,028,116	£23,817,493	£23,796,504	£23,754,388	£23,520,747	£21,928,764	£20,959,819
60% LAR : 40% CIR	25%	£26,086,209	£21,954,303	£21,933,367	£21,891,349	£21,657,956	£20,067,451	£19,099,327
60% LAR : 40% CIR	30%	£24,140,282	£20,087,120	£20,066,233	£20,024,302	£19,791,128	£18,201,940	£17,234,548
60% LAR : 40% CIR	35%	£22,190,375	£18,215,985	£18,195,138	£18,153,285	£17,920,304	£16,332,272	£15,365,524
60% LAR : 40% CIR	40%	£20,236,527	£16,340,937	£16,320,125	£16,278,337	£16,045,523	£14,458,491	£13,492,297
60% LAR : 40% CIR	45%	£18,278,777	£14,462,015	£14,441,230	£14,399,500	£14,166,825	£12,580,636	£11,614,910
60% LAR : 40% CIR	50%	£16,317,165	£12,579,257	£12,558,494	£12,516,810	£12,284,251	£10,698,748	£9,733,404

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£42,461,152	£37,935,957	£37,914,684	£37,872,063	£37,637,163	£36,037,620	£35,064,476
60% LAR : 40% CIR	5%	£40,535,720	£36,089,124	£36,067,933	£36,025,455	£35,790,911	£34,193,508	£33,221,552
60% LAR : 40% CIR	10%	£38,606,110	£34,238,144	£34,217,026	£34,174,679	£33,940,465	£32,345,033	£31,374,174
60% LAR : 40% CIR	15%	£36,672,362	£32,383,053	£32,362,003	£32,319,777	£32,085,864	£30,492,239	£29,522,382
60% LAR : 40% CIR	20%	£34,734,516	£30,523,893	£30,502,904	£30,460,788	£30,227,147	£28,635,164	£27,666,219
60% LAR : 40% CIR	25%	£32,792,609	£28,660,703	£28,639,767	£28,597,749	£28,364,356	£26,773,851	£25,805,727
60% LAR : 40% CIR	30%	£30,846,682	£26,793,520	£26,772,633	£26,730,702	£26,497,528	£24,908,340	£23,940,948
60% LAR : 40% CIR	35%	£28,896,775	£24,922,385	£24,901,538	£24,859,685	£24,626,704	£23,038,672	£22,071,924
60% LAR : 40% CIR	40%	£26,942,927	£23,047,337	£23,026,525	£22,984,737	£22,751,923	£21,164,891	£20,198,697
60% LAR : 40% CIR	45%	£24,985,177	£21,168,415	£21,147,630	£21,105,900	£20,873,225	£19,287,036	£18,321,310
60% LAR : 40% CIR	50%	£23,023,565	£19,285,657	£19,264,894	£19,223,210	£18,990,651	£17,405,148	£16,439,804

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£50,388,752	£45,863,557	£45,842,284	£45,799,663	£45,564,763	£43,965,220	£42,992,076
60% LAR : 40% CIR	5%	£48,463,320	£44,016,724	£43,995,533	£43,953,055	£43,718,511	£42,121,108	£41,149,152
60% LAR : 40% CIR	10%	£46,533,710	£42,165,744	£42,144,626	£42,102,279	£41,868,065	£40,272,633	£39,301,774
60% LAR : 40% CIR	15%	£44,599,962	£40,310,653	£40,289,603	£40,247,377	£40,013,464	£38,419,839	£37,449,982
60% LAR : 40% CIR	20%	£42,662,116	£38,451,493	£38,430,504	£38,388,388	£38,154,747	£36,562,764	£35,593,819
60% LAR : 40% CIR	25%	£40,720,209	£36,588,303	£36,567,367	£36,525,349	£36,291,956	£34,701,451	£33,733,327
60% LAR : 40% CIR	30%	£38,774,282	£34,721,120	£34,700,233	£34,658,302	£34,425,128	£32,835,940	£31,868,548
60% LAR : 40% CIR	35%	£36,824,375	£32,849,985	£32,829,138	£32,787,285	£32,554,304	£30,966,272	£29,999,524
60% LAR : 40% CIR	40%	£34,870,527	£30,974,937	£30,954,125	£30,912,337	£30,679,523	£29,092,491	£28,126,297
60% LAR : 40% CIR	45%	£32,912,777	£29,096,015	£29,075,230	£29,033,500	£28,800,825	£27,214,636	£26,248,910
60% LAR : 40% CIR	50%	£30,951,165	£27,213,257	£27,192,494	£27,150,810	£26,918,251	£25,332,748	£24,367,404

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR in Perp	
No Units	**42**
Site Area	**0.4 Ha**

Value Area	**Zone A - Zone 1 and Eastern Central Zone**	
Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£38,631,886	£34,203,695	£34,182,423	£34,139,225	£33,889,923	£32,184,761	£31,144,405
60% LAR : 40% CIR	5%	£37,507,586	£33,145,185	£33,123,993	£33,080,938	£32,831,993	£31,128,971	£30,089,804
60% LAR : 40% CIR	10%	£36,379,109	£32,082,526	£32,061,409	£32,018,485	£31,769,869	£30,068,819	£29,030,747
60% LAR : 40% CIR	15%	£35,246,493	£31,015,759	£30,994,708	£30,951,905	£30,703,590	£29,004,345	£27,967,277
60% LAR : 40% CIR	20%	£34,109,779	£29,944,920	£29,923,930	£29,881,238	£29,633,195	£27,935,593	£26,899,436
60% LAR : 40% CIR	25%	£32,969,004	£28,870,051	£28,849,116	£28,806,522	£28,558,725	£26,862,601	£25,827,266
60% LAR : 40% CIR	30%	£31,824,211	£27,791,191	£27,770,303	£27,727,796	£27,480,220	£25,785,413	£24,750,809
60% LAR : 40% CIR	35%	£30,675,436	£26,708,378	£26,687,531	£26,645,102	£26,397,718	£24,704,068	£23,670,107
60% LAR : 40% CIR	40%	£29,522,720	£25,621,652	£25,600,839	£25,558,476	£25,311,260	£23,618,608	£22,585,203
60% LAR : 40% CIR	45%	£28,366,102	£24,531,052	£24,510,267	£24,467,960	£24,220,884	£22,529,075	£21,496,137
60% LAR : 40% CIR	50%	£27,205,622	£23,436,616	£23,415,853	£23,373,593	£23,126,630	£21,435,509	£20,402,954

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-427713.8545	-£4,855,905	-£4,877,177	-£4,920,375	-£5,169,677	-£6,874,839	-£7,915,195
60% LAR : 40% CIR	5%	-£1,552,014	-£5,914,415	-£5,935,607	-£5,978,662	-£6,227,607	-£7,930,629	-£8,969,796
60% LAR : 40% CIR	10%	-£2,680,491	-£6,977,074	-£6,998,191	-£7,041,115	-£7,289,731	-£8,990,781	-£10,028,853
60% LAR : 40% CIR	15%	-£3,813,107	-£8,043,841	-£8,064,892	-£8,107,695	-£8,356,010	-£10,055,255	-£11,092,323
60% LAR : 40% CIR	20%	-£4,949,821	-£9,114,680	-£9,135,670	-£9,178,362	-£9,426,405	-£11,124,007	-£12,160,164
60% LAR : 40% CIR	25%	-£6,090,596	-£10,189,549	-£10,210,484	-£10,253,078	-£10,500,875	-£12,196,999	-£13,232,334
60% LAR : 40% CIR	30%	-£7,235,389	-£11,268,409	-£11,289,297	-£11,331,804	-£11,579,380	-£13,274,187	-£14,308,791
60% LAR : 40% CIR	35%	-£8,384,164	-£12,351,222	-£12,372,069	-£12,414,498	-£12,661,882	-£14,355,532	-£15,389,493
60% LAR : 40% CIR	40%	-£9,536,880	-£13,437,948	-£13,458,761	-£13,501,124	-£13,748,340	-£15,440,992	-£16,474,397
60% LAR : 40% CIR	45%	-£10,693,498	-£14,528,548	-£14,549,333	-£14,591,640	-£14,838,716	-£16,530,525	-£17,563,463
60% LAR : 40% CIR	50%	-£11,853,978	-£15,622,984	-£15,643,747	-£15,686,007	-£15,932,970	-£17,624,091	-£18,656,646

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,757,486	£11,329,295	£11,308,023	£11,264,825	£11,015,523	£9,310,361	£8,270,005
60% LAR : 40% CIR	5%	£14,633,186	£10,270,785	£10,249,593	£10,206,538	£9,957,593	£8,254,571	£7,215,404
60% LAR : 40% CIR	10%	£13,504,709	£9,208,126	£9,187,009	£9,144,085	£8,895,469	£7,194,419	£6,156,347
60% LAR : 40% CIR	15%	£12,372,093	£8,141,359	£8,120,308	£8,077,505	£7,829,190	£6,129,945	£5,092,877
60% LAR : 40% CIR	20%	£11,235,379	£7,070,520	£7,049,530	£7,006,838	£6,758,795	£5,061,193	£4,025,036
60% LAR : 40% CIR	25%	£10,094,604	£5,995,651	£5,974,716	£5,932,122	£5,684,325	£3,988,201	£2,952,866
60% LAR : 40% CIR	30%	£8,949,811	£4,916,791	£4,895,903	£4,853,396	£4,605,820	£2,911,013	£1,876,409
60% LAR : 40% CIR	35%	£7,801,036	£3,833,978	£3,813,131	£3,770,702	£3,523,318	£1,829,668	£795,707
60% LAR : 40% CIR	40%	£6,648,320	£2,747,252	£2,726,439	£2,684,076	£2,436,860	£744,208	-£289,197
60% LAR : 40% CIR	45%	£5,491,702	£1,656,652	£1,635,867	£1,593,560	£1,346,484	-£345,325	-£1,378,263
60% LAR : 40% CIR	50%	£4,331,222	£562,216	£541,453	£499,193	£252,230	-£1,438,891	-£2,471,446

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£22,463,886	£18,035,695	£18,014,423	£17,971,225	£17,721,923	£16,016,761	£14,976,405
60% LAR : 40% CIR	5%	£21,339,586	£16,977,185	£16,955,993	£16,912,938	£16,663,993	£14,960,971	£13,921,804
60% LAR : 40% CIR	10%	£20,211,109	£15,914,526	£15,893,409	£15,850,485	£15,601,869	£13,900,819	£12,862,747
60% LAR : 40% CIR	15%	£19,078,493	£14,847,759	£14,826,708	£14,783,905	£14,535,590	£12,836,345	£11,799,277
60% LAR : 40% CIR	20%	£17,941,779	£13,776,920	£13,755,930	£13,713,238	£13,465,195	£11,767,593	£10,731,436
60% LAR : 40% CIR	25%	£16,801,004	£12,702,051	£12,681,116	£12,638,522	£12,390,725	£10,694,601	£9,659,266
60% LAR : 40% CIR	30%	£15,656,211	£11,623,191	£11,602,303	£11,559,796	£11,312,220	£9,617,413	£8,582,809
60% LAR : 40% CIR	35%	£14,507,436	£10,540,378	£10,519,531	£10,477,102	£10,229,718	£8,536,068	£7,502,107
60% LAR : 40% CIR	40%	£13,354,720	£9,453,652	£9,432,839	£9,390,476	£9,143,260	£7,450,608	£6,417,203
60% LAR : 40% CIR	45%	£12,198,102	£8,363,052	£8,342,267	£8,299,960	£8,052,884	£6,361,075	£5,328,137
60% LAR : 40% CIR	50%	£11,037,622	£7,268,616	£7,247,853	£7,205,593	£6,958,630	£5,267,509	£4,234,954

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£30,391,486	£25,963,295	£25,942,023	£25,898,825	£25,649,523	£23,944,361	£22,904,005
60% LAR : 40% CIR	5%	£29,267,186	£24,904,785	£24,883,593	£24,840,538	£24,591,593	£22,888,571	£21,849,404
60% LAR : 40% CIR	10%	£28,138,709	£23,842,126	£23,821,009	£23,778,085	£23,529,469	£21,828,419	£20,790,347
60% LAR : 40% CIR	15%	£27,006,093	£22,775,359	£22,754,308	£22,711,505	£22,463,190	£20,763,945	£19,726,877
60% LAR : 40% CIR	20%	£25,869,379	£21,704,520	£21,683,530	£21,640,838	£21,392,795	£19,695,193	£18,659,036
60% LAR : 40% CIR	25%	£24,728,604	£20,629,651	£20,608,716	£20,566,122	£20,318,325	£18,622,201	£17,586,866
60% LAR : 40% CIR	30%	£23,583,811	£19,550,791	£19,529,903	£19,487,396	£19,239,820	£17,545,013	£16,510,409
60% LAR : 40% CIR	35%	£22,435,036	£18,467,978	£18,447,131	£18,404,702	£18,157,318	£16,463,668	£15,429,707
60% LAR : 40% CIR	40%	£21,282,320	£17,381,252	£17,360,439	£17,318,076	£17,070,860	£15,378,208	£14,344,803
60% LAR : 40% CIR	45%	£20,125,702	£16,290,652	£16,269,867	£16,227,560	£15,980,484	£14,288,675	£13,255,737
60% LAR : 40% CIR	50%	£18,965,222	£15,196,216	£15,175,453	£15,133,193	£14,886,230	£13,195,109	£12,162,554

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR in Perp		Value Area	Zone A - Kings Cross Lower

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£47,607,784	£43,036,068	£43,014,795	£42,971,598	£42,722,296	£41,017,134	£39,976,777
60% LAR : 40% CIR	5%	£46,483,485	£41,977,558	£41,956,365	£41,913,311	£41,664,366	£39,961,344	£38,922,176
60% LAR : 40% CIR	10%	£45,355,007	£40,914,899	£40,893,781	£40,850,858	£40,602,241	£38,901,191	£37,863,119
60% LAR : 40% CIR	15%	£44,222,392	£39,848,131	£39,827,081	£39,784,277	£39,535,962	£37,836,718	£36,799,649
60% LAR : 40% CIR	20%	£43,085,677	£38,777,292	£38,756,303	£38,713,610	£38,465,567	£36,767,965	£35,731,808
60% LAR : 40% CIR	25%	£41,944,903	£37,702,423	£37,681,488	£37,638,894	£37,391,098	£35,694,974	£34,659,638
60% LAR : 40% CIR	30%	£40,800,109	£36,623,564	£36,602,676	£36,560,169	£36,312,592	£34,617,785	£33,583,181
60% LAR : 40% CIR	35%	£39,651,334	£35,540,750	£35,519,903	£35,477,474	£35,230,090	£33,536,440	£32,502,479
60% LAR : 40% CIR	40%	£38,498,618	£34,454,024	£34,433,212	£34,390,848	£34,143,632	£32,450,981	£31,417,575
60% LAR : 40% CIR	45%	£37,342,000	£33,363,424	£33,342,639	£33,300,333	£33,053,256	£31,361,447	£30,328,509
60% LAR : 40% CIR	50%	£36,181,521	£32,268,988	£32,248,225	£32,205,965	£31,959,003	£30,267,882	£29,235,325

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,548,184	£3,976,468	£3,955,195	£3,911,998	£3,662,696	£1,957,534	£917,177
60% LAR : 40% CIR	5%	£7,423,885	£2,917,958	£2,896,765	£2,853,711	£2,604,766	£901,744	-£137,424
60% LAR : 40% CIR	10%	£6,295,407	£1,855,299	£1,834,181	£1,791,258	£1,542,641	-£158,409	-£1,196,481
60% LAR : 40% CIR	15%	£5,162,792	£788,531	£767,481	£724,677	£476,362	-£1,222,882	-£2,259,951
60% LAR : 40% CIR	20%	£4,026,077	-£282,308	-£303,297	-£345,990	-£594,033	-£2,291,635	-£3,327,792
60% LAR : 40% CIR	25%	£2,885,303	-£1,357,177	-£1,378,112	-£1,420,706	-£1,668,502	-£3,364,626	-£4,399,962
60% LAR : 40% CIR	30%	£1,740,509	-£2,436,036	-£2,456,924	-£2,499,431	-£2,747,008	-£4,441,815	-£5,476,419
60% LAR : 40% CIR	35%	£591,734	-£3,518,850	-£3,539,697	-£3,582,126	-£3,829,510	-£5,523,160	-£6,557,121
60% LAR : 40% CIR	40%	-£560,982	-£4,605,576	-£4,626,388	-£4,668,752	-£4,915,968	-£6,608,619	-£7,642,025
60% LAR : 40% CIR	45%	-£1,717,600	-£5,696,176	-£5,716,961	-£5,759,267	-£6,006,344	-£7,698,153	-£8,731,091
60% LAR : 40% CIR	50%	-£2,878,079	-£6,790,612	-£6,811,375	-£6,853,635	-£7,100,597	-£8,791,718	-£9,824,275

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£24,733,384	£20,161,668	£20,140,395	£20,097,198	£19,847,896	£18,142,734	£17,102,377
60% LAR : 40% CIR	5%	£23,609,085	£19,103,158	£19,081,965	£19,038,911	£18,789,966	£17,086,944	£16,047,776
60% LAR : 40% CIR	10%	£22,480,607	£18,040,499	£18,019,381	£17,976,458	£17,727,841	£16,026,791	£14,988,719
60% LAR : 40% CIR	15%	£21,347,992	£16,973,731	£16,952,681	£16,909,877	£16,661,562	£14,962,318	£13,925,249
60% LAR : 40% CIR	20%	£20,211,277	£15,902,892	£15,881,903	£15,839,210	£15,591,167	£13,893,565	£12,857,408
60% LAR : 40% CIR	25%	£19,070,503	£14,828,023	£14,807,088	£14,764,494	£14,516,698	£12,820,574	£11,785,238
60% LAR : 40% CIR	30%	£17,925,709	£13,749,164	£13,728,276	£13,685,769	£13,438,192	£11,743,385	£10,708,781
60% LAR : 40% CIR	35%	£16,776,934	£12,666,350	£12,645,503	£12,603,074	£12,355,690	£10,662,040	£9,628,079
60% LAR : 40% CIR	40%	£15,624,218	£11,579,624	£11,558,812	£11,516,448	£11,269,232	£9,576,581	£8,543,175
60% LAR : 40% CIR	45%	£14,467,600	£10,489,024	£10,468,239	£10,425,933	£10,178,856	£8,487,047	£7,454,109
60% LAR : 40% CIR	50%	£13,307,121	£9,394,588	£9,373,825	£9,331,565	£9,084,603	£7,393,482	£6,360,925

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£31,439,784	£26,868,068	£26,846,795	£26,803,598	£26,554,296	£24,849,134	£23,808,777
60% LAR : 40% CIR	5%	£30,315,485	£25,809,558	£25,788,365	£25,745,311	£25,496,366	£23,793,344	£22,754,176
60% LAR : 40% CIR	10%	£29,187,007	£24,746,899	£24,725,781	£24,682,858	£24,434,241	£22,733,191	£21,695,119
60% LAR : 40% CIR	15%	£28,054,392	£23,680,131	£23,659,081	£23,616,277	£23,367,962	£21,668,718	£20,631,649
60% LAR : 40% CIR	20%	£26,917,677	£22,609,292	£22,588,303	£22,545,610	£22,297,567	£20,599,965	£19,563,808
60% LAR : 40% CIR	25%	£25,776,903	£21,534,423	£21,513,488	£21,470,894	£21,223,098	£19,526,974	£18,491,638
60% LAR : 40% CIR	30%	£24,632,109	£20,455,564	£20,434,676	£20,392,169	£20,144,592	£18,449,785	£17,415,181
60% LAR : 40% CIR	35%	£23,483,334	£19,372,750	£19,351,903	£19,309,474	£19,062,090	£17,368,440	£16,334,479
60% LAR : 40% CIR	40%	£22,330,618	£18,286,024	£18,265,212	£18,222,848	£17,975,632	£16,282,981	£15,249,575
60% LAR : 40% CIR	45%	£21,174,000	£17,195,424	£17,174,639	£17,132,333	£16,885,256	£15,193,447	£14,160,509
60% LAR : 40% CIR	50%	£20,013,521	£16,100,988	£16,080,225	£16,037,965	£15,791,003	£14,099,882	£13,067,325

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£39,367,384	£34,795,668	£34,774,395	£34,731,198	£34,481,896	£32,776,734	£31,736,377
60% LAR : 40% CIR	5%	£38,243,085	£33,737,158	£33,715,965	£33,672,911	£33,423,966	£31,720,944	£30,681,776
60% LAR : 40% CIR	10%	£37,114,607	£32,674,499	£32,653,381	£32,610,458	£32,361,841	£30,660,791	£29,622,719
60% LAR : 40% CIR	15%	£35,981,992	£31,607,731	£31,586,681	£31,543,877	£31,295,562	£29,596,318	£28,559,249
60% LAR : 40% CIR	20%	£34,845,277	£30,536,892	£30,515,903	£30,473,210	£30,225,167	£28,527,565	£27,491,408
60% LAR : 40% CIR	25%	£33,704,503	£29,462,023	£29,441,088	£29,398,494	£29,150,698	£27,454,574	£26,419,238
60% LAR : 40% CIR	30%	£32,559,709	£28,383,164	£28,362,276	£28,319,769	£28,072,192	£26,377,385	£25,342,781
60% LAR : 40% CIR	35%	£31,410,934	£27,300,350	£27,279,503	£27,237,074	£26,989,690	£25,296,040	£24,262,079
60% LAR : 40% CIR	40%	£30,258,218	£26,213,624	£26,192,812	£26,150,448	£25,903,232	£24,210,581	£23,177,175
60% LAR : 40% CIR	45%	£29,101,600	£25,123,024	£25,102,239	£25,059,933	£24,812,856	£23,121,047	£22,088,109
60% LAR : 40% CIR	50%	£27,941,121	£24,028,588	£24,007,825	£23,965,565	£23,718,603	£22,027,482	£20,994,925

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR in Perp	
No Units	42
Site Area	0.4 Ha

Value Area	Zone A - Kings Cross Higher	
Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£50,435,310	£45,818,381	£45,797,107	£45,753,911	£45,504,608	£43,799,446	£42,759,090
60% LAR : 40% CIR	5%	£49,169,634	£44,620,755	£44,599,563	£44,556,509	£44,307,563	£42,604,541	£41,565,373
60% LAR : 40% CIR	10%	£47,899,780	£43,418,981	£43,397,862	£43,354,940	£43,106,322	£41,405,272	£40,367,201
60% LAR : 40% CIR	15%	£46,625,788	£42,213,096	£42,192,046	£42,149,244	£41,900,928	£40,201,684	£39,164,616
60% LAR : 40% CIR	20%	£45,347,698	£41,003,143	£40,982,154	£40,939,461	£40,691,418	£38,993,816	£37,957,659
60% LAR : 40% CIR	25%	£44,065,547	£39,789,158	£39,768,223	£39,725,629	£39,477,833	£37,781,709	£36,746,373
60% LAR : 40% CIR	30%	£42,779,377	£38,571,183	£38,550,295	£38,507,788	£38,260,211	£36,565,404	£35,530,801
60% LAR : 40% CIR	35%	£41,489,226	£37,349,254	£37,328,407	£37,285,978	£37,038,594	£35,344,943	£34,310,984
60% LAR : 40% CIR	40%	£40,195,134	£36,123,412	£36,102,600	£36,060,237	£35,813,020	£34,120,368	£33,086,963
60% LAR : 40% CIR	45%	£38,897,139	£34,893,696	£34,872,911	£34,830,605	£34,583,528	£32,891,719	£31,858,782
60% LAR : 40% CIR	50%	£37,595,283	£33,660,146	£33,639,382	£33,597,122	£33,350,160	£31,659,038	£30,626,482

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,375,710	£6,758,781	£6,737,507	£6,694,311	£6,445,008	£4,739,846	£3,699,490
60% LAR : 40% CIR	5%	£10,110,034	£5,561,155	£5,539,963	£5,496,909	£5,247,963	£3,544,941	£2,505,773
60% LAR : 40% CIR	10%	£8,840,180	£4,359,381	£4,338,262	£4,295,340	£4,046,722	£2,345,672	£1,307,601
60% LAR : 40% CIR	15%	£7,566,188	£3,153,496	£3,132,446	£3,089,644	£2,841,328	£1,142,084	£105,016
60% LAR : 40% CIR	20%	£6,288,098	£1,943,543	£1,922,554	£1,879,861	£1,631,818	-£65,784	-£1,101,941
60% LAR : 40% CIR	25%	£5,005,947	£729,558	£708,623	£666,029	£418,233	-£1,277,891	-£2,313,227
60% LAR : 40% CIR	30%	£3,719,777	-£488,417	-£509,305	-£551,812	-£799,389	-£2,494,196	-£3,528,799
60% LAR : 40% CIR	35%	£2,429,626	-£1,710,346	-£1,731,193	-£1,773,622	-£2,021,006	-£3,714,657	-£4,748,616
60% LAR : 40% CIR	40%	£1,135,534	-£2,936,188	-£2,957,000	-£2,999,363	-£3,246,580	-£4,939,232	-£5,972,637
60% LAR : 40% CIR	45%	-£162,461	-£4,165,904	-£4,186,689	-£4,228,995	-£4,476,072	-£6,167,881	-£7,200,818
60% LAR : 40% CIR	50%	-£1,464,317	-£5,399,454	-£5,420,218	-£5,462,478	-£5,709,440	-£7,400,562	-£8,433,118

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£27,560,910	£22,943,981	£22,922,707	£22,879,511	£22,630,208	£20,925,046	£19,884,690
60% LAR : 40% CIR	5%	£26,295,234	£21,746,355	£21,725,163	£21,682,109	£21,433,163	£19,730,141	£18,690,973
60% LAR : 40% CIR	10%	£25,025,380	£20,544,581	£20,523,462	£20,480,540	£20,231,922	£18,530,872	£17,492,801
60% LAR : 40% CIR	15%	£23,751,388	£19,338,696	£19,317,646	£19,274,844	£19,026,528	£17,327,284	£16,290,216
60% LAR : 40% CIR	20%	£22,473,298	£18,128,743	£18,107,754	£18,065,061	£17,817,018	£16,119,416	£15,083,259
60% LAR : 40% CIR	25%	£21,191,147	£16,914,758	£16,893,823	£16,851,229	£16,603,433	£14,907,309	£13,871,973
60% LAR : 40% CIR	30%	£19,904,977	£15,696,783	£15,675,895	£15,633,388	£15,385,811	£13,691,004	£12,656,401
60% LAR : 40% CIR	35%	£18,614,826	£14,474,854	£14,454,007	£14,411,578	£14,164,194	£12,470,543	£11,436,584
60% LAR : 40% CIR	40%	£17,320,734	£13,249,012	£13,228,200	£13,185,837	£12,938,620	£11,245,968	£10,212,563
60% LAR : 40% CIR	45%	£16,022,739	£12,019,296	£11,998,511	£11,956,205	£11,709,128	£10,017,319	£8,984,382
60% LAR : 40% CIR	50%	£14,720,883	£10,785,746	£10,764,982	£10,722,722	£10,475,760	£8,784,638	£7,752,082

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£34,267,310	£29,650,381	£29,629,107	£29,585,911	£29,336,608	£27,631,446	£26,591,090
60% LAR : 40% CIR	5%	£33,001,634	£28,452,755	£28,431,563	£28,388,509	£28,139,563	£26,436,541	£25,397,373
60% LAR : 40% CIR	10%	£31,731,780	£27,250,981	£27,229,862	£27,186,940	£26,938,322	£25,237,272	£24,199,201
60% LAR : 40% CIR	15%	£30,457,788	£26,045,096	£26,024,046	£25,981,244	£25,732,928	£24,033,684	£22,996,616
60% LAR : 40% CIR	20%	£29,179,698	£24,835,143	£24,814,154	£24,771,461	£24,523,418	£22,825,816	£21,789,659
60% LAR : 40% CIR	25%	£27,897,547	£23,621,158	£23,600,223	£23,557,629	£23,309,833	£21,613,709	£20,578,373
60% LAR : 40% CIR	30%	£26,611,377	£22,403,183	£22,382,295	£22,339,788	£22,092,211	£20,397,404	£19,362,801
60% LAR : 40% CIR	35%	£25,321,226	£21,181,254	£21,160,407	£21,117,978	£20,870,594	£19,176,943	£18,142,984
60% LAR : 40% CIR	40%	£24,027,134	£19,955,412	£19,934,600	£19,892,237	£19,645,020	£17,952,368	£16,918,963
60% LAR : 40% CIR	45%	£22,729,139	£18,725,696	£18,704,911	£18,662,605	£18,415,528	£16,723,719	£15,690,782
60% LAR : 40% CIR	50%	£21,427,283	£17,492,146	£17,471,382	£17,429,122	£17,182,160	£15,491,038	£14,458,482

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£42,194,910	£37,577,981	£37,556,707	£37,513,511	£37,264,208	£35,559,046	£34,518,690
60% LAR : 40% CIR	5%	£40,929,234	£36,380,355	£36,359,163	£36,316,109	£36,067,163	£34,364,141	£33,324,973
60% LAR : 40% CIR	10%	£39,659,380	£35,178,581	£35,157,462	£35,114,540	£34,865,922	£33,164,872	£32,126,801
60% LAR : 40% CIR	15%	£38,385,388	£33,972,696	£33,951,646	£33,908,844	£33,660,528	£31,961,284	£30,924,216
60% LAR : 40% CIR	20%	£37,107,298	£32,762,743	£32,741,754	£32,699,061	£32,451,018	£30,753,416	£29,717,259
60% LAR : 40% CIR	25%	£35,825,147	£31,548,758	£31,527,823	£31,485,229	£31,237,433	£29,541,309	£28,505,973
60% LAR : 40% CIR	30%	£34,538,977	£30,330,783	£30,309,895	£30,267,388	£30,019,811	£28,325,004	£27,290,401
60% LAR : 40% CIR	35%	£33,248,826	£29,108,854	£29,088,007	£29,045,578	£28,798,194	£27,104,543	£26,070,584
60% LAR : 40% CIR	40%	£31,954,734	£27,883,012	£27,862,200	£27,819,837	£27,572,620	£25,879,968	£24,846,563
60% LAR : 40% CIR	45%	£30,656,739	£26,653,296	£26,632,511	£26,590,205	£26,343,128	£24,651,319	£23,618,382
60% LAR : 40% CIR	50%	£29,354,883	£25,419,746	£25,398,982	£25,356,722	£25,109,760	£23,418,638	£22,386,082

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR in Perp	
Value Area	Zone A - Lower Cenral Zone

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£49,893,776	£45,285,505	£45,264,232	£45,221,035	£44,971,734	£43,266,572	£42,226,215
60% LAR : 40% CIR	5%	£48,486,723	£43,948,764	£43,927,571	£43,884,517	£43,635,572	£41,932,550	£40,893,383
60% LAR : 40% CIR	10%	£47,075,493	£42,607,874	£42,586,756	£42,543,834	£42,295,216	£40,594,166	£39,556,094
60% LAR : 40% CIR	15%	£45,660,126	£41,262,874	£41,241,824	£41,199,022	£40,950,705	£39,251,461	£38,214,393
60% LAR : 40% CIR	20%	£44,240,658	£39,913,805	£39,892,815	£39,850,122	£39,602,080	£37,904,477	£36,868,321
60% LAR : 40% CIR	25%	£42,817,131	£38,560,705	£38,539,770	£38,497,175	£38,249,379	£36,553,254	£35,517,920
60% LAR : 40% CIR	30%	£41,389,584	£37,203,613	£37,182,725	£37,140,219	£36,892,642	£35,197,835	£34,163,231
60% LAR : 40% CIR	35%	£39,958,057	£35,842,569	£35,821,722	£35,779,293	£35,531,909	£33,838,259	£32,804,298
60% LAR : 40% CIR	40%	£38,522,589	£34,477,611	£34,456,799	£34,414,436	£34,167,219	£32,474,568	£31,441,162
60% LAR : 40% CIR	45%	£37,083,218	£33,108,780	£33,087,995	£33,045,688	£32,798,612	£31,106,803	£30,073,865
60% LAR : 40% CIR	50%	£35,639,986	£31,736,114	£31,715,350	£31,673,090	£31,426,128	£29,735,006	£28,702,450

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,834,176	£6,225,905	£6,204,632	£6,161,435	£5,912,134	£4,206,972	£3,166,615
60% LAR : 40% CIR	5%	£9,427,123	£4,889,164	£4,867,971	£4,824,917	£4,575,972	£2,872,950	£1,833,783
60% LAR : 40% CIR	10%	£8,015,893	£3,548,274	£3,527,156	£3,484,234	£3,235,616	£1,534,566	£496,494
60% LAR : 40% CIR	15%	£6,600,526	£2,203,274	£2,182,224	£2,139,422	£1,891,105	£191,861	-£845,207
60% LAR : 40% CIR	20%	£5,181,058	£854,205	£833,215	£790,522	£542,480	-£1,155,123	-£2,191,279
60% LAR : 40% CIR	25%	£3,757,531	-£498,895	-£519,830	-£562,425	-£810,221	-£2,506,346	-£3,541,680
60% LAR : 40% CIR	30%	£2,329,984	-£1,855,987	-£1,876,875	-£1,919,381	-£2,166,958	-£3,861,765	-£4,896,369
60% LAR : 40% CIR	35%	£898,457	-£3,217,031	-£3,237,878	-£3,280,307	-£3,527,691	-£5,221,341	-£6,255,302
60% LAR : 40% CIR	40%	-£537,011	-£4,581,989	-£4,602,801	-£4,645,164	-£4,892,381	-£6,585,032	-£7,618,438
60% LAR : 40% CIR	45%	-£1,976,382	-£5,950,820	-£5,971,605	-£6,013,912	-£6,260,988	-£7,952,797	-£8,985,735
60% LAR : 40% CIR	50%	-£3,419,614	-£7,323,486	-£7,344,250	-£7,386,510	-£7,633,472	-£9,324,594	-£10,357,150

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£27,019,376	£22,411,105	£22,389,832	£22,346,635	£22,097,334	£20,392,172	£19,351,815
60% LAR : 40% CIR	5%	£25,612,323	£21,074,364	£21,053,171	£21,010,117	£20,761,172	£19,058,150	£18,018,983
60% LAR : 40% CIR	10%	£24,201,093	£19,733,474	£19,712,356	£19,669,434	£19,420,816	£17,719,766	£16,681,694
60% LAR : 40% CIR	15%	£22,785,726	£18,388,474	£18,367,424	£18,324,622	£18,076,305	£16,377,061	£15,339,993
60% LAR : 40% CIR	20%	£21,366,258	£17,039,405	£17,018,415	£16,975,722	£16,727,680	£15,030,077	£13,993,921
60% LAR : 40% CIR	25%	£19,942,731	£15,686,305	£15,665,370	£15,622,775	£15,374,979	£13,678,854	£12,643,520
60% LAR : 40% CIR	30%	£18,515,184	£14,329,213	£14,308,325	£14,265,819	£14,018,242	£12,323,435	£11,288,831
60% LAR : 40% CIR	35%	£17,083,657	£12,968,169	£12,947,322	£12,904,893	£12,657,509	£10,963,859	£9,929,898
60% LAR : 40% CIR	40%	£15,648,189	£11,603,211	£11,582,399	£11,540,036	£11,292,819	£9,600,168	£8,566,762
60% LAR : 40% CIR	45%	£14,208,818	£10,234,380	£10,213,595	£10,171,288	£9,924,212	£8,232,403	£7,199,465
60% LAR : 40% CIR	50%	£12,765,586	£8,861,714	£8,840,950	£8,798,690	£8,551,728	£6,860,606	£5,828,050

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£33,725,776	£29,117,505	£29,096,232	£29,053,035	£28,803,734	£27,098,572	£26,058,215
60% LAR : 40% CIR	5%	£32,318,723	£27,780,764	£27,759,571	£27,716,517	£27,467,572	£25,764,550	£24,725,383
60% LAR : 40% CIR	10%	£30,907,493	£26,439,874	£26,418,756	£26,375,834	£26,127,216	£24,426,166	£23,388,094
60% LAR : 40% CIR	15%	£29,492,126	£25,094,874	£25,073,824	£25,031,022	£24,782,705	£23,083,461	£22,046,393
60% LAR : 40% CIR	20%	£28,072,658	£23,745,805	£23,724,815	£23,682,122	£23,434,080	£21,736,477	£20,700,321
60% LAR : 40% CIR	25%	£26,649,131	£22,392,705	£22,371,770	£22,329,175	£22,081,379	£20,385,254	£19,349,920
60% LAR : 40% CIR	30%	£25,221,584	£21,035,613	£21,014,725	£20,972,219	£20,724,642	£19,029,835	£17,995,231
60% LAR : 40% CIR	35%	£23,790,057	£19,674,569	£19,653,722	£19,611,293	£19,363,909	£17,670,259	£16,636,298
60% LAR : 40% CIR	40%	£22,354,589	£18,309,611	£18,288,799	£18,246,436	£17,999,219	£16,306,568	£15,273,162
60% LAR : 40% CIR	45%	£20,915,218	£16,940,780	£16,919,995	£16,877,688	£16,630,612	£14,938,803	£13,905,865
60% LAR : 40% CIR	50%	£19,471,986	£15,568,114	£15,547,350	£15,505,090	£15,258,128	£13,567,006	£12,534,450

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£41,653,376	£37,045,105	£37,023,832	£36,980,635	£36,731,334	£35,026,172	£33,985,815
60% LAR : 40% CIR	5%	£40,246,323	£35,708,364	£35,687,171	£35,644,117	£35,395,172	£33,692,150	£32,652,983
60% LAR : 40% CIR	10%	£38,835,093	£34,367,474	£34,346,356	£34,303,434	£34,054,816	£32,353,766	£31,315,694
60% LAR : 40% CIR	15%	£37,419,726	£33,022,474	£33,001,424	£32,958,622	£32,710,305	£31,011,061	£29,973,993
60% LAR : 40% CIR	20%	£36,000,258	£31,673,405	£31,652,415	£31,609,722	£31,361,680	£29,664,077	£28,627,921
60% LAR : 40% CIR	25%	£34,576,731	£30,320,305	£30,299,370	£30,256,775	£30,008,979	£28,312,854	£27,277,520
60% LAR : 40% CIR	30%	£33,149,184	£28,963,213	£28,942,325	£28,899,819	£28,652,242	£26,957,435	£25,922,831
60% LAR : 40% CIR	35%	£31,717,657	£27,602,169	£27,581,322	£27,538,893	£27,291,509	£25,597,859	£24,563,898
60% LAR : 40% CIR	40%	£30,282,189	£26,237,211	£26,216,399	£26,174,036	£25,926,819	£24,234,168	£23,200,762
60% LAR : 40% CIR	45%	£28,842,818	£24,868,380	£24,847,595	£24,805,288	£24,558,212	£22,866,403	£21,833,465
60% LAR : 40% CIR	50%	£27,399,586	£23,495,714	£23,474,950	£23,432,690	£23,185,728	£21,494,606	£20,462,050

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR in Perp		Value Area	Zone A - Medium Central Zone

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£56,491,336	£51,777,569	£51,756,297	£51,713,099	£51,463,798	£49,758,636	£48,718,279
60% LAR : 40% CIR	5%	£54,754,405	£50,116,224	£50,095,033	£50,051,978	£49,803,032	£48,100,010	£47,060,843
60% LAR : 40% CIR	10%	£53,013,298	£48,450,731	£48,429,613	£48,386,691	£48,138,074	£46,437,024	£45,398,952
60% LAR : 40% CIR	15%	£51,268,052	£46,781,129	£46,760,078	£46,717,276	£46,468,960	£44,769,716	£43,732,648
60% LAR : 40% CIR	20%	£49,518,706	£45,107,456	£45,086,466	£45,043,773	£44,795,731	£43,098,128	£42,061,972
60% LAR : 40% CIR	25%	£47,765,301	£43,429,753	£43,408,817	£43,366,223	£43,118,427	£41,422,303	£40,386,967
60% LAR : 40% CIR	30%	£46,007,876	£41,748,058	£41,727,169	£41,684,664	£41,437,087	£39,742,280	£38,707,676
60% LAR : 40% CIR	35%	£44,246,471	£40,062,411	£40,041,564	£39,999,134	£39,751,751	£38,058,101	£37,024,140
60% LAR : 40% CIR	40%	£42,481,125	£38,372,850	£38,352,037	£38,309,675	£38,062,458	£36,369,806	£35,336,401
60% LAR : 40% CIR	45%	£40,711,877	£36,679,415	£36,658,630	£36,616,324	£36,369,247	£34,677,438	£33,644,501
60% LAR : 40% CIR	50%	£38,938,766	£34,982,146	£34,961,383	£34,919,122	£34,672,160	£32,981,038	£31,948,482

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,431,736	£12,717,969	£12,696,697	£12,653,499	£12,404,198	£10,699,036	£9,658,679
60% LAR : 40% CIR	5%	£15,694,805	£11,056,624	£11,035,433	£10,992,378	£10,743,432	£9,040,410	£8,001,243
60% LAR : 40% CIR	10%	£13,953,698	£9,391,131	£9,370,013	£9,327,091	£9,078,474	£7,377,424	£6,339,352
60% LAR : 40% CIR	15%	£12,208,452	£7,721,529	£7,700,478	£7,657,676	£7,409,360	£5,710,116	£4,673,048
60% LAR : 40% CIR	20%	£10,459,106	£6,047,856	£6,026,866	£5,984,173	£5,736,131	£4,038,528	£3,002,372
60% LAR : 40% CIR	25%	£8,705,701	£4,370,153	£4,349,217	£4,306,623	£4,058,827	£2,362,703	£1,327,367
60% LAR : 40% CIR	30%	£6,948,276	£2,688,458	£2,667,569	£2,625,064	£2,377,487	£682,680	-£351,924
60% LAR : 40% CIR	35%	£5,186,871	£1,002,811	£981,964	£939,534	£692,151	-£1,001,499	-£2,035,460
60% LAR : 40% CIR	40%	£3,421,525	-£686,750	-£707,563	-£749,925	-£997,142	-£2,689,794	-£3,723,199
60% LAR : 40% CIR	45%	£1,652,277	-£2,380,185	-£2,400,970	-£2,443,276	-£2,690,353	-£4,382,162	-£5,415,099
60% LAR : 40% CIR	50%	-£120,834	-£4,077,454	-£4,098,217	-£4,140,478	-£4,387,440	-£6,078,562	-£7,111,118

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£33,616,936	£28,903,169	£28,881,897	£28,838,699	£28,589,398	£26,884,236	£25,843,879
60% LAR : 40% CIR	5%	£31,880,005	£27,241,824	£27,220,633	£27,177,578	£26,928,632	£25,225,610	£24,186,443
60% LAR : 40% CIR	10%	£30,138,898	£25,576,331	£25,555,213	£25,512,291	£25,263,674	£23,562,624	£22,524,552
60% LAR : 40% CIR	15%	£28,393,652	£23,906,729	£23,885,678	£23,842,876	£23,594,560	£21,895,316	£20,858,248
60% LAR : 40% CIR	20%	£26,644,306	£22,233,056	£22,212,066	£22,169,373	£21,921,331	£20,223,728	£19,187,572
60% LAR : 40% CIR	25%	£24,890,901	£20,555,353	£20,534,417	£20,491,823	£20,244,027	£18,547,903	£17,512,567
60% LAR : 40% CIR	30%	£23,133,476	£18,873,658	£18,852,769	£18,810,264	£18,562,687	£16,867,880	£15,833,276
60% LAR : 40% CIR	35%	£21,372,071	£17,188,011	£17,167,164	£17,124,734	£16,877,351	£15,183,701	£14,149,740
60% LAR : 40% CIR	40%	£19,606,725	£15,498,450	£15,477,637	£15,435,275	£15,188,058	£13,495,406	£12,462,001
60% LAR : 40% CIR	45%	£17,837,477	£13,805,015	£13,784,230	£13,741,924	£13,494,847	£11,803,038	£10,770,101
60% LAR : 40% CIR	50%	£16,064,366	£12,107,746	£12,086,983	£12,044,722	£11,797,760	£10,106,638	£9,074,082

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£40,323,336	£35,609,569	£35,588,297	£35,545,099	£35,295,798	£33,590,636	£32,550,279
60% LAR : 40% CIR	5%	£38,586,405	£33,948,224	£33,927,033	£33,883,978	£33,635,032	£31,932,010	£30,892,843
60% LAR : 40% CIR	10%	£36,845,298	£32,282,731	£32,261,613	£32,218,691	£31,970,074	£30,269,024	£29,230,952
60% LAR : 40% CIR	15%	£35,100,052	£30,613,129	£30,592,078	£30,549,276	£30,300,960	£28,601,716	£27,564,648
60% LAR : 40% CIR	20%	£33,350,706	£28,939,456	£28,918,466	£28,875,773	£28,627,731	£26,930,128	£25,893,972
60% LAR : 40% CIR	25%	£31,597,301	£27,261,753	£27,240,817	£27,198,223	£26,950,427	£25,254,303	£24,218,967
60% LAR : 40% CIR	30%	£29,839,876	£25,580,058	£25,559,169	£25,516,664	£25,269,087	£23,574,280	£22,539,676
60% LAR : 40% CIR	35%	£28,078,471	£23,894,411	£23,873,564	£23,831,134	£23,583,751	£21,890,101	£20,856,140
60% LAR : 40% CIR	40%	£26,313,125	£22,204,850	£22,184,037	£22,141,675	£21,894,458	£20,201,806	£19,168,401
60% LAR : 40% CIR	45%	£24,543,877	£20,511,415	£20,490,630	£20,448,324	£20,201,247	£18,509,438	£17,476,501
60% LAR : 40% CIR	50%	£22,770,766	£18,814,146	£18,793,383	£18,751,122	£18,504,160	£16,813,038	£15,780,482

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£48,250,936	£43,537,169	£43,515,897	£43,472,699	£43,223,398	£41,518,236	£40,477,879
60% LAR : 40% CIR	5%	£46,514,005	£41,875,824	£41,854,633	£41,811,578	£41,562,632	£39,859,610	£38,820,443
60% LAR : 40% CIR	10%	£44,772,898	£40,210,331	£40,189,213	£40,146,291	£39,897,674	£38,196,624	£37,158,552
60% LAR : 40% CIR	15%	£43,027,652	£38,540,729	£38,519,678	£38,476,876	£38,228,560	£36,529,316	£35,492,248
60% LAR : 40% CIR	20%	£41,278,306	£36,867,056	£36,846,066	£36,803,373	£36,555,331	£34,857,728	£33,821,572
60% LAR : 40% CIR	25%	£39,524,901	£35,189,353	£35,168,417	£35,125,823	£34,878,027	£33,181,903	£32,146,567
60% LAR : 40% CIR	30%	£37,767,476	£33,507,658	£33,486,769	£33,444,264	£33,196,687	£31,501,880	£30,467,276
60% LAR : 40% CIR	35%	£36,006,071	£31,822,011	£31,801,164	£31,758,734	£31,511,351	£29,817,701	£28,783,740
60% LAR : 40% CIR	40%	£34,240,725	£30,132,450	£30,111,637	£30,069,275	£29,822,058	£28,129,406	£27,096,001
60% LAR : 40% CIR	45%	£32,471,477	£28,439,015	£28,418,230	£28,375,924	£28,128,847	£26,437,038	£25,404,101
60% LAR : 40% CIR	50%	£30,698,366	£26,741,746	£26,720,983	£26,678,722	£26,431,760	£24,740,638	£23,708,082

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR in Perp		Value Area	Zone A - Higher Central Zone

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£60,261,370	£55,487,321	£55,466,047	£55,422,851	£55,173,548	£53,468,386	£52,428,030
60% LAR : 40% CIR	5%	£58,335,938	£53,640,488	£53,619,296	£53,576,242	£53,327,296	£51,624,274	£50,585,106
60% LAR : 40% CIR	10%	£56,406,329	£51,789,507	£51,768,389	£51,725,467	£51,476,849	£49,775,799	£48,737,727
60% LAR : 40% CIR	15%	£54,472,581	£49,934,417	£49,913,366	£49,870,564	£49,622,249	£47,923,004	£46,885,936
60% LAR : 40% CIR	20%	£52,534,734	£48,075,257	£48,054,268	£48,011,575	£47,763,532	£46,065,930	£45,029,773
60% LAR : 40% CIR	25%	£50,592,827	£46,212,066	£46,191,131	£46,148,536	£45,900,740	£44,204,616	£43,169,281
60% LAR : 40% CIR	30%	£48,646,900	£44,344,883	£44,323,995	£44,281,489	£44,033,912	£42,339,105	£41,304,502
60% LAR : 40% CIR	35%	£46,696,993	£42,473,749	£42,452,901	£42,410,472	£42,163,088	£40,469,438	£39,435,477
60% LAR : 40% CIR	40%	£44,743,146	£40,598,700	£40,577,888	£40,535,525	£40,288,308	£38,595,657	£37,562,251
60% LAR : 40% CIR	45%	£42,785,396	£38,719,778	£38,698,993	£38,656,687	£38,409,610	£36,717,802	£35,684,863
60% LAR : 40% CIR	50%	£40,823,783	£36,837,020	£36,816,257	£36,773,997	£36,527,034	£34,835,913	£33,803,358

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,201,770	£16,427,721	£16,406,447	£16,363,251	£16,113,948	£14,408,786	£13,368,430
60% LAR : 40% CIR	5%	£19,276,338	£14,580,888	£14,559,696	£14,516,642	£14,267,696	£12,564,674	£11,525,506
60% LAR : 40% CIR	10%	£17,346,729	£12,729,907	£12,708,789	£12,665,867	£12,417,249	£10,716,199	£9,678,127
60% LAR : 40% CIR	15%	£15,412,981	£10,874,817	£10,853,766	£10,810,964	£10,562,649	£8,863,404	£7,826,336
60% LAR : 40% CIR	20%	£13,475,134	£9,015,657	£8,994,668	£8,951,975	£8,703,932	£7,006,330	£5,970,173
60% LAR : 40% CIR	25%	£11,533,227	£7,152,466	£7,131,531	£7,088,936	£6,841,140	£5,145,016	£4,109,681
60% LAR : 40% CIR	30%	£9,587,300	£5,285,283	£5,264,395	£5,221,889	£4,974,312	£3,279,505	£2,244,902
60% LAR : 40% CIR	35%	£7,637,393	£3,414,149	£3,393,301	£3,350,872	£3,103,488	£1,409,838	£375,877
60% LAR : 40% CIR	40%	£5,683,546	£1,539,100	£1,518,288	£1,475,925	£1,228,708	-£463,943	-£1,497,349
60% LAR : 40% CIR	45%	£3,725,796	-£339,822	-£360,607	-£402,913	-£649,990	-£2,341,798	-£3,374,737
60% LAR : 40% CIR	50%	£1,764,183	-£2,222,580	-£2,243,343	-£2,285,603	-£2,532,566	-£4,223,687	-£5,256,242

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£37,386,970	£32,612,921	£32,591,647	£32,548,451	£32,299,148	£30,593,986	£29,553,630
60% LAR : 40% CIR	5%	£35,461,538	£30,766,088	£30,744,896	£30,701,842	£30,452,896	£28,749,874	£27,710,706
60% LAR : 40% CIR	10%	£33,531,929	£28,915,107	£28,893,989	£28,851,067	£28,602,449	£26,901,399	£25,863,327
60% LAR : 40% CIR	15%	£31,598,181	£27,060,017	£27,038,966	£26,996,164	£26,747,849	£25,048,604	£24,011,536
60% LAR : 40% CIR	20%	£29,660,334	£25,200,857	£25,179,868	£25,137,175	£24,889,132	£23,191,530	£22,155,373
60% LAR : 40% CIR	25%	£27,718,427	£23,337,666	£23,316,731	£23,274,136	£23,026,340	£21,330,216	£20,294,881
60% LAR : 40% CIR	30%	£25,772,500	£21,470,483	£21,449,595	£21,407,089	£21,159,512	£19,464,705	£18,430,102
60% LAR : 40% CIR	35%	£23,822,593	£19,599,349	£19,578,501	£19,536,072	£19,288,688	£17,595,038	£16,561,077
60% LAR : 40% CIR	40%	£21,868,746	£17,724,300	£17,703,488	£17,661,125	£17,413,908	£15,721,257	£14,687,851
60% LAR : 40% CIR	45%	£19,910,996	£15,845,378	£15,824,593	£15,782,287	£15,535,210	£13,843,402	£12,810,463
60% LAR : 40% CIR	50%	£17,949,383	£13,962,620	£13,941,857	£13,899,597	£13,652,634	£11,961,513	£10,928,958

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£44,093,370	£39,319,321	£39,298,047	£39,254,851	£39,005,548	£37,300,386	£36,260,030
60% LAR : 40% CIR	5%	£42,167,938	£37,472,488	£37,451,296	£37,408,242	£37,159,296	£35,456,274	£34,417,106
60% LAR : 40% CIR	10%	£40,238,329	£35,621,507	£35,600,389	£35,557,467	£35,308,849	£33,607,799	£32,569,727
60% LAR : 40% CIR	15%	£38,304,581	£33,766,417	£33,745,366	£33,702,564	£33,454,249	£31,755,004	£30,717,936
60% LAR : 40% CIR	20%	£36,366,734	£31,907,257	£31,886,268	£31,843,575	£31,595,532	£29,897,930	£28,861,773
60% LAR : 40% CIR	25%	£34,424,827	£30,044,066	£30,023,131	£29,980,536	£29,732,740	£28,036,616	£27,001,281
60% LAR : 40% CIR	30%	£32,478,900	£28,176,883	£28,155,995	£28,113,489	£27,865,912	£26,171,105	£25,136,502
60% LAR : 40% CIR	35%	£30,528,993	£26,305,749	£26,284,901	£26,242,472	£25,995,088	£24,301,438	£23,267,477
60% LAR : 40% CIR	40%	£28,575,146	£24,430,700	£24,409,888	£24,367,525	£24,120,308	£22,427,657	£21,394,251
60% LAR : 40% CIR	45%	£26,617,396	£22,551,778	£22,530,993	£22,488,687	£22,241,610	£20,549,802	£19,516,863
60% LAR : 40% CIR	50%	£24,655,783	£20,669,020	£20,648,257	£20,605,997	£20,359,034	£18,667,913	£17,635,358

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£52,020,970	£47,246,921	£47,225,647	£47,182,451	£46,933,148	£45,227,986	£44,187,630
60% LAR : 40% CIR	5%	£50,095,538	£45,400,088	£45,378,896	£45,335,842	£45,086,896	£43,383,874	£42,344,706
60% LAR : 40% CIR	10%	£48,165,929	£43,549,107	£43,527,989	£43,485,067	£43,236,449	£41,535,399	£40,497,327
60% LAR : 40% CIR	15%	£46,232,181	£41,694,017	£41,672,966	£41,630,164	£41,381,849	£39,682,604	£38,645,536
60% LAR : 40% CIR	20%	£44,294,334	£39,834,857	£39,813,868	£39,771,175	£39,523,132	£37,825,530	£36,789,373
60% LAR : 40% CIR	25%	£42,352,427	£37,971,666	£37,950,731	£37,908,136	£37,660,340	£35,964,216	£34,928,881
60% LAR : 40% CIR	30%	£40,406,500	£36,104,483	£36,083,595	£36,041,089	£35,793,512	£34,098,705	£33,064,102
60% LAR : 40% CIR	35%	£38,456,593	£34,233,349	£34,212,501	£34,170,072	£33,922,688	£32,229,038	£31,195,077
60% LAR : 40% CIR	40%	£36,502,746	£32,358,300	£32,337,488	£32,295,125	£32,047,908	£30,355,257	£29,321,851
60% LAR : 40% CIR	45%	£34,544,996	£30,479,378	£30,458,593	£30,416,287	£30,169,210	£28,477,402	£27,444,463
60% LAR : 40% CIR	50%	£32,583,383	£28,596,620	£28,575,857	£28,533,597	£28,286,634	£26,595,513	£25,562,958

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR in Perp	
Value Area	Zone A - Zone 1 and Eastern Central Zone

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£36,770,949	£31,760,611	£31,739,337	£31,696,141	£31,446,838	£29,741,676	£28,701,320
60% LAR : 40% CIR	5%	£35,640,273	£30,706,308	£30,685,116	£30,642,061	£30,393,116	£28,690,093	£27,650,926
60% LAR : 40% CIR	10%	£34,505,418	£29,647,856	£29,626,738	£29,583,815	£29,335,199	£27,634,149	£26,596,077
60% LAR : 40% CIR	15%	£33,366,426	£28,585,295	£28,564,244	£28,521,442	£28,273,126	£26,573,882	£25,536,814
60% LAR : 40% CIR	20%	£32,223,334	£27,518,664	£27,497,674	£27,454,982	£27,206,939	£25,509,337	£24,473,180
60% LAR : 40% CIR	25%	£31,076,184	£26,448,002	£26,427,067	£26,384,473	£26,136,676	£24,440,552	£23,405,217
60% LAR : 40% CIR	30%	£29,925,013	£25,373,349	£25,352,461	£25,309,954	£25,062,377	£23,367,570	£22,332,967
60% LAR : 40% CIR	35%	£28,769,860	£24,294,743	£24,273,895	£24,231,467	£23,984,083	£22,290,432	£21,256,472
60% LAR : 40% CIR	40%	£27,610,768	£23,212,223	£23,191,411	£23,149,049	£22,901,831	£21,209,180	£20,175,775
60% LAR : 40% CIR	45%	£26,447,773	£22,125,830	£22,105,045	£22,062,739	£21,815,662	£20,123,854	£19,090,917
60% LAR : 40% CIR	50%	£25,280,917	£21,035,603	£21,014,839	£20,972,579	£20,725,617	£19,034,495	£18,001,939

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,288,651	-£7,298,989	-£7,320,263	-£7,363,459	-£7,612,762	-£9,317,924	-£10,358,280
60% LAR : 40% CIR	5%	-£3,419,327	-£8,353,292	-£8,374,484	-£8,417,539	-£8,666,484	-£10,369,507	-£11,408,674
60% LAR : 40% CIR	10%	-£4,554,182	-£9,411,744	-£9,432,862	-£9,475,785	-£9,724,401	-£11,425,451	-£12,463,523
60% LAR : 40% CIR	15%	-£5,693,174	-£10,474,305	-£10,495,356	-£10,538,158	-£10,786,474	-£12,485,718	-£13,522,786
60% LAR : 40% CIR	20%	-£6,836,266	-£11,540,936	-£11,561,926	-£11,604,618	-£11,852,661	-£13,550,263	-£14,586,420
60% LAR : 40% CIR	25%	-£7,983,416	-£12,611,598	-£12,632,533	-£12,675,127	-£12,922,924	-£14,619,048	-£15,654,383
60% LAR : 40% CIR	30%	-£9,134,587	-£13,686,251	-£13,707,139	-£13,749,646	-£13,997,223	-£15,692,030	-£16,726,633
60% LAR : 40% CIR	35%	-£10,289,740	-£14,764,857	-£14,785,705	-£14,828,133	-£15,075,517	-£16,769,168	-£17,803,128
60% LAR : 40% CIR	40%	-£11,448,832	-£15,847,377	-£15,868,189	-£15,910,551	-£16,157,769	-£17,850,420	-£18,883,825
60% LAR : 40% CIR	45%	-£12,611,827	-£16,933,770	-£16,954,555	-£16,996,861	-£17,243,938	-£18,935,746	-£19,968,683
60% LAR : 40% CIR	50%	-£13,778,683	-£18,023,997	-£18,044,761	-£18,087,021	-£18,333,983	-£20,025,105	-£21,057,661

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,896,549	£8,886,211	£8,864,937	£8,821,741	£8,572,438	£6,867,276	£5,826,920
60% LAR : 40% CIR	5%	£12,765,873	£7,831,908	£7,810,716	£7,767,661	£7,518,716	£5,815,693	£4,776,526
60% LAR : 40% CIR	10%	£11,631,018	£6,773,456	£6,752,338	£6,709,415	£6,460,799	£4,759,749	£3,721,677
60% LAR : 40% CIR	15%	£10,492,026	£5,710,895	£5,689,844	£5,647,042	£5,398,726	£3,699,482	£2,662,414
60% LAR : 40% CIR	20%	£9,348,934	£4,644,264	£4,623,274	£4,580,582	£4,332,539	£2,634,937	£1,598,780
60% LAR : 40% CIR	25%	£8,201,784	£3,573,602	£3,552,667	£3,510,073	£3,262,276	£1,566,152	£530,817
60% LAR : 40% CIR	30%	£7,050,613	£2,498,949	£2,478,061	£2,435,554	£2,187,977	£493,170	-£541,433
60% LAR : 40% CIR	35%	£5,895,460	£1,420,343	£1,399,495	£1,357,067	£1,109,683	-£583,968	-£1,617,928
60% LAR : 40% CIR	40%	£4,736,368	£337,823	£317,011	£274,649	£27,431	-£1,665,220	-£2,698,625
60% LAR : 40% CIR	45%	£3,573,373	-£748,570	-£769,355	-£811,661	-£1,058,738	-£2,750,546	-£3,783,483
60% LAR : 40% CIR	50%	£2,406,517	-£1,838,797	-£1,859,561	-£1,901,821	-£2,148,783	-£3,839,905	-£4,872,461

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£20,602,949	£15,592,611	£15,571,337	£15,528,141	£15,278,838	£13,573,676	£12,533,320
60% LAR : 40% CIR	5%	£19,472,273	£14,538,308	£14,517,116	£14,474,061	£14,225,116	£12,522,093	£11,482,926
60% LAR : 40% CIR	10%	£18,337,418	£13,479,856	£13,458,738	£13,415,815	£13,167,199	£11,466,149	£10,428,077
60% LAR : 40% CIR	15%	£17,198,426	£12,417,295	£12,396,244	£12,353,442	£12,105,126	£10,405,882	£9,368,814
60% LAR : 40% CIR	20%	£16,055,334	£11,350,664	£11,329,674	£11,286,982	£11,038,939	£9,341,337	£8,305,180
60% LAR : 40% CIR	25%	£14,908,184	£10,280,002	£10,259,067	£10,216,473	£9,968,676	£8,272,552	£7,237,217
60% LAR : 40% CIR	30%	£13,757,013	£9,205,349	£9,184,461	£9,141,954	£8,894,377	£7,199,570	£6,164,967
60% LAR : 40% CIR	35%	£12,601,860	£8,126,743	£8,105,895	£8,063,467	£7,816,083	£6,122,432	£5,088,472
60% LAR : 40% CIR	40%	£11,442,768	£7,044,223	£7,023,411	£6,981,049	£6,733,831	£5,041,180	£4,007,775
60% LAR : 40% CIR	45%	£10,279,773	£5,957,830	£5,937,045	£5,894,739	£5,647,662	£3,955,854	£2,922,917
60% LAR : 40% CIR	50%	£9,112,917	£4,867,603	£4,846,839	£4,804,579	£4,557,617	£2,866,495	£1,833,939

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£28,530,549	£23,520,211	£23,498,937	£23,455,741	£23,206,438	£21,501,276	£20,460,920
60% LAR : 40% CIR	5%	£27,399,873	£22,465,908	£22,444,716	£22,401,661	£22,152,716	£20,449,693	£19,410,526
60% LAR : 40% CIR	10%	£26,265,018	£21,407,456	£21,386,338	£21,343,415	£21,094,799	£19,393,749	£18,355,677
60% LAR : 40% CIR	15%	£25,126,026	£20,344,895	£20,323,844	£20,281,042	£20,032,726	£18,333,482	£17,296,414
60% LAR : 40% CIR	20%	£23,982,934	£19,278,264	£19,257,274	£19,214,582	£18,966,539	£17,268,937	£16,232,780
60% LAR : 40% CIR	25%	£22,835,784	£18,207,602	£18,186,667	£18,144,073	£17,896,276	£16,200,152	£15,164,817
60% LAR : 40% CIR	30%	£21,684,613	£17,132,949	£17,112,061	£17,069,554	£16,821,977	£15,127,170	£14,092,567
60% LAR : 40% CIR	35%	£20,529,460	£16,054,343	£16,033,495	£15,991,067	£15,743,683	£14,050,032	£13,016,072
60% LAR : 40% CIR	40%	£19,370,368	£14,971,823	£14,951,011	£14,908,649	£14,661,431	£12,968,780	£11,935,375
60% LAR : 40% CIR	45%	£18,207,373	£13,885,430	£13,864,645	£13,822,339	£13,575,262	£11,883,454	£10,850,517
60% LAR : 40% CIR	50%	£17,040,517	£12,795,203	£12,774,439	£12,732,179	£12,485,217	£10,794,095	£9,761,539

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR in Perp	
No Units	42
Site Area	0.4 Ha

Value Area	Zone A - Kings Cross Lower	
Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£45,362,559	£40,214,840	£40,193,566	£40,150,370	£39,901,067	£38,195,905	£37,155,549
60% LAR : 40% CIR	5%	£44,231,883	£39,160,536	£39,139,345	£39,096,290	£38,847,344	£37,144,322	£36,105,155
60% LAR : 40% CIR	10%	£43,097,029	£38,102,085	£38,080,966	£38,038,044	£37,789,427	£36,088,377	£35,050,306
60% LAR : 40% CIR	15%	£41,958,036	£37,039,523	£37,018,473	£36,975,671	£36,727,356	£35,028,111	£33,991,043
60% LAR : 40% CIR	20%	£40,814,945	£35,972,893	£35,951,903	£35,909,211	£35,661,168	£33,963,566	£32,927,409
60% LAR : 40% CIR	25%	£39,667,793	£34,902,231	£34,881,296	£34,838,702	£34,590,905	£32,894,781	£31,859,446
60% LAR : 40% CIR	30%	£38,516,622	£33,827,577	£33,806,690	£33,764,183	£33,516,606	£31,821,800	£30,787,196
60% LAR : 40% CIR	35%	£37,361,471	£32,748,972	£32,728,125	£32,685,696	£32,438,312	£30,744,661	£29,710,701
60% LAR : 40% CIR	40%	£36,202,378	£31,666,453	£31,645,640	£31,603,277	£31,356,060	£29,663,409	£28,630,004
60% LAR : 40% CIR	45%	£35,039,383	£30,580,059	£30,559,274	£30,516,968	£30,269,891	£28,578,083	£27,545,145
60% LAR : 40% CIR	50%	£33,872,527	£29,489,831	£29,469,068	£29,426,808	£29,179,845	£27,488,724	£26,456,168

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,302,959	£1,155,240	£1,133,966	£1,090,770	£841,467	-£863,695	-£1,904,051
60% LAR : 40% CIR	5%	£5,172,283	£100,936	£79,745	£36,690	-£212,256	-£1,915,278	-£2,954,445
60% LAR : 40% CIR	10%	£4,037,429	-£957,515	-£978,634	-£1,021,556	-£1,270,173	-£2,971,223	-£4,009,294
60% LAR : 40% CIR	15%	£2,898,436	-£2,020,077	-£2,041,127	-£2,083,929	-£2,332,244	-£4,031,489	-£5,068,557
60% LAR : 40% CIR	20%	£1,755,345	-£3,086,707	-£3,107,697	-£3,150,389	-£3,398,432	-£5,096,034	-£6,132,191
60% LAR : 40% CIR	25%	£608,193	-£4,157,369	-£4,178,304	-£4,220,898	-£4,468,695	-£6,164,819	-£7,200,154
60% LAR : 40% CIR	30%	-£542,978	-£5,232,023	-£5,252,910	-£5,295,417	-£5,542,994	-£7,237,800	-£8,272,404
60% LAR : 40% CIR	35%	-£1,698,129	-£6,310,628	-£6,331,475	-£6,373,904	-£6,621,288	-£8,314,939	-£9,348,899
60% LAR : 40% CIR	40%	-£2,857,222	-£7,393,147	-£7,413,960	-£7,456,323	-£7,703,540	-£9,396,191	-£10,429,596
60% LAR : 40% CIR	45%	-£4,020,217	-£8,479,541	-£8,500,326	-£8,542,632	-£8,789,709	-£10,481,517	-£11,514,455
60% LAR : 40% CIR	50%	-£5,187,073	-£9,569,769	-£9,590,532	-£9,632,792	-£9,879,755	-£11,570,876	-£12,603,432

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£22,488,159	£17,340,440	£17,319,166	£17,275,970	£17,026,667	£15,321,505	£14,281,149
60% LAR : 40% CIR	5%	£21,357,483	£16,286,136	£16,264,945	£16,221,890	£15,972,944	£14,269,922	£13,230,755
60% LAR : 40% CIR	10%	£20,222,629	£15,227,685	£15,206,566	£15,163,644	£14,915,027	£13,213,977	£12,175,906
60% LAR : 40% CIR	15%	£19,083,636	£14,165,123	£14,144,073	£14,101,271	£13,852,956	£12,153,711	£11,116,643
60% LAR : 40% CIR	20%	£17,940,545	£13,098,493	£13,077,503	£13,034,811	£12,786,768	£11,089,166	£10,053,009
60% LAR : 40% CIR	25%	£16,793,393	£12,027,831	£12,006,896	£11,964,302	£11,716,505	£10,020,381	£8,985,046
60% LAR : 40% CIR	30%	£15,642,222	£10,953,177	£10,932,290	£10,889,783	£10,642,206	£8,947,400	£7,912,796
60% LAR : 40% CIR	35%	£14,487,071	£9,874,572	£9,853,725	£9,811,296	£9,563,912	£7,870,261	£6,836,301
60% LAR : 40% CIR	40%	£13,327,978	£8,792,053	£8,771,240	£8,728,877	£8,481,660	£6,789,009	£5,755,604
60% LAR : 40% CIR	45%	£12,164,983	£7,705,659	£7,684,874	£7,642,568	£7,395,491	£5,703,683	£4,670,745
60% LAR : 40% CIR	50%	£10,998,127	£6,615,431	£6,594,668	£6,552,408	£6,305,445	£4,614,324	£3,581,768

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£29,194,559	£24,046,840	£24,025,566	£23,982,370	£23,733,067	£22,027,905	£20,987,549
60% LAR : 40% CIR	5%	£28,063,883	£22,992,536	£22,971,345	£22,928,290	£22,679,344	£20,976,322	£19,937,155
60% LAR : 40% CIR	10%	£26,929,029	£21,934,085	£21,912,966	£21,870,044	£21,621,427	£19,920,377	£18,882,306
60% LAR : 40% CIR	15%	£25,790,036	£20,871,523	£20,850,473	£20,807,671	£20,559,356	£18,860,111	£17,823,043
60% LAR : 40% CIR	20%	£24,646,945	£19,804,893	£19,783,903	£19,741,211	£19,493,168	£17,795,566	£16,759,409
60% LAR : 40% CIR	25%	£23,499,793	£18,734,231	£18,713,296	£18,670,702	£18,422,905	£16,726,781	£15,691,446
60% LAR : 40% CIR	30%	£22,348,622	£17,659,577	£17,638,690	£17,596,183	£17,348,606	£15,653,800	£14,619,196
60% LAR : 40% CIR	35%	£21,193,471	£16,580,972	£16,560,125	£16,517,696	£16,270,312	£14,576,661	£13,542,701
60% LAR : 40% CIR	40%	£20,034,378	£15,498,453	£15,477,640	£15,435,277	£15,188,060	£13,495,409	£12,462,004
60% LAR : 40% CIR	45%	£18,871,383	£14,412,059	£14,391,274	£14,348,968	£14,101,891	£12,410,083	£11,377,145
60% LAR : 40% CIR	50%	£17,704,527	£13,321,831	£13,301,068	£13,258,808	£13,011,845	£11,320,724	£10,288,168

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£37,122,159	£31,974,440	£31,953,166	£31,909,970	£31,660,667	£29,955,505	£28,915,149
60% LAR : 40% CIR	5%	£35,991,483	£30,920,136	£30,898,945	£30,855,890	£30,606,944	£28,903,922	£27,864,755
60% LAR : 40% CIR	10%	£34,856,629	£29,861,685	£29,840,566	£29,797,644	£29,549,027	£27,847,977	£26,809,906
60% LAR : 40% CIR	15%	£33,717,636	£28,799,123	£28,778,073	£28,735,271	£28,486,956	£26,787,711	£25,750,643
60% LAR : 40% CIR	20%	£32,574,545	£27,732,493	£27,711,503	£27,668,811	£27,420,768	£25,723,166	£24,687,009
60% LAR : 40% CIR	25%	£31,427,393	£26,661,831	£26,640,896	£26,598,302	£26,350,505	£24,654,381	£23,619,046
60% LAR : 40% CIR	30%	£30,276,222	£25,587,177	£25,566,290	£25,523,783	£25,276,206	£23,581,400	£22,546,796
60% LAR : 40% CIR	35%	£29,121,071	£24,508,572	£24,487,725	£24,445,296	£24,197,912	£22,504,261	£21,470,301
60% LAR : 40% CIR	40%	£27,961,978	£23,426,053	£23,405,240	£23,362,877	£23,115,660	£21,423,009	£20,389,604
60% LAR : 40% CIR	45%	£26,798,983	£22,339,659	£22,318,874	£22,276,568	£22,029,491	£20,337,683	£19,304,745
60% LAR : 40% CIR	50%	£25,632,127	£21,249,431	£21,228,668	£21,186,408	£20,939,445	£19,248,324	£18,215,768

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR in Perp		Value Area	Zone A - Kings Cross Higher

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£48,190,085	£42,997,154	£42,975,880	£42,932,683	£42,683,381	£40,978,219	£39,937,863
60% LAR : 40% CIR	5%	£46,918,033	£41,803,734	£41,782,541	£41,739,488	£41,490,542	£39,787,520	£38,748,353
60% LAR : 40% CIR	10%	£45,641,802	£40,606,166	£40,585,049	£40,542,126	£40,293,509	£38,592,459	£37,554,387
60% LAR : 40% CIR	15%	£44,361,433	£39,404,490	£39,383,439	£39,340,637	£39,092,322	£37,393,078	£36,356,009
60% LAR : 40% CIR	20%	£43,076,965	£38,198,743	£38,177,754	£38,135,061	£37,887,018	£36,189,416	£35,153,259
60% LAR : 40% CIR	25%	£41,788,438	£36,988,966	£36,968,031	£36,925,436	£36,677,640	£34,981,516	£33,946,181
60% LAR : 40% CIR	30%	£40,495,891	£35,775,197	£35,754,309	£35,711,803	£35,464,226	£33,769,419	£32,734,815
60% LAR : 40% CIR	35%	£39,199,363	£34,557,475	£34,536,628	£34,494,199	£34,246,815	£32,553,165	£31,519,205
60% LAR : 40% CIR	40%	£37,898,894	£33,335,840	£33,315,028	£33,272,666	£33,025,448	£31,332,797	£30,299,392
60% LAR : 40% CIR	45%	£36,594,523	£32,110,331	£32,089,547	£32,047,240	£31,800,163	£30,108,355	£29,075,418
60% LAR : 40% CIR	50%	£35,286,290	£30,880,988	£30,860,225	£30,817,964	£30,571,002	£28,879,880	£27,847,325

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,130,485	£3,937,554	£3,916,280	£3,873,083	£3,623,781	£1,918,619	£878,263
60% LAR : 40% CIR	5%	£7,858,433	£2,744,134	£2,722,941	£2,679,888	£2,430,942	£727,920	-£311,247
60% LAR : 40% CIR	10%	£6,582,202	£1,546,566	£1,525,449	£1,482,526	£1,233,909	-£467,141	-£1,505,213
60% LAR : 40% CIR	15%	£5,301,833	£344,890	£323,839	£281,037	£32,722	-£1,666,522	-£2,703,591
60% LAR : 40% CIR	20%	£4,017,365	-£860,857	-£881,846	-£924,539	-£1,172,582	-£2,870,184	-£3,906,341
60% LAR : 40% CIR	25%	£2,728,838	-£2,070,634	-£2,091,569	-£2,134,164	-£2,381,960	-£4,078,084	-£5,113,419
60% LAR : 40% CIR	30%	£1,436,291	-£3,284,403	-£3,305,291	-£3,347,797	-£3,595,374	-£5,290,181	-£6,324,785
60% LAR : 40% CIR	35%	£139,763	-£4,502,125	-£4,522,972	-£4,565,401	-£4,812,785	-£6,506,435	-£7,540,395
60% LAR : 40% CIR	40%	-£1,160,706	-£5,723,760	-£5,744,572	-£5,786,934	-£6,034,152	-£7,726,803	-£8,760,208
60% LAR : 40% CIR	45%	-£2,465,077	-£6,949,269	-£6,970,053	-£7,012,360	-£7,259,437	-£8,951,245	-£9,984,182
60% LAR : 40% CIR	50%	-£3,773,310	-£8,178,612	-£8,199,375	-£8,241,636	-£8,488,598	-£10,179,720	-£11,212,275

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£25,315,685	£20,122,754	£20,101,480	£20,058,283	£19,808,981	£18,103,819	£17,063,463
60% LAR : 40% CIR	5%	£24,043,633	£18,929,334	£18,908,141	£18,865,088	£18,616,142	£16,913,120	£15,873,953
60% LAR : 40% CIR	10%	£22,767,402	£17,731,766	£17,710,649	£17,667,726	£17,419,109	£15,718,059	£14,679,987
60% LAR : 40% CIR	15%	£21,487,033	£16,530,090	£16,509,039	£16,466,237	£16,217,922	£14,518,678	£13,481,609
60% LAR : 40% CIR	20%	£20,202,565	£15,324,343	£15,303,354	£15,260,661	£15,012,618	£13,315,016	£12,278,859
60% LAR : 40% CIR	25%	£18,914,038	£14,114,566	£14,093,631	£14,051,036	£13,803,240	£12,107,116	£11,071,781
60% LAR : 40% CIR	30%	£17,621,491	£12,900,797	£12,879,909	£12,837,403	£12,589,826	£10,895,019	£9,860,415
60% LAR : 40% CIR	35%	£16,324,963	£11,683,075	£11,662,228	£11,619,799	£11,372,415	£9,678,765	£8,644,805
60% LAR : 40% CIR	40%	£15,024,494	£10,461,440	£10,440,628	£10,398,266	£10,151,048	£8,458,397	£7,424,992
60% LAR : 40% CIR	45%	£13,720,123	£9,235,931	£9,215,147	£9,172,840	£8,925,763	£7,233,955	£6,201,018
60% LAR : 40% CIR	50%	£12,411,890	£8,006,588	£7,985,825	£7,943,564	£7,696,602	£6,005,480	£4,972,925

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£32,022,085	£26,829,154	£26,807,880	£26,764,683	£26,515,381	£24,810,219	£23,769,863
60% LAR : 40% CIR	5%	£30,750,033	£25,635,734	£25,614,541	£25,571,488	£25,322,542	£23,619,520	£22,580,353
60% LAR : 40% CIR	10%	£29,473,802	£24,438,166	£24,417,049	£24,374,126	£24,125,509	£22,424,459	£21,386,387
60% LAR : 40% CIR	15%	£28,193,433	£23,236,490	£23,215,439	£23,172,637	£22,924,322	£21,225,078	£20,188,009
60% LAR : 40% CIR	20%	£26,908,965	£22,030,743	£22,009,754	£21,967,061	£21,719,018	£20,021,416	£18,985,259
60% LAR : 40% CIR	25%	£25,620,438	£20,820,966	£20,800,031	£20,757,436	£20,509,640	£18,813,516	£17,778,181
60% LAR : 40% CIR	30%	£24,327,891	£19,607,197	£19,586,309	£19,543,803	£19,296,226	£17,601,419	£16,566,815
60% LAR : 40% CIR	35%	£23,031,363	£18,389,475	£18,368,628	£18,326,199	£18,078,815	£16,385,165	£15,351,205
60% LAR : 40% CIR	40%	£21,730,894	£17,167,840	£17,147,028	£17,104,666	£16,857,448	£15,164,797	£14,131,392
60% LAR : 40% CIR	45%	£20,426,523	£15,942,331	£15,921,547	£15,879,240	£15,632,163	£13,940,355	£12,907,418
60% LAR : 40% CIR	50%	£19,118,290	£14,712,988	£14,692,225	£14,649,964	£14,403,002	£12,711,880	£11,679,325

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£39,949,685	£34,756,754	£34,735,480	£34,692,283	£34,442,981	£32,737,819	£31,697,463
60% LAR : 40% CIR	5%	£38,677,633	£33,563,334	£33,542,141	£33,499,088	£33,250,142	£31,547,120	£30,507,953
60% LAR : 40% CIR	10%	£37,401,402	£32,365,766	£32,344,649	£32,301,726	£32,053,109	£30,352,059	£29,313,987
60% LAR : 40% CIR	15%	£36,121,033	£31,164,090	£31,143,039	£31,100,237	£30,851,922	£29,152,678	£28,115,609
60% LAR : 40% CIR	20%	£34,836,565	£29,958,343	£29,937,354	£29,894,661	£29,646,618	£27,949,016	£26,912,859
60% LAR : 40% CIR	25%	£33,548,038	£28,748,566	£28,727,631	£28,685,036	£28,437,240	£26,741,116	£25,705,781
60% LAR : 40% CIR	30%	£32,255,491	£27,534,797	£27,513,909	£27,471,403	£27,223,826	£25,529,019	£24,494,415
60% LAR : 40% CIR	35%	£30,958,963	£26,317,075	£26,296,228	£26,253,799	£26,006,415	£24,312,765	£23,278,805
60% LAR : 40% CIR	40%	£29,658,494	£25,095,440	£25,074,628	£25,032,266	£24,785,048	£23,092,397	£22,058,992
60% LAR : 40% CIR	45%	£28,354,123	£23,869,931	£23,849,147	£23,806,840	£23,559,763	£21,867,955	£20,835,018
60% LAR : 40% CIR	50%	£27,045,890	£22,640,588	£22,619,825	£22,577,564	£22,330,602	£20,639,480	£19,606,925

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR in Perp	

Value Area	Zone A - Lower Cenral Zone

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£47,806,057	£42,619,267	£42,597,993	£42,554,797	£42,305,494	£40,600,332	£39,559,976
60% LAR : 40% CIR	5%	£46,392,629	£41,286,732	£41,265,540	£41,222,486	£40,973,540	£39,270,518	£38,231,350
60% LAR : 40% CIR	10%	£44,975,023	£39,950,049	£39,928,931	£39,886,008	£39,637,391	£37,936,341	£36,898,270
60% LAR : 40% CIR	15%	£43,553,277	£38,609,257	£38,588,206	£38,545,403	£38,297,088	£36,597,844	£35,560,775
60% LAR : 40% CIR	20%	£42,127,433	£37,264,395	£37,243,405	£37,200,712	£36,952,669	£35,255,067	£34,218,910
60% LAR : 40% CIR	25%	£40,697,529	£35,915,502	£35,894,565	£35,851,971	£35,604,175	£33,908,051	£32,872,716
60% LAR : 40% CIR	30%	£39,263,605	£34,562,616	£34,541,728	£34,499,222	£34,251,646	£32,556,838	£31,522,234
60% LAR : 40% CIR	35%	£37,825,702	£33,205,780	£33,184,932	£33,142,502	£32,895,119	£31,201,469	£30,167,508
60% LAR : 40% CIR	40%	£36,383,856	£31,845,029	£31,824,216	£31,781,853	£31,534,637	£29,841,985	£28,808,579
60% LAR : 40% CIR	45%	£34,938,110	£30,480,404	£30,459,619	£30,417,313	£30,170,236	£28,478,428	£27,445,490
60% LAR : 40% CIR	50%	£33,488,500	£29,111,945	£29,091,181	£29,048,921	£28,801,959	£27,110,837	£26,078,282

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,746,457	£3,559,667	£3,538,393	£3,495,197	£3,245,894	£1,540,732	£500,376
60% LAR : 40% CIR	5%	£7,333,029	£2,227,132	£2,205,940	£2,162,886	£1,913,940	£210,918	-£828,250
60% LAR : 40% CIR	10%	£5,915,423	£890,449	£869,331	£826,408	£577,791	-£1,123,259	-£2,161,330
60% LAR : 40% CIR	15%	£4,493,677	-£450,343	-£471,394	-£514,197	-£762,512	-£2,461,756	-£3,498,825
60% LAR : 40% CIR	20%	£3,067,833	-£1,795,205	-£1,816,195	-£1,858,888	-£2,106,931	-£3,804,533	-£4,840,690
60% LAR : 40% CIR	25%	£1,637,929	-£3,144,098	-£3,165,035	-£3,207,629	-£3,455,425	-£5,151,549	-£6,186,884
60% LAR : 40% CIR	30%	£204,005	-£4,496,984	-£4,517,872	-£4,560,378	-£4,807,954	-£6,502,762	-£7,537,366
60% LAR : 40% CIR	35%	-£1,233,898	-£5,853,820	-£5,874,668	-£5,917,098	-£6,164,481	-£7,858,131	-£8,892,092
60% LAR : 40% CIR	40%	-£2,675,744	-£7,214,571	-£7,235,384	-£7,277,747	-£7,524,963	-£9,217,615	-£10,251,021
60% LAR : 40% CIR	45%	-£4,121,490	-£8,579,196	-£8,599,981	-£8,642,287	-£8,889,364	-£10,581,172	-£11,614,110
60% LAR : 40% CIR	50%	-£5,571,100	-£9,947,655	-£9,968,419	-£10,010,679	-£10,257,641	-£11,948,763	-£12,981,318

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£24,931,657	£19,744,867	£19,723,593	£19,680,397	£19,431,094	£17,725,932	£16,685,576
60% LAR : 40% CIR	5%	£23,518,229	£18,412,332	£18,391,140	£18,348,086	£18,099,140	£16,396,118	£15,356,950
60% LAR : 40% CIR	10%	£22,100,623	£17,075,649	£17,054,531	£17,011,608	£16,762,991	£15,061,941	£14,023,870
60% LAR : 40% CIR	15%	£20,678,877	£15,734,857	£15,713,806	£15,671,003	£15,422,688	£13,723,444	£12,686,375
60% LAR : 40% CIR	20%	£19,253,033	£14,389,995	£14,369,005	£14,326,312	£14,078,269	£12,380,667	£11,344,510
60% LAR : 40% CIR	25%	£17,823,129	£13,041,102	£13,020,165	£12,977,571	£12,729,775	£11,033,651	£9,998,316
60% LAR : 40% CIR	30%	£16,389,205	£11,688,216	£11,667,328	£11,624,822	£11,377,246	£9,682,438	£8,647,834
60% LAR : 40% CIR	35%	£14,951,302	£10,331,380	£10,310,532	£10,268,102	£10,020,719	£8,327,069	£7,293,108
60% LAR : 40% CIR	40%	£13,509,456	£8,970,629	£8,949,816	£8,907,453	£8,660,237	£6,967,585	£5,934,179
60% LAR : 40% CIR	45%	£12,063,710	£7,606,004	£7,585,219	£7,542,913	£7,295,836	£5,604,028	£4,571,090
60% LAR : 40% CIR	50%	£10,614,100	£6,237,545	£6,216,781	£6,174,521	£5,927,559	£4,236,437	£3,203,882

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£31,638,057	£26,451,267	£26,429,993	£26,386,797	£26,137,494	£24,432,332	£23,391,976
60% LAR : 40% CIR	5%	£30,224,629	£25,118,732	£25,097,540	£25,054,486	£24,805,540	£23,102,518	£22,063,350
60% LAR : 40% CIR	10%	£28,807,023	£23,782,049	£23,760,931	£23,718,008	£23,469,391	£21,768,341	£20,730,270
60% LAR : 40% CIR	15%	£27,385,277	£22,441,257	£22,420,206	£22,377,403	£22,129,088	£20,429,844	£19,392,775
60% LAR : 40% CIR	20%	£25,959,433	£21,096,395	£21,075,405	£21,032,712	£20,784,669	£19,087,067	£18,050,910
60% LAR : 40% CIR	25%	£24,529,529	£19,747,502	£19,726,565	£19,683,971	£19,436,175	£17,740,051	£16,704,716
60% LAR : 40% CIR	30%	£23,095,605	£18,394,616	£18,373,728	£18,331,222	£18,083,646	£16,388,838	£15,354,234
60% LAR : 40% CIR	35%	£21,657,702	£17,037,780	£17,016,932	£16,974,502	£16,727,119	£15,033,469	£13,999,508
60% LAR : 40% CIR	40%	£20,215,856	£15,677,029	£15,656,216	£15,613,853	£15,366,637	£13,673,985	£12,640,579
60% LAR : 40% CIR	45%	£18,770,110	£14,312,404	£14,291,619	£14,249,313	£14,002,236	£12,310,428	£11,277,490
60% LAR : 40% CIR	50%	£17,320,500	£12,943,945	£12,923,181	£12,880,921	£12,633,959	£10,942,837	£9,910,282

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£39,565,657	£34,378,867	£34,357,593	£34,314,397	£34,065,094	£32,359,932	£31,319,576
60% LAR : 40% CIR	5%	£38,152,229	£33,046,332	£33,025,140	£32,982,086	£32,733,140	£31,030,118	£29,990,950
60% LAR : 40% CIR	10%	£36,734,623	£31,709,649	£31,688,531	£31,645,608	£31,396,991	£29,695,941	£28,657,870
60% LAR : 40% CIR	15%	£35,312,877	£30,368,857	£30,347,806	£30,305,003	£30,056,688	£28,357,444	£27,320,375
60% LAR : 40% CIR	20%	£33,887,033	£29,023,995	£29,003,005	£28,960,312	£28,712,269	£27,014,667	£25,978,510
60% LAR : 40% CIR	25%	£32,457,129	£27,675,102	£27,654,165	£27,611,571	£27,363,775	£25,667,651	£24,632,316
60% LAR : 40% CIR	30%	£31,023,205	£26,322,216	£26,301,328	£26,258,822	£26,011,246	£24,316,438	£23,281,834
60% LAR : 40% CIR	35%	£29,585,302	£24,965,380	£24,944,532	£24,902,102	£24,654,719	£22,961,069	£21,927,108
60% LAR : 40% CIR	40%	£28,143,456	£23,604,629	£23,583,816	£23,541,453	£23,294,237	£21,601,585	£20,568,179
60% LAR : 40% CIR	45%	£26,697,710	£22,240,004	£22,219,219	£22,176,913	£21,929,836	£20,238,028	£19,205,090
60% LAR : 40% CIR	50%	£25,248,100	£20,871,545	£20,850,781	£20,808,521	£20,561,559	£18,870,437	£17,837,882

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR in Perp	
No Units	42
Site Area	0.4 Ha

Value Area		Zone A - Medium Central Zone
Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£54,403,618	£49,111,331	£49,090,057	£49,046,861	£48,797,558	£47,092,396	£46,052,040
60% LAR : 40% CIR	5%	£52,660,311	£47,454,193	£47,433,000	£47,389,946	£47,141,001	£45,437,979	£44,398,812
60% LAR : 40% CIR	10%	£50,912,826	£45,792,907	£45,771,788	£45,728,866	£45,480,249	£43,779,199	£42,741,127
60% LAR : 40% CIR	15%	£49,161,203	£44,127,511	£44,106,460	£44,063,658	£43,815,342	£42,116,099	£41,079,030
60% LAR : 40% CIR	20%	£47,405,481	£42,458,046	£42,437,056	£42,394,363	£42,146,321	£40,448,718	£39,412,561
60% LAR : 40% CIR	25%	£45,645,699	£40,784,549	£40,763,614	£40,721,019	£40,473,223	£38,777,099	£37,741,764
60% LAR : 40% CIR	30%	£43,881,897	£39,107,061	£39,086,173	£39,043,666	£38,796,090	£37,101,282	£36,066,680
60% LAR : 40% CIR	35%	£42,114,115	£37,425,621	£37,404,773	£37,362,344	£37,114,960	£35,421,311	£34,387,350
60% LAR : 40% CIR	40%	£40,342,393	£35,740,267	£35,719,455	£35,677,091	£35,429,875	£33,737,224	£32,703,818
60% LAR : 40% CIR	45%	£38,566,767	£34,051,039	£34,030,255	£33,987,949	£33,740,872	£32,049,062	£31,016,125
60% LAR : 40% CIR	50%	£36,787,280	£32,357,977	£32,337,213	£32,294,953	£32,047,991	£30,356,869	£29,324,314

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,344,018	£10,051,731	£10,030,457	£9,987,261	£9,737,958	£8,032,796	£6,992,440
60% LAR : 40% CIR	5%	£13,600,711	£8,394,593	£8,373,400	£8,330,346	£8,081,401	£6,378,379	£5,339,212
60% LAR : 40% CIR	10%	£11,853,226	£6,733,307	£6,712,188	£6,669,266	£6,420,649	£4,719,599	£3,681,527
60% LAR : 40% CIR	15%	£10,101,603	£5,067,911	£5,046,860	£5,004,058	£4,755,742	£3,056,499	£2,019,430
60% LAR : 40% CIR	20%	£8,345,881	£3,398,446	£3,377,456	£3,334,763	£3,086,721	£1,389,118	£352,961
60% LAR : 40% CIR	25%	£6,586,099	£1,724,949	£1,704,014	£1,661,419	£1,413,623	-£282,501	-£1,317,836
60% LAR : 40% CIR	30%	£4,822,297	£47,461	£26,573	-£15,934	-£263,510	-£1,958,318	-£2,992,920
60% LAR : 40% CIR	35%	£3,054,515	-£1,633,979	-£1,654,827	-£1,697,256	-£1,944,640	-£3,638,289	-£4,672,250
60% LAR : 40% CIR	40%	£1,282,793	-£3,319,333	-£3,340,145	-£3,382,509	-£3,629,725	-£5,322,376	-£6,355,782
60% LAR : 40% CIR	45%	-£492,833	-£5,008,561	-£5,029,345	-£5,071,651	-£5,318,728	-£7,010,538	-£8,043,475
60% LAR : 40% CIR	50%	-£2,272,320	-£6,701,623	-£6,722,387	-£6,764,647	-£7,011,609	-£8,702,731	-£9,735,286

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£31,529,218	£26,236,931	£26,215,657	£26,172,461	£25,923,158	£24,217,996	£23,177,640
60% LAR : 40% CIR	5%	£29,785,911	£24,579,793	£24,558,600	£24,515,546	£24,266,601	£22,563,579	£21,524,412
60% LAR : 40% CIR	10%	£28,038,426	£22,918,507	£22,897,388	£22,854,466	£22,605,849	£20,904,799	£19,866,727
60% LAR : 40% CIR	15%	£26,286,803	£21,253,111	£21,232,060	£21,189,258	£20,940,942	£19,241,699	£18,204,630
60% LAR : 40% CIR	20%	£24,531,081	£19,583,646	£19,562,656	£19,519,963	£19,271,921	£17,574,318	£16,538,161
60% LAR : 40% CIR	25%	£22,771,299	£17,910,149	£17,889,214	£17,846,619	£17,598,823	£15,902,699	£14,867,364
60% LAR : 40% CIR	30%	£21,007,497	£16,232,661	£16,211,773	£16,169,266	£15,921,690	£14,226,882	£13,192,280
60% LAR : 40% CIR	35%	£19,239,715	£14,551,221	£14,530,373	£14,487,944	£14,240,560	£12,546,911	£11,512,950
60% LAR : 40% CIR	40%	£17,467,993	£12,865,867	£12,845,055	£12,802,691	£12,555,475	£10,862,824	£9,829,418
60% LAR : 40% CIR	45%	£15,692,367	£11,176,639	£11,155,855	£11,113,549	£10,866,472	£9,174,662	£8,141,725
60% LAR : 40% CIR	50%	£13,912,880	£9,483,577	£9,462,813	£9,420,553	£9,173,591	£7,482,469	£6,449,914

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£38,235,618	£32,943,331	£32,922,057	£32,878,861	£32,629,558	£30,924,396	£29,884,040
60% LAR : 40% CIR	5%	£36,492,311	£31,286,193	£31,265,000	£31,221,946	£30,973,001	£29,269,979	£28,230,812
60% LAR : 40% CIR	10%	£34,744,826	£29,624,907	£29,603,788	£29,560,866	£29,312,249	£27,611,199	£26,573,127
60% LAR : 40% CIR	15%	£32,993,203	£27,959,511	£27,938,460	£27,895,658	£27,647,342	£25,948,099	£24,911,030
60% LAR : 40% CIR	20%	£31,237,481	£26,290,046	£26,269,056	£26,226,363	£25,978,321	£24,280,718	£23,244,561
60% LAR : 40% CIR	25%	£29,477,699	£24,616,549	£24,595,614	£24,553,019	£24,305,223	£22,609,099	£21,573,764
60% LAR : 40% CIR	30%	£27,713,897	£22,939,061	£22,918,173	£22,875,666	£22,628,090	£20,933,282	£19,898,680
60% LAR : 40% CIR	35%	£25,946,115	£21,257,621	£21,236,773	£21,194,344	£20,946,960	£19,253,311	£18,219,350
60% LAR : 40% CIR	40%	£24,174,393	£19,572,267	£19,551,455	£19,509,091	£19,261,875	£17,569,224	£16,535,818
60% LAR : 40% CIR	45%	£22,398,767	£17,883,039	£17,862,255	£17,819,949	£17,572,872	£15,881,062	£14,848,125
60% LAR : 40% CIR	50%	£20,619,280	£16,189,977	£16,169,213	£16,126,953	£15,879,991	£14,188,869	£13,156,314

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£46,163,218	£40,870,931	£40,849,657	£40,806,461	£40,557,158	£38,851,996	£37,811,640
60% LAR : 40% CIR	5%	£44,419,911	£39,213,793	£39,192,600	£39,149,546	£38,900,601	£37,197,579	£36,158,412
60% LAR : 40% CIR	10%	£42,672,426	£37,552,507	£37,531,388	£37,488,466	£37,239,849	£35,538,799	£34,500,727
60% LAR : 40% CIR	15%	£40,920,803	£35,887,111	£35,866,060	£35,823,258	£35,574,942	£33,875,699	£32,838,630
60% LAR : 40% CIR	20%	£39,165,081	£34,217,646	£34,196,656	£34,153,963	£33,905,921	£32,208,318	£31,172,161
60% LAR : 40% CIR	25%	£37,405,299	£32,544,149	£32,523,214	£32,480,619	£32,232,823	£30,536,699	£29,501,364
60% LAR : 40% CIR	30%	£35,641,497	£30,866,661	£30,845,773	£30,803,266	£30,555,690	£28,860,882	£27,826,280
60% LAR : 40% CIR	35%	£33,873,715	£29,185,221	£29,164,373	£29,121,944	£28,874,560	£27,180,911	£26,146,950
60% LAR : 40% CIR	40%	£32,101,993	£27,499,867	£27,479,055	£27,436,691	£27,189,475	£25,496,824	£24,463,418
60% LAR : 40% CIR	45%	£30,326,367	£25,810,639	£25,789,855	£25,747,549	£25,500,472	£23,808,662	£22,775,725
60% LAR : 40% CIR	50%	£28,546,880	£24,117,577	£24,096,813	£24,054,553	£23,807,591	£22,116,469	£21,083,914

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR in Perp	
Value Area	Zone A - Higher Central Zone

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£58,173,652	£52,821,081	£52,799,808	£52,756,611	£52,507,310	£50,802,148	£49,761,791
60% LAR : 40% CIR	5%	£56,241,844	£50,978,456	£50,957,264	£50,914,209	£50,665,264	£48,962,242	£47,923,075
60% LAR : 40% CIR	10%	£54,305,857	£49,131,682	£49,110,565	£49,067,641	£48,819,025	£47,117,975	£46,079,903
60% LAR : 40% CIR	15%	£52,365,732	£47,280,799	£47,259,749	£47,216,947	£46,968,630	£45,269,386	£44,232,318
60% LAR : 40% CIR	20%	£50,421,508	£45,425,846	£45,404,856	£45,362,163	£45,114,122	£43,416,518	£42,380,362
60% LAR : 40% CIR	25%	£48,473,225	£43,566,863	£43,545,926	£43,503,332	£43,255,537	£41,559,412	£40,524,077
60% LAR : 40% CIR	30%	£46,520,922	£41,703,887	£41,682,999	£41,640,492	£41,392,916	£39,698,108	£38,663,505
60% LAR : 40% CIR	35%	£44,564,638	£39,836,959	£39,816,112	£39,773,682	£39,526,299	£37,832,649	£36,798,688
60% LAR : 40% CIR	40%	£42,604,413	£37,966,118	£37,945,305	£37,902,942	£37,655,726	£35,963,074	£34,929,668
60% LAR : 40% CIR	45%	£40,640,286	£36,091,403	£36,070,618	£36,028,311	£35,781,235	£34,089,426	£33,056,488
60% LAR : 40% CIR	50%	£38,672,297	£34,212,852	£34,192,089	£34,149,829	£33,902,866	£32,211,745	£31,179,190

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£19,114,052	£13,761,481	£13,740,208	£13,697,011	£13,447,710	£11,742,548	£10,702,191
60% LAR : 40% CIR	5%	£17,182,244	£11,918,856	£11,897,664	£11,854,609	£11,605,664	£9,902,642	£8,863,475
60% LAR : 40% CIR	10%	£15,246,257	£10,072,082	£10,050,965	£10,008,041	£9,759,425	£8,058,375	£7,020,303
60% LAR : 40% CIR	15%	£13,306,132	£8,221,199	£8,200,149	£8,157,347	£7,909,030	£6,209,786	£5,172,718
60% LAR : 40% CIR	20%	£11,361,908	£6,366,246	£6,345,256	£6,302,563	£6,054,522	£4,356,918	£3,320,762
60% LAR : 40% CIR	25%	£9,413,625	£4,507,263	£4,486,326	£4,443,732	£4,195,937	£2,499,812	£1,464,477
60% LAR : 40% CIR	30%	£7,461,322	£2,644,287	£2,623,399	£2,580,892	£2,333,316	£638,508	-£396,095
60% LAR : 40% CIR	35%	£5,505,038	£777,359	£756,512	£714,082	£466,699	-£1,226,951	-£2,260,912
60% LAR : 40% CIR	40%	£3,544,813	-£1,093,482	-£1,114,295	-£1,156,658	-£1,403,874	-£3,096,526	-£4,129,932
60% LAR : 40% CIR	45%	£1,580,686	-£2,968,197	-£2,988,982	-£3,031,289	-£3,278,365	-£4,970,174	-£6,003,112
60% LAR : 40% CIR	50%	-£387,303	-£4,846,748	-£4,867,511	-£4,909,771	-£5,156,734	-£6,847,855	-£7,880,410

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£35,299,252	£29,946,681	£29,925,408	£29,882,211	£29,632,910	£27,927,748	£26,887,391
60% LAR : 40% CIR	5%	£33,367,444	£28,104,056	£28,082,864	£28,039,809	£27,790,864	£26,087,842	£25,048,675
60% LAR : 40% CIR	10%	£31,431,457	£26,257,282	£26,236,165	£26,193,241	£25,944,625	£24,243,575	£23,205,503
60% LAR : 40% CIR	15%	£29,491,332	£24,406,399	£24,385,349	£24,342,547	£24,094,230	£22,394,986	£21,357,918
60% LAR : 40% CIR	20%	£27,547,108	£22,551,446	£22,530,456	£22,487,763	£22,239,722	£20,542,118	£19,505,962
60% LAR : 40% CIR	25%	£25,598,825	£20,692,463	£20,671,526	£20,628,932	£20,381,137	£18,685,012	£17,649,677
60% LAR : 40% CIR	30%	£23,646,522	£18,829,487	£18,808,599	£18,766,092	£18,518,516	£16,823,708	£15,789,105
60% LAR : 40% CIR	35%	£21,690,238	£16,962,559	£16,941,712	£16,899,282	£16,651,899	£14,958,249	£13,924,288
60% LAR : 40% CIR	40%	£19,730,013	£15,091,718	£15,070,905	£15,028,542	£14,781,326	£13,088,674	£12,055,268
60% LAR : 40% CIR	45%	£17,765,886	£13,217,003	£13,196,218	£13,153,911	£12,906,835	£11,215,026	£10,182,088
60% LAR : 40% CIR	50%	£15,797,897	£11,338,452	£11,317,689	£11,275,429	£11,028,466	£9,337,345	£8,304,790

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£42,005,652	£36,653,081	£36,631,808	£36,588,611	£36,339,310	£34,634,148	£33,593,791
60% LAR : 40% CIR	5%	£40,073,844	£34,810,456	£34,789,264	£34,746,209	£34,497,264	£32,794,242	£31,755,075
60% LAR : 40% CIR	10%	£38,137,857	£32,963,682	£32,942,565	£32,899,641	£32,651,025	£30,949,975	£29,911,903
60% LAR : 40% CIR	15%	£36,197,732	£31,112,799	£31,091,749	£31,048,947	£30,800,630	£29,101,386	£28,064,318
60% LAR : 40% CIR	20%	£34,253,508	£29,257,846	£29,236,856	£29,194,163	£28,946,122	£27,248,518	£26,212,362
60% LAR : 40% CIR	25%	£32,305,225	£27,398,863	£27,377,926	£27,335,332	£27,087,537	£25,391,412	£24,356,077
60% LAR : 40% CIR	30%	£30,352,922	£25,535,887	£25,514,999	£25,472,492	£25,224,916	£23,530,108	£22,495,505
60% LAR : 40% CIR	35%	£28,396,638	£23,668,959	£23,648,112	£23,605,682	£23,358,299	£21,664,649	£20,630,688
60% LAR : 40% CIR	40%	£26,436,413	£21,798,118	£21,777,305	£21,734,942	£21,487,726	£19,795,074	£18,761,668
60% LAR : 40% CIR	45%	£24,472,286	£19,923,403	£19,902,618	£19,860,311	£19,613,235	£17,921,426	£16,888,488
60% LAR : 40% CIR	50%	£22,504,297	£18,044,852	£18,024,089	£17,981,829	£17,734,866	£16,043,745	£15,011,190

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£49,933,252	£44,580,681	£44,559,408	£44,516,211	£44,266,910	£42,561,748	£41,521,391
60% LAR : 40% CIR	5%	£48,001,444	£42,738,056	£42,716,864	£42,673,809	£42,424,864	£40,721,842	£39,682,675
60% LAR : 40% CIR	10%	£46,065,457	£40,891,282	£40,870,165	£40,827,241	£40,578,625	£38,877,575	£37,839,503
60% LAR : 40% CIR	15%	£44,125,332	£39,040,399	£39,019,349	£38,976,547	£38,728,230	£37,028,986	£35,991,918
60% LAR : 40% CIR	20%	£42,181,108	£37,185,446	£37,164,456	£37,121,763	£36,873,722	£35,176,118	£34,139,962
60% LAR : 40% CIR	25%	£40,232,825	£35,326,463	£35,305,526	£35,262,932	£35,015,137	£33,319,012	£32,283,677
60% LAR : 40% CIR	30%	£38,280,522	£33,463,487	£33,442,599	£33,400,092	£33,152,516	£31,457,708	£30,423,105
60% LAR : 40% CIR	35%	£36,324,238	£31,596,559	£31,575,712	£31,533,282	£31,285,899	£29,592,249	£28,558,288
60% LAR : 40% CIR	40%	£34,364,013	£29,725,718	£29,704,905	£29,662,542	£29,415,326	£27,722,674	£26,689,268
60% LAR : 40% CIR	45%	£32,399,886	£27,851,003	£27,830,218	£27,787,911	£27,540,835	£25,849,026	£24,816,088
60% LAR : 40% CIR	50%	£30,431,897	£25,972,452	£25,951,689	£25,909,429	£25,662,466	£23,971,345	£22,938,790

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR for 15 Years		Value Area	Zone A - Zone 1 and Eastern Central Zone

No Units	42	Sales value inflation	Base
Site Area	0.4 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£40,961,307	£36,495,868	£36,474,595	£36,431,398	£36,182,097	£34,476,935	£33,436,578
60% LAR : 40% CIR	5%	£39,837,007	£35,437,359	£35,416,166	£35,373,112	£35,124,167	£33,421,144	£32,381,977
60% LAR : 40% CIR	10%	£38,708,529	£34,374,700	£34,353,582	£34,310,658	£34,062,042	£32,360,992	£31,322,920
60% LAR : 40% CIR	15%	£37,575,915	£33,307,932	£33,286,880	£33,244,078	£32,995,763	£31,296,518	£30,259,450
60% LAR : 40% CIR	20%	£36,439,200	£32,237,093	£32,216,104	£32,173,411	£31,925,368	£30,227,766	£29,191,609
60% LAR : 40% CIR	25%	£35,298,425	£31,162,224	£31,141,289	£31,098,695	£30,850,899	£29,154,775	£28,119,439
60% LAR : 40% CIR	30%	£34,153,631	£30,083,364	£30,062,475	£30,019,970	£29,772,393	£28,077,586	£27,042,982
60% LAR : 40% CIR	35%	£33,004,856	£29,000,551	£28,979,704	£28,937,275	£28,689,891	£26,996,241	£25,962,280
60% LAR : 40% CIR	40%	£31,852,140	£27,913,825	£27,893,013	£27,850,649	£27,603,433	£25,910,781	£24,877,376
60% LAR : 40% CIR	45%	£30,695,522	£26,823,225	£26,802,440	£26,760,133	£26,513,057	£24,821,248	£23,788,310
60% LAR : 40% CIR	50%	£29,535,043	£25,728,789	£25,708,026	£25,665,765	£25,418,803	£23,727,682	£22,695,126

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,901,707	-£2,563,732	-£2,585,005	-£2,628,202	-£2,877,503	-£4,582,665	-£5,623,022
60% LAR : 40% CIR	5%	£777,407	-£3,622,241	-£3,643,434	-£3,686,488	-£3,935,433	-£5,638,456	-£6,677,623
60% LAR : 40% CIR	10%	-£351,071	-£4,684,900	-£4,706,018	-£4,748,942	-£4,997,558	-£6,698,608	-£7,736,680
60% LAR : 40% CIR	15%	-£1,483,685	-£5,751,668	-£5,772,720	-£5,815,522	-£6,063,837	-£7,763,082	-£8,800,150
60% LAR : 40% CIR	20%	-£2,620,400	-£6,822,507	-£6,843,496	-£6,886,189	-£7,134,232	-£8,831,834	-£9,867,991
60% LAR : 40% CIR	25%	-£3,761,175	-£7,897,376	-£7,918,311	-£7,960,905	-£8,208,701	-£9,904,825	-£10,940,161
60% LAR : 40% CIR	30%	-£4,905,969	-£8,976,236	-£8,997,125	-£9,039,630	-£9,287,207	-£10,982,014	-£12,016,618
60% LAR : 40% CIR	35%	-£6,054,744	-£10,059,049	-£10,079,896	-£10,122,325	-£10,369,709	-£12,063,359	-£13,097,320
60% LAR : 40% CIR	40%	-£7,207,460	-£11,145,775	-£11,166,587	-£11,208,951	-£11,456,167	-£13,148,819	-£14,182,224
60% LAR : 40% CIR	45%	-£8,364,078	-£12,236,375	-£12,257,160	-£12,299,467	-£12,546,543	-£14,238,352	-£15,271,290
60% LAR : 40% CIR	50%	-£9,524,557	-£13,330,811	-£13,351,574	-£13,393,835	-£13,640,797	-£15,331,918	-£16,364,474

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,086,907	£13,621,468	£13,600,195	£13,556,998	£13,307,697	£11,602,535	£10,562,178
60% LAR : 40% CIR	5%	£16,962,607	£12,562,959	£12,541,766	£12,498,712	£12,249,767	£10,546,744	£9,507,577
60% LAR : 40% CIR	10%	£15,834,129	£11,500,300	£11,479,182	£11,436,258	£11,187,642	£9,486,592	£8,448,520
60% LAR : 40% CIR	15%	£14,701,515	£10,433,532	£10,412,480	£10,369,678	£10,121,363	£8,422,118	£7,385,050
60% LAR : 40% CIR	20%	£13,564,800	£9,362,693	£9,341,704	£9,299,011	£9,050,968	£7,353,366	£6,317,209
60% LAR : 40% CIR	25%	£12,424,025	£8,287,824	£8,266,889	£8,224,295	£7,976,499	£6,280,375	£5,245,039
60% LAR : 40% CIR	30%	£11,279,231	£7,208,964	£7,188,075	£7,145,570	£6,897,993	£5,203,186	£4,168,582
60% LAR : 40% CIR	35%	£10,130,456	£6,126,151	£6,105,304	£6,062,875	£5,815,491	£4,121,841	£3,087,880
60% LAR : 40% CIR	40%	£8,977,740	£5,039,425	£5,018,613	£4,976,249	£4,729,033	£3,036,381	£2,002,976
60% LAR : 40% CIR	45%	£7,821,122	£3,948,825	£3,928,040	£3,885,733	£3,638,657	£1,946,848	£913,910
60% LAR : 40% CIR	50%	£6,660,643	£2,854,389	£2,833,626	£2,791,365	£2,544,403	£853,282	-£179,274

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£24,793,307	£20,327,868	£20,306,595	£20,263,398	£20,014,097	£18,308,935	£17,268,578
60% LAR : 40% CIR	5%	£23,669,007	£19,269,359	£19,248,166	£19,205,112	£18,956,167	£17,253,144	£16,213,977
60% LAR : 40% CIR	10%	£22,540,529	£18,206,700	£18,185,582	£18,142,658	£17,894,042	£16,192,992	£15,154,920
60% LAR : 40% CIR	15%	£21,407,915	£17,139,932	£17,118,880	£17,076,078	£16,827,763	£15,128,518	£14,091,450
60% LAR : 40% CIR	20%	£20,271,200	£16,069,093	£16,048,104	£16,005,411	£15,757,368	£14,059,766	£13,023,609
60% LAR : 40% CIR	25%	£19,130,425	£14,994,224	£14,973,289	£14,930,695	£14,682,899	£12,986,775	£11,951,439
60% LAR : 40% CIR	30%	£17,985,631	£13,915,364	£13,894,475	£13,851,970	£13,604,393	£11,909,586	£10,874,982
60% LAR : 40% CIR	35%	£16,836,856	£12,832,551	£12,811,704	£12,769,275	£12,521,891	£10,828,241	£9,794,280
60% LAR : 40% CIR	40%	£15,684,140	£11,745,825	£11,725,013	£11,682,649	£11,435,433	£9,742,781	£8,709,376
60% LAR : 40% CIR	45%	£14,527,522	£10,655,225	£10,634,440	£10,592,133	£10,345,057	£8,653,248	£7,620,310
60% LAR : 40% CIR	50%	£13,367,043	£9,560,789	£9,540,026	£9,497,765	£9,250,803	£7,559,682	£6,527,126

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£32,720,907	£28,255,468	£28,234,195	£28,190,998	£27,941,697	£26,236,535	£25,196,178
60% LAR : 40% CIR	5%	£31,596,607	£27,196,959	£27,175,766	£27,132,712	£26,883,767	£25,180,744	£24,141,577
60% LAR : 40% CIR	10%	£30,468,129	£26,134,300	£26,113,182	£26,070,258	£25,821,642	£24,120,592	£23,082,520
60% LAR : 40% CIR	15%	£29,335,515	£25,067,532	£25,046,480	£25,003,678	£24,755,363	£23,056,118	£22,019,050
60% LAR : 40% CIR	20%	£28,198,800	£23,996,693	£23,975,704	£23,933,011	£23,684,968	£21,987,366	£20,951,209
60% LAR : 40% CIR	25%	£27,058,025	£22,921,824	£22,900,889	£22,858,295	£22,610,499	£20,914,375	£19,879,039
60% LAR : 40% CIR	30%	£25,913,231	£21,842,964	£21,822,075	£21,779,570	£21,531,993	£19,837,186	£18,802,582
60% LAR : 40% CIR	35%	£24,764,456	£20,760,151	£20,739,304	£20,696,875	£20,449,491	£18,755,841	£17,721,880
60% LAR : 40% CIR	40%	£23,611,740	£19,673,425	£19,652,613	£19,610,249	£19,363,033	£17,670,381	£16,636,976
60% LAR : 40% CIR	45%	£22,455,122	£18,582,825	£18,562,040	£18,519,733	£18,272,657	£16,580,848	£15,547,910
60% LAR : 40% CIR	50%	£21,294,643	£17,488,389	£17,467,626	£17,425,365	£17,178,403	£15,487,282	£14,454,726

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR for 15 Years	
Value Area	Zone A - Kings Cross Lower

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£50,541,520	£45,922,894	£45,901,620	£45,858,423	£45,609,121	£43,903,959	£42,863,603
60% LAR : 40% CIR	5%	£49,417,221	£44,864,383	£44,843,190	£44,800,137	£44,551,191	£42,848,169	£41,809,001
60% LAR : 40% CIR	10%	£48,288,744	£43,801,724	£43,780,606	£43,737,684	£43,489,066	£41,788,016	£40,749,944
60% LAR : 40% CIR	15%	£47,156,128	£42,734,956	£42,713,906	£42,671,103	£42,422,787	£40,723,543	£39,686,474
60% LAR : 40% CIR	20%	£46,019,413	£41,664,118	£41,643,128	£41,600,435	£41,352,393	£39,654,790	£38,618,633
60% LAR : 40% CIR	25%	£44,878,639	£40,589,249	£40,568,313	£40,525,719	£40,277,923	£38,581,799	£37,546,463
60% LAR : 40% CIR	30%	£43,733,845	£39,510,389	£39,489,501	£39,446,994	£39,199,418	£37,504,610	£36,470,006
60% LAR : 40% CIR	35%	£42,585,070	£38,427,575	£38,406,728	£38,364,299	£38,116,915	£36,423,266	£35,389,305
60% LAR : 40% CIR	40%	£41,432,355	£37,340,849	£37,320,037	£37,277,674	£37,030,457	£35,337,806	£34,304,400
60% LAR : 40% CIR	45%	£40,275,737	£36,250,249	£36,229,465	£36,187,158	£35,940,081	£34,248,272	£33,215,335
60% LAR : 40% CIR	50%	£39,115,257	£35,155,814	£35,135,050	£35,092,790	£34,845,829	£33,154,707	£32,122,151

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,481,920	£6,863,294	£6,842,020	£6,798,823	£6,549,521	£4,844,359	£3,804,003
60% LAR : 40% CIR	5%	£10,357,621	£5,804,783	£5,783,590	£5,740,537	£5,491,591	£3,788,569	£2,749,401
60% LAR : 40% CIR	10%	£9,229,144	£4,742,124	£4,721,006	£4,678,084	£4,429,466	£2,728,416	£1,690,344
60% LAR : 40% CIR	15%	£8,096,528	£3,675,356	£3,654,306	£3,611,503	£3,363,187	£1,663,943	£626,874
60% LAR : 40% CIR	20%	£6,959,813	£2,604,518	£2,583,528	£2,540,835	£2,292,793	£595,190	-£440,967
60% LAR : 40% CIR	25%	£5,819,039	£1,529,649	£1,508,713	£1,466,119	£1,218,323	-£477,801	-£1,513,137
60% LAR : 40% CIR	30%	£4,674,245	£450,789	£429,901	£387,394	£139,818	-£1,554,990	-£2,589,594
60% LAR : 40% CIR	35%	£3,525,470	-£632,025	-£652,872	-£695,301	-£942,685	-£2,636,334	-£3,670,295
60% LAR : 40% CIR	40%	£2,372,755	-£1,718,751	-£1,739,563	-£1,781,926	-£2,029,143	-£3,721,794	-£4,755,200
60% LAR : 40% CIR	45%	£1,216,137	-£2,809,351	-£2,830,135	-£2,872,442	-£3,119,519	-£4,811,328	-£5,844,265
60% LAR : 40% CIR	50%	£55,657	-£3,903,786	-£3,924,550	-£3,966,810	-£4,213,771	-£5,904,893	-£6,937,449

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£27,667,120	£23,048,494	£23,027,220	£22,984,023	£22,734,721	£21,029,559	£19,989,203
60% LAR : 40% CIR	5%	£26,542,821	£21,989,983	£21,968,790	£21,925,737	£21,676,791	£19,973,769	£18,934,601
60% LAR : 40% CIR	10%	£25,414,344	£20,927,324	£20,906,206	£20,863,284	£20,614,666	£18,913,616	£17,875,544
60% LAR : 40% CIR	15%	£24,281,728	£19,860,556	£19,839,506	£19,796,703	£19,548,387	£17,849,143	£16,812,074
60% LAR : 40% CIR	20%	£23,145,013	£18,789,718	£18,768,728	£18,726,035	£18,477,993	£16,780,390	£15,744,233
60% LAR : 40% CIR	25%	£22,004,239	£17,714,849	£17,693,913	£17,651,319	£17,403,523	£15,707,399	£14,672,063
60% LAR : 40% CIR	30%	£20,859,445	£16,635,989	£16,615,101	£16,572,594	£16,325,018	£14,630,210	£13,595,606
60% LAR : 40% CIR	35%	£19,710,670	£15,553,175	£15,532,328	£15,489,899	£15,242,515	£13,548,866	£12,514,905
60% LAR : 40% CIR	40%	£18,557,955	£14,466,449	£14,445,637	£14,403,274	£14,156,057	£12,463,406	£11,430,000
60% LAR : 40% CIR	45%	£17,401,337	£13,375,849	£13,355,065	£13,312,758	£13,065,681	£11,373,872	£10,340,935
60% LAR : 40% CIR	50%	£16,240,857	£12,281,414	£12,260,650	£12,218,390	£11,971,429	£10,280,307	£9,247,751

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£34,373,520	£29,754,894	£29,733,620	£29,690,423	£29,441,121	£27,735,959	£26,695,603
60% LAR : 40% CIR	5%	£33,249,221	£28,696,383	£28,675,190	£28,632,137	£28,383,191	£26,680,169	£25,641,001
60% LAR : 40% CIR	10%	£32,120,744	£27,633,724	£27,612,606	£27,569,684	£27,321,066	£25,620,016	£24,581,944
60% LAR : 40% CIR	15%	£30,988,128	£26,566,956	£26,545,906	£26,503,103	£26,254,787	£24,555,543	£23,518,474
60% LAR : 40% CIR	20%	£29,851,413	£25,496,118	£25,475,128	£25,432,435	£25,184,393	£23,486,790	£22,450,633
60% LAR : 40% CIR	25%	£28,710,639	£24,421,249	£24,400,313	£24,357,719	£24,109,923	£22,413,799	£21,378,463
60% LAR : 40% CIR	30%	£27,565,845	£23,342,389	£23,321,501	£23,278,994	£23,031,418	£21,336,610	£20,302,006
60% LAR : 40% CIR	35%	£26,417,070	£22,259,575	£22,238,728	£22,196,299	£21,948,915	£20,255,266	£19,221,305
60% LAR : 40% CIR	40%	£25,264,355	£21,172,849	£21,152,037	£21,109,674	£20,862,457	£19,169,806	£18,136,400
60% LAR : 40% CIR	45%	£24,107,737	£20,082,249	£20,061,465	£20,019,158	£19,772,081	£18,080,272	£17,047,335
60% LAR : 40% CIR	50%	£22,947,257	£18,987,814	£18,967,050	£18,924,790	£18,677,829	£16,986,707	£15,954,151

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£42,301,120	£37,682,494	£37,661,220	£37,618,023	£37,368,721	£35,663,559	£34,623,203
60% LAR : 40% CIR	5%	£41,176,821	£36,623,983	£36,602,790	£36,559,737	£36,310,791	£34,607,769	£33,568,601
60% LAR : 40% CIR	10%	£40,048,344	£35,561,324	£35,540,206	£35,497,284	£35,248,666	£33,547,616	£32,509,544
60% LAR : 40% CIR	15%	£38,915,728	£34,494,556	£34,473,506	£34,430,703	£34,182,387	£32,483,143	£31,446,074
60% LAR : 40% CIR	20%	£37,779,013	£33,423,718	£33,402,728	£33,360,035	£33,111,993	£31,414,390	£30,378,233
60% LAR : 40% CIR	25%	£36,638,239	£32,348,849	£32,327,913	£32,285,319	£32,037,523	£30,341,399	£29,306,063
60% LAR : 40% CIR	30%	£35,493,445	£31,269,989	£31,249,101	£31,206,594	£30,959,018	£29,264,210	£28,229,606
60% LAR : 40% CIR	35%	£34,344,670	£30,187,175	£30,166,328	£30,123,899	£29,876,515	£28,182,866	£27,148,905
60% LAR : 40% CIR	40%	£33,191,955	£29,100,449	£29,079,637	£29,037,274	£28,790,057	£27,097,406	£26,064,000
60% LAR : 40% CIR	45%	£32,035,337	£28,009,849	£27,989,065	£27,946,758	£27,699,681	£26,007,872	£24,974,935
60% LAR : 40% CIR	50%	£30,874,857	£26,915,414	£26,894,650	£26,852,390	£26,605,429	£24,914,307	£23,881,751

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR for 15 Years	
Value Area	Zone A - Kings Cross Higher

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£53,369,046	£48,705,206	£48,683,932	£48,640,736	£48,391,434	£46,686,271	£45,645,915
60% LAR : 40% CIR	5%	£52,103,371	£47,507,581	£47,486,388	£47,443,334	£47,194,389	£45,491,366	£44,452,199
60% LAR : 40% CIR	10%	£50,833,517	£46,305,806	£46,284,688	£46,241,765	£45,993,148	£44,292,098	£43,254,026
60% LAR : 40% CIR	15%	£49,559,525	£45,099,922	£45,078,872	£45,036,070	£44,787,753	£43,088,509	£42,051,441
60% LAR : 40% CIR	20%	£48,281,434	£43,889,969	£43,868,979	£43,826,286	£43,578,244	£41,880,641	£40,844,484
60% LAR : 40% CIR	25%	£46,999,284	£42,675,984	£42,655,048	£42,612,454	£42,364,658	£40,668,534	£39,633,198
60% LAR : 40% CIR	30%	£45,713,113	£41,458,008	£41,437,120	£41,394,613	£41,147,037	£39,452,229	£38,417,626
60% LAR : 40% CIR	35%	£44,422,962	£40,236,079	£40,215,232	£40,172,803	£39,925,420	£38,231,769	£37,197,809
60% LAR : 40% CIR	40%	£43,128,869	£39,010,238	£38,989,425	£38,947,062	£38,699,845	£37,007,193	£35,973,788
60% LAR : 40% CIR	45%	£41,830,876	£37,780,521	£37,759,737	£37,717,430	£37,470,354	£35,778,544	£34,745,607
60% LAR : 40% CIR	50%	£40,529,020	£36,546,971	£36,526,208	£36,483,947	£36,236,985	£34,545,863	£33,513,307

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,309,446	£9,645,606	£9,624,332	£9,581,136	£9,331,834	£7,626,671	£6,586,315
60% LAR : 40% CIR	5%	£13,043,771	£8,447,981	£8,426,788	£8,383,734	£8,134,789	£6,431,766	£5,392,599
60% LAR : 40% CIR	10%	£11,773,917	£7,246,206	£7,225,088	£7,182,165	£6,933,548	£5,232,498	£4,194,426
60% LAR : 40% CIR	15%	£10,499,925	£6,040,322	£6,019,272	£5,976,470	£5,728,153	£4,028,909	£2,991,841
60% LAR : 40% CIR	20%	£9,221,834	£4,830,369	£4,809,379	£4,766,686	£4,518,644	£2,821,041	£1,784,884
60% LAR : 40% CIR	25%	£7,939,684	£3,616,384	£3,595,448	£3,552,854	£3,305,058	£1,608,934	£573,598
60% LAR : 40% CIR	30%	£6,653,513	£2,398,408	£2,377,520	£2,335,013	£2,087,437	£392,629	-£641,974
60% LAR : 40% CIR	35%	£5,363,362	£1,176,479	£1,155,632	£1,113,203	£865,820	-£827,831	-£1,861,791
60% LAR : 40% CIR	40%	£4,069,269	-£49,362	-£70,175	-£112,538	-£359,755	-£2,052,407	-£3,085,812
60% LAR : 40% CIR	45%	£2,771,276	-£1,279,079	-£1,299,863	-£1,342,170	-£1,589,246	-£3,281,056	-£4,313,993
60% LAR : 40% CIR	50%	£1,469,420	-£2,512,629	-£2,533,392	-£2,575,653	-£2,822,615	-£4,513,737	-£5,546,293

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£30,494,646	£25,830,806	£25,809,532	£25,766,336	£25,517,034	£23,811,871	£22,771,515
60% LAR : 40% CIR	5%	£29,228,971	£24,633,181	£24,611,988	£24,568,934	£24,319,989	£22,616,966	£21,577,799
60% LAR : 40% CIR	10%	£27,959,117	£23,431,406	£23,410,288	£23,367,365	£23,118,748	£21,417,698	£20,379,626
60% LAR : 40% CIR	15%	£26,685,125	£22,225,522	£22,204,472	£22,161,670	£21,913,353	£20,214,109	£19,177,041
60% LAR : 40% CIR	20%	£25,407,034	£21,015,569	£20,994,579	£20,951,886	£20,703,844	£19,006,241	£17,970,084
60% LAR : 40% CIR	25%	£24,124,884	£19,801,584	£19,780,648	£19,738,054	£19,490,258	£17,794,134	£16,758,798
60% LAR : 40% CIR	30%	£22,838,713	£18,583,608	£18,562,720	£18,520,213	£18,272,637	£16,577,829	£15,543,226
60% LAR : 40% CIR	35%	£21,548,562	£17,361,679	£17,340,832	£17,298,403	£17,051,020	£15,357,369	£14,323,409
60% LAR : 40% CIR	40%	£20,254,469	£16,135,838	£16,115,025	£16,072,662	£15,825,445	£14,132,793	£13,099,388
60% LAR : 40% CIR	45%	£18,956,476	£14,906,121	£14,885,337	£14,843,030	£14,595,954	£12,904,144	£11,871,207
60% LAR : 40% CIR	50%	£17,654,620	£13,672,571	£13,651,808	£13,609,547	£13,362,585	£11,671,463	£10,638,907

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£37,201,046	£32,537,206	£32,515,932	£32,472,736	£32,223,434	£30,518,271	£29,477,915
60% LAR : 40% CIR	5%	£35,935,371	£31,339,581	£31,318,388	£31,275,334	£31,026,389	£29,323,366	£28,284,199
60% LAR : 40% CIR	10%	£34,665,517	£30,137,806	£30,116,688	£30,073,765	£29,825,148	£28,124,098	£27,086,026
60% LAR : 40% CIR	15%	£33,391,525	£28,931,922	£28,910,872	£28,868,070	£28,619,753	£26,920,509	£25,883,441
60% LAR : 40% CIR	20%	£32,113,434	£27,721,969	£27,700,979	£27,658,286	£27,410,244	£25,712,641	£24,676,484
60% LAR : 40% CIR	25%	£30,831,284	£26,507,984	£26,487,048	£26,444,454	£26,196,658	£24,500,534	£23,465,198
60% LAR : 40% CIR	30%	£29,545,113	£25,290,008	£25,269,120	£25,226,613	£24,979,037	£23,284,229	£22,249,626
60% LAR : 40% CIR	35%	£28,254,962	£24,068,079	£24,047,232	£24,004,803	£23,757,420	£22,063,769	£21,029,809
60% LAR : 40% CIR	40%	£26,960,869	£22,842,238	£22,821,425	£22,779,062	£22,531,845	£20,839,193	£19,805,788
60% LAR : 40% CIR	45%	£25,662,876	£21,612,521	£21,591,737	£21,549,430	£21,302,354	£19,610,544	£18,577,607
60% LAR : 40% CIR	50%	£24,361,020	£20,378,971	£20,358,208	£20,315,947	£20,068,985	£18,377,863	£17,345,307

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£45,128,646	£40,464,806	£40,443,532	£40,400,336	£40,151,034	£38,445,871	£37,405,515
60% LAR : 40% CIR	5%	£43,862,971	£39,267,181	£39,245,988	£39,202,934	£38,953,989	£37,250,966	£36,211,799
60% LAR : 40% CIR	10%	£42,593,117	£38,065,406	£38,044,288	£38,001,365	£37,752,748	£36,051,698	£35,013,626
60% LAR : 40% CIR	15%	£41,319,125	£36,859,522	£36,838,472	£36,795,670	£36,547,353	£34,848,109	£33,811,041
60% LAR : 40% CIR	20%	£40,041,034	£35,649,569	£35,628,579	£35,585,886	£35,337,844	£33,640,241	£32,604,084
60% LAR : 40% CIR	25%	£38,758,884	£34,435,584	£34,414,648	£34,372,054	£34,124,258	£32,428,134	£31,392,798
60% LAR : 40% CIR	30%	£37,472,713	£33,217,608	£33,196,720	£33,154,213	£32,906,637	£31,211,829	£30,177,226
60% LAR : 40% CIR	35%	£36,182,562	£31,995,679	£31,974,832	£31,932,403	£31,685,020	£29,991,369	£28,957,409
60% LAR : 40% CIR	40%	£34,888,469	£30,769,838	£30,749,025	£30,706,662	£30,459,445	£28,766,793	£27,733,388
60% LAR : 40% CIR	45%	£33,590,476	£29,540,121	£29,519,337	£29,477,030	£29,229,954	£27,538,144	£26,505,207
60% LAR : 40% CIR	50%	£32,288,620	£28,306,571	£28,285,808	£28,243,547	£27,996,585	£26,305,463	£25,272,907

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR for 15 Years		Value Area	Zone A - Lower Cenral Zone

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£52,649,709	£47,997,372	£47,976,098	£47,932,902	£47,683,599	£45,978,437	£44,938,081
60% LAR : 40% CIR	5%	£51,242,657	£46,660,630	£46,639,438	£46,596,384	£46,347,438	£44,644,416	£43,605,248
60% LAR : 40% CIR	10%	£49,831,428	£45,319,740	£45,298,621	£45,255,699	£45,007,082	£43,306,032	£42,267,961
60% LAR : 40% CIR	15%	£48,416,059	£43,974,741	£43,953,690	£43,910,887	£43,662,572	£41,963,328	£40,926,259
60% LAR : 40% CIR	20%	£46,996,592	£42,625,671	£42,604,681	£42,561,989	£42,313,946	£40,616,344	£39,580,187
60% LAR : 40% CIR	25%	£45,573,066	£41,272,572	£41,251,635	£41,209,041	£40,961,245	£39,265,121	£38,229,785
60% LAR : 40% CIR	30%	£44,145,518	£39,915,479	£39,894,591	£39,852,085	£39,604,509	£37,909,701	£36,875,097
60% LAR : 40% CIR	35%	£42,713,992	£38,554,435	£38,533,588	£38,491,158	£38,243,775	£36,550,125	£35,516,164
60% LAR : 40% CIR	40%	£41,278,522	£37,189,478	£37,168,665	£37,126,302	£36,879,085	£35,186,433	£34,153,028
60% LAR : 40% CIR	45%	£39,839,153	£35,820,645	£35,799,861	£35,757,555	£35,510,478	£33,818,669	£32,785,732
60% LAR : 40% CIR	50%	£38,395,920	£34,447,979	£34,427,216	£34,384,955	£34,137,993	£32,446,872	£31,414,316

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,590,109	£8,937,772	£8,916,498	£8,873,302	£8,623,999	£6,918,837	£5,878,481
60% LAR : 40% CIR	5%	£12,183,057	£7,601,030	£7,579,838	£7,536,784	£7,287,838	£5,584,816	£4,545,648
60% LAR : 40% CIR	10%	£10,771,828	£6,260,140	£6,239,021	£6,196,099	£5,947,482	£4,246,432	£3,208,361
60% LAR : 40% CIR	15%	£9,356,459	£4,915,141	£4,894,090	£4,851,287	£4,602,972	£2,903,728	£1,866,659
60% LAR : 40% CIR	20%	£7,936,992	£3,566,071	£3,545,081	£3,502,389	£3,254,346	£1,556,744	£520,587
60% LAR : 40% CIR	25%	£6,513,466	£2,212,972	£2,192,035	£2,149,441	£1,901,645	£205,521	-£829,815
60% LAR : 40% CIR	30%	£5,085,918	£855,879	£834,991	£792,485	£544,909	-£1,149,899	-£2,184,503
60% LAR : 40% CIR	35%	£3,654,392	-£505,165	-£526,012	-£568,442	-£815,825	-£2,509,475	-£3,543,436
60% LAR : 40% CIR	40%	£2,218,922	-£1,870,122	-£1,890,935	-£1,933,298	-£2,180,515	-£3,873,167	-£4,906,572
60% LAR : 40% CIR	45%	£779,553	-£3,238,955	-£3,259,739	-£3,302,045	-£3,549,122	-£5,240,931	-£6,273,868
60% LAR : 40% CIR	50%	-£663,680	-£4,611,621	-£4,632,384	-£4,674,645	-£4,921,607	-£6,612,728	-£7,645,284

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£29,775,309	£25,122,972	£25,101,698	£25,058,502	£24,809,199	£23,104,037	£22,063,681
60% LAR : 40% CIR	5%	£28,368,257	£23,786,230	£23,765,038	£23,721,984	£23,473,038	£21,770,016	£20,730,848
60% LAR : 40% CIR	10%	£26,957,028	£22,445,340	£22,424,221	£22,381,299	£22,132,682	£20,431,632	£19,393,561
60% LAR : 40% CIR	15%	£25,541,659	£21,100,341	£21,079,290	£21,036,487	£20,788,172	£19,088,928	£18,051,859
60% LAR : 40% CIR	20%	£24,122,192	£19,751,271	£19,730,281	£19,687,589	£19,439,546	£17,741,944	£16,705,787
60% LAR : 40% CIR	25%	£22,698,666	£18,398,172	£18,377,235	£18,334,641	£18,086,845	£16,390,721	£15,355,385
60% LAR : 40% CIR	30%	£21,271,118	£17,041,079	£17,020,191	£16,977,685	£16,730,109	£15,035,301	£14,000,697
60% LAR : 40% CIR	35%	£19,839,592	£15,680,035	£15,659,188	£15,616,758	£15,369,375	£13,675,725	£12,641,764
60% LAR : 40% CIR	40%	£18,404,122	£14,315,078	£14,294,265	£14,251,902	£14,004,685	£12,312,033	£11,278,628
60% LAR : 40% CIR	45%	£16,964,753	£12,946,245	£12,925,461	£12,883,155	£12,636,078	£10,944,269	£9,911,332
60% LAR : 40% CIR	50%	£15,521,520	£11,573,579	£11,552,816	£11,510,555	£11,263,593	£9,572,472	£8,539,916

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£36,481,709	£31,829,372	£31,808,098	£31,764,902	£31,515,599	£29,810,437	£28,770,081
60% LAR : 40% CIR	5%	£35,074,657	£30,492,630	£30,471,438	£30,428,384	£30,179,438	£28,476,416	£27,437,248
60% LAR : 40% CIR	10%	£33,663,428	£29,151,740	£29,130,621	£29,087,699	£28,839,082	£27,138,032	£26,099,961
60% LAR : 40% CIR	15%	£32,248,059	£27,806,741	£27,785,690	£27,742,887	£27,494,572	£25,795,328	£24,758,259
60% LAR : 40% CIR	20%	£30,828,592	£26,457,671	£26,436,681	£26,393,989	£26,145,946	£24,448,344	£23,412,187
60% LAR : 40% CIR	25%	£29,405,066	£25,104,572	£25,083,635	£25,041,041	£24,793,245	£23,097,121	£22,061,785
60% LAR : 40% CIR	30%	£27,977,518	£23,747,479	£23,726,591	£23,684,085	£23,436,509	£21,741,701	£20,707,097
60% LAR : 40% CIR	35%	£26,545,992	£22,386,435	£22,365,588	£22,323,158	£22,075,775	£20,382,125	£19,348,164
60% LAR : 40% CIR	40%	£25,110,522	£21,021,478	£21,000,665	£20,958,302	£20,711,085	£19,018,433	£17,985,028
60% LAR : 40% CIR	45%	£23,671,153	£19,652,645	£19,631,861	£19,589,555	£19,342,478	£17,650,669	£16,617,732
60% LAR : 40% CIR	50%	£22,227,920	£18,279,979	£18,259,216	£18,216,955	£17,969,993	£16,278,872	£15,246,316

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£44,409,309	£39,756,972	£39,735,698	£39,692,502	£39,443,199	£37,738,037	£36,697,681
60% LAR : 40% CIR	5%	£43,002,257	£38,420,230	£38,399,038	£38,355,984	£38,107,038	£36,404,016	£35,364,848
60% LAR : 40% CIR	10%	£41,591,028	£37,079,340	£37,058,221	£37,015,299	£36,766,682	£35,065,632	£34,027,561
60% LAR : 40% CIR	15%	£40,175,659	£35,734,341	£35,713,290	£35,670,487	£35,422,172	£33,722,928	£32,685,859
60% LAR : 40% CIR	20%	£38,756,192	£34,385,271	£34,364,281	£34,321,589	£34,073,546	£32,375,944	£31,339,787
60% LAR : 40% CIR	25%	£37,332,666	£33,032,172	£33,011,235	£32,968,641	£32,720,845	£31,024,721	£29,989,385
60% LAR : 40% CIR	30%	£35,905,118	£31,675,079	£31,654,191	£31,611,685	£31,364,109	£29,669,301	£28,634,697
60% LAR : 40% CIR	35%	£34,473,592	£30,314,035	£30,293,188	£30,250,758	£30,003,375	£28,309,725	£27,275,764
60% LAR : 40% CIR	40%	£33,038,122	£28,949,078	£28,928,265	£28,885,902	£28,638,685	£26,946,033	£25,912,628
60% LAR : 40% CIR	45%	£31,598,753	£27,580,245	£27,559,461	£27,517,155	£27,270,078	£25,578,269	£24,545,332
60% LAR : 40% CIR	50%	£30,155,520	£26,207,579	£26,186,816	£26,144,555	£25,897,593	£24,206,472	£23,173,916

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR for 15 Years

Value Area	**Zone A - Medium Central Zone**

No Units	**42**
Site Area	**0.4 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£59,247,269	£54,489,436	£54,468,162	£54,424,966	£54,175,663	£52,470,501	£51,430,145
60% LAR : 40% CIR	5%	£57,510,340	£52,828,091	£52,806,898	£52,763,844	£52,514,899	£50,811,877	£49,772,710
60% LAR : 40% CIR	10%	£55,769,231	£51,162,598	£51,141,479	£51,098,557	£50,849,940	£49,148,889	£48,110,818
60% LAR : 40% CIR	15%	£54,023,985	£49,492,995	£49,471,944	£49,429,142	£49,180,826	£47,481,583	£46,444,513
60% LAR : 40% CIR	20%	£52,274,640	£47,819,323	£47,798,333	£47,755,640	£47,507,597	£45,809,995	£44,773,838
60% LAR : 40% CIR	25%	£50,521,235	£46,141,619	£46,120,684	£46,078,089	£45,830,293	£44,134,168	£43,098,834
60% LAR : 40% CIR	30%	£48,763,810	£44,459,924	£44,439,036	£44,396,529	£44,148,953	£42,454,146	£41,419,542
60% LAR : 40% CIR	35%	£47,002,405	£42,774,277	£42,753,429	£42,711,000	£42,463,616	£40,769,966	£39,736,005
60% LAR : 40% CIR	40%	£45,237,059	£41,084,716	£41,063,903	£41,021,541	£40,774,323	£39,081,673	£38,048,266
60% LAR : 40% CIR	45%	£43,467,811	£39,391,281	£39,370,497	£39,328,190	£39,081,113	£37,389,304	£36,356,367
60% LAR : 40% CIR	50%	£41,694,700	£37,694,011	£37,673,248	£37,630,987	£37,384,025	£35,692,904	£34,660,348

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£20,187,669	£15,429,836	£15,408,562	£15,365,366	£15,116,063	£13,410,901	£12,370,545
60% LAR : 40% CIR	5%	£18,450,740	£13,768,491	£13,747,298	£13,704,244	£13,455,299	£11,752,277	£10,713,110
60% LAR : 40% CIR	10%	£16,709,631	£12,102,998	£12,081,879	£12,038,957	£11,790,340	£10,089,289	£9,051,218
60% LAR : 40% CIR	15%	£14,964,385	£10,433,395	£10,412,344	£10,369,542	£10,121,226	£8,421,983	£7,384,913
60% LAR : 40% CIR	20%	£13,215,040	£8,759,723	£8,738,733	£8,696,040	£8,447,997	£6,750,395	£5,714,238
60% LAR : 40% CIR	25%	£11,461,635	£7,082,019	£7,061,084	£7,018,489	£6,770,693	£5,074,568	£4,039,234
60% LAR : 40% CIR	30%	£9,704,210	£5,400,324	£5,379,436	£5,336,929	£5,089,353	£3,394,546	£2,359,942
60% LAR : 40% CIR	35%	£7,942,805	£3,714,677	£3,693,829	£3,651,400	£3,404,016	£1,710,366	£676,405
60% LAR : 40% CIR	40%	£6,177,459	£2,025,116	£2,004,303	£1,961,941	£1,714,723	£22,073	-£1,011,334
60% LAR : 40% CIR	45%	£4,408,211	£331,681	£310,897	£268,590	£21,513	-£1,670,296	-£2,703,233
60% LAR : 40% CIR	50%	£2,635,100	-£1,365,589	-£1,386,352	-£1,428,613	-£1,675,575	-£3,366,696	-£4,399,252

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£36,372,869	£31,615,036	£31,593,762	£31,550,566	£31,301,263	£29,596,101	£28,555,745
60% LAR : 40% CIR	5%	£34,635,940	£29,953,691	£29,932,498	£29,889,444	£29,640,499	£27,937,477	£26,898,310
60% LAR : 40% CIR	10%	£32,894,831	£28,288,198	£28,267,079	£28,224,157	£27,975,540	£26,274,489	£25,236,418
60% LAR : 40% CIR	15%	£31,149,585	£26,618,595	£26,597,544	£26,554,742	£26,306,426	£24,607,183	£23,570,113
60% LAR : 40% CIR	20%	£29,400,240	£24,944,923	£24,923,933	£24,881,240	£24,633,197	£22,935,595	£21,899,438
60% LAR : 40% CIR	25%	£27,646,835	£23,267,219	£23,246,284	£23,203,689	£22,955,893	£21,259,768	£20,224,434
60% LAR : 40% CIR	30%	£25,889,410	£21,585,524	£21,564,636	£21,522,129	£21,274,553	£19,579,746	£18,545,142
60% LAR : 40% CIR	35%	£24,128,005	£19,899,877	£19,879,029	£19,836,600	£19,589,216	£17,895,566	£16,861,605
60% LAR : 40% CIR	40%	£22,362,659	£18,210,316	£18,189,503	£18,147,141	£17,899,923	£16,207,273	£15,173,866
60% LAR : 40% CIR	45%	£20,593,411	£16,516,881	£16,496,097	£16,453,790	£16,206,713	£14,514,904	£13,481,967
60% LAR : 40% CIR	50%	£18,820,300	£14,819,611	£14,798,848	£14,756,587	£14,509,625	£12,818,504	£11,785,948

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£43,079,269	£38,321,436	£38,300,162	£38,256,966	£38,007,663	£36,302,501	£35,262,145
60% LAR : 40% CIR	5%	£41,342,340	£36,660,091	£36,638,898	£36,595,844	£36,346,899	£34,643,877	£33,604,710
60% LAR : 40% CIR	10%	£39,601,231	£34,994,598	£34,973,479	£34,930,557	£34,681,940	£32,980,889	£31,942,818
60% LAR : 40% CIR	15%	£37,855,985	£33,324,995	£33,303,944	£33,261,142	£33,012,826	£31,313,583	£30,276,513
60% LAR : 40% CIR	20%	£36,106,640	£31,651,323	£31,630,333	£31,587,640	£31,339,597	£29,641,995	£28,605,838
60% LAR : 40% CIR	25%	£34,353,235	£29,973,619	£29,952,684	£29,910,089	£29,662,293	£27,966,168	£26,930,834
60% LAR : 40% CIR	30%	£32,595,810	£28,291,924	£28,271,036	£28,228,529	£27,980,953	£26,286,146	£25,251,542
60% LAR : 40% CIR	35%	£30,834,405	£26,606,277	£26,585,429	£26,543,000	£26,295,616	£24,601,966	£23,568,005
60% LAR : 40% CIR	40%	£29,069,059	£24,916,716	£24,895,903	£24,853,541	£24,606,323	£22,913,673	£21,880,266
60% LAR : 40% CIR	45%	£27,299,811	£23,223,281	£23,202,497	£23,160,190	£22,913,113	£21,221,304	£20,188,367
60% LAR : 40% CIR	50%	£25,526,700	£21,526,011	£21,505,248	£21,462,987	£21,216,025	£19,524,904	£18,492,348

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£51,006,869	£46,249,036	£46,227,762	£46,184,566	£45,935,263	£44,230,101	£43,189,745
60% LAR : 40% CIR	5%	£49,269,940	£44,587,691	£44,566,498	£44,523,444	£44,274,499	£42,571,477	£41,532,310
60% LAR : 40% CIR	10%	£47,528,831	£42,922,198	£42,901,079	£42,858,157	£42,609,540	£40,908,489	£39,870,418
60% LAR : 40% CIR	15%	£45,783,585	£41,252,595	£41,231,544	£41,188,742	£40,940,426	£39,241,183	£38,204,113
60% LAR : 40% CIR	20%	£44,034,240	£39,578,923	£39,557,933	£39,515,240	£39,267,197	£37,569,595	£36,533,438
60% LAR : 40% CIR	25%	£42,280,835	£37,901,219	£37,880,284	£37,837,689	£37,589,893	£35,893,768	£34,858,434
60% LAR : 40% CIR	30%	£40,523,410	£36,219,524	£36,198,636	£36,156,129	£35,908,553	£34,213,746	£33,179,142
60% LAR : 40% CIR	35%	£38,762,005	£34,533,877	£34,513,029	£34,470,600	£34,223,216	£32,529,566	£31,495,605
60% LAR : 40% CIR	40%	£36,996,659	£32,844,316	£32,823,503	£32,781,141	£32,533,923	£30,841,273	£29,807,866
60% LAR : 40% CIR	45%	£35,227,411	£31,150,881	£31,130,097	£31,087,790	£30,840,713	£29,148,904	£28,115,967
60% LAR : 40% CIR	50%	£33,454,300	£29,453,611	£29,432,848	£29,390,587	£29,143,625	£27,452,504	£26,419,948

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR for 15 Years		Value Area	Zone A - Higher Central Zone

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£63,017,304	£58,199,186	£58,177,914	£58,134,716	£57,885,415	£56,180,253	£55,139,896
60% LAR : 40% CIR	5%	£61,091,872	£56,352,354	£56,331,162	£56,288,107	£56,039,162	£54,336,140	£53,296,973
60% LAR : 40% CIR	10%	£59,162,262	£54,501,373	£54,480,255	£54,437,332	£54,188,716	£52,487,666	£51,449,594
60% LAR : 40% CIR	15%	£57,228,514	£52,646,283	£52,625,233	£52,582,431	£52,334,114	£50,634,870	£49,597,802
60% LAR : 40% CIR	20%	£55,290,668	£50,787,123	£50,766,133	£50,723,440	£50,475,399	£48,777,795	£47,741,638
60% LAR : 40% CIR	25%	£53,348,761	£48,923,933	£48,902,996	£48,860,402	£48,612,606	£46,916,482	£45,881,147
60% LAR : 40% CIR	30%	£51,402,835	£47,056,750	£47,035,862	£46,993,355	£46,745,779	£45,050,971	£44,016,367
60% LAR : 40% CIR	35%	£49,452,927	£45,185,614	£45,164,768	£45,122,338	£44,874,955	£43,181,305	£42,147,344
60% LAR : 40% CIR	40%	£47,499,079	£43,310,567	£43,289,754	£43,247,391	£43,000,174	£41,307,522	£40,274,117
60% LAR : 40% CIR	45%	£45,541,329	£41,431,644	£41,410,860	£41,368,553	£41,121,477	£39,429,667	£38,396,730
60% LAR : 40% CIR	50%	£43,579,717	£39,548,887	£39,528,124	£39,485,863	£39,238,901	£37,547,779	£36,515,224

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£23,957,704	£19,139,586	£19,118,314	£19,075,116	£18,825,815	£17,120,653	£16,080,296
60% LAR : 40% CIR	5%	£22,032,272	£17,292,754	£17,271,562	£17,228,507	£16,979,562	£15,276,540	£14,237,373
60% LAR : 40% CIR	10%	£20,102,662	£15,441,773	£15,420,655	£15,377,732	£15,129,116	£13,428,066	£12,389,994
60% LAR : 40% CIR	15%	£18,168,914	£13,586,683	£13,565,633	£13,522,831	£13,274,514	£11,575,270	£10,538,202
60% LAR : 40% CIR	20%	£16,231,068	£11,727,523	£11,706,533	£11,663,840	£11,415,799	£9,718,195	£8,682,038
60% LAR : 40% CIR	25%	£14,289,161	£9,864,333	£9,843,396	£9,800,802	£9,553,006	£7,856,882	£6,821,547
60% LAR : 40% CIR	30%	£12,343,235	£7,997,150	£7,976,262	£7,933,755	£7,686,179	£5,991,371	£4,956,767
60% LAR : 40% CIR	35%	£10,393,327	£6,126,014	£6,105,168	£6,062,738	£5,815,355	£4,121,705	£3,087,744
60% LAR : 40% CIR	40%	£8,439,479	£4,250,967	£4,230,154	£4,187,791	£3,940,574	£2,247,922	£1,214,517
60% LAR : 40% CIR	45%	£6,481,729	£2,372,044	£2,351,260	£2,308,953	£2,061,877	£370,067	-£662,870
60% LAR : 40% CIR	50%	£4,520,117	£489,287	£468,524	£426,263	£179,301	-£1,511,821	-£2,544,376

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£40,142,904	£35,324,786	£35,303,514	£35,260,316	£35,011,015	£33,305,853	£32,265,496
60% LAR : 40% CIR	5%	£38,217,472	£33,477,954	£33,456,762	£33,413,707	£33,164,762	£31,461,740	£30,422,573
60% LAR : 40% CIR	10%	£36,287,862	£31,626,973	£31,605,855	£31,562,932	£31,314,316	£29,613,266	£28,575,194
60% LAR : 40% CIR	15%	£34,354,114	£29,771,883	£29,750,833	£29,708,031	£29,459,714	£27,760,470	£26,723,402
60% LAR : 40% CIR	20%	£32,416,268	£27,912,723	£27,891,733	£27,849,040	£27,600,999	£25,903,395	£24,867,238
60% LAR : 40% CIR	25%	£30,474,361	£26,049,533	£26,028,596	£25,986,002	£25,738,206	£24,042,082	£23,006,747
60% LAR : 40% CIR	30%	£28,528,435	£24,182,350	£24,161,462	£24,118,955	£23,871,379	£22,176,571	£21,141,967
60% LAR : 40% CIR	35%	£26,578,527	£22,311,214	£22,290,368	£22,247,938	£22,000,555	£20,306,905	£19,272,944
60% LAR : 40% CIR	40%	£24,624,679	£20,436,167	£20,415,354	£20,372,991	£20,125,774	£18,433,122	£17,399,717
60% LAR : 40% CIR	45%	£22,666,929	£18,557,244	£18,536,460	£18,494,153	£18,247,077	£16,555,267	£15,522,330
60% LAR : 40% CIR	50%	£20,705,317	£16,674,487	£16,653,724	£16,611,463	£16,364,501	£14,673,379	£13,640,824

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£46,849,304	£42,031,186	£42,009,914	£41,966,716	£41,717,415	£40,012,253	£38,971,896
60% LAR : 40% CIR	5%	£44,923,872	£40,184,354	£40,163,162	£40,120,107	£39,871,162	£38,168,140	£37,128,973
60% LAR : 40% CIR	10%	£42,994,262	£38,333,373	£38,312,255	£38,269,332	£38,020,716	£36,319,666	£35,281,594
60% LAR : 40% CIR	15%	£41,060,514	£36,478,283	£36,457,233	£36,414,431	£36,166,114	£34,466,870	£33,429,802
60% LAR : 40% CIR	20%	£39,122,668	£34,619,123	£34,598,133	£34,555,440	£34,307,399	£32,609,795	£31,573,638
60% LAR : 40% CIR	25%	£37,180,761	£32,755,933	£32,734,996	£32,692,402	£32,444,606	£30,748,482	£29,713,147
60% LAR : 40% CIR	30%	£35,234,835	£30,888,750	£30,867,862	£30,825,355	£30,577,779	£28,882,971	£27,848,367
60% LAR : 40% CIR	35%	£33,284,927	£29,017,614	£28,996,768	£28,954,338	£28,706,955	£27,013,305	£25,979,344
60% LAR : 40% CIR	40%	£31,331,079	£27,142,567	£27,121,754	£27,079,391	£26,832,174	£25,139,522	£24,106,117
60% LAR : 40% CIR	45%	£29,373,329	£25,263,644	£25,242,860	£25,200,553	£24,953,477	£23,261,667	£22,228,730
60% LAR : 40% CIR	50%	£27,411,717	£23,380,887	£23,360,124	£23,317,863	£23,070,901	£21,379,779	£20,347,224

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£54,776,904	£49,958,786	£49,937,514	£49,894,316	£49,645,015	£47,939,853	£46,899,496
60% LAR : 40% CIR	5%	£52,851,472	£48,111,954	£48,090,762	£48,047,707	£47,798,762	£46,095,740	£45,056,573
60% LAR : 40% CIR	10%	£50,921,862	£46,260,973	£46,239,855	£46,196,932	£45,948,316	£44,247,266	£43,209,194
60% LAR : 40% CIR	15%	£48,988,114	£44,405,883	£44,384,833	£44,342,031	£44,093,714	£42,394,470	£41,357,402
60% LAR : 40% CIR	20%	£47,050,268	£42,546,723	£42,525,733	£42,483,040	£42,234,999	£40,537,395	£39,501,238
60% LAR : 40% CIR	25%	£45,108,361	£40,683,533	£40,662,596	£40,620,002	£40,372,206	£38,676,082	£37,640,747
60% LAR : 40% CIR	30%	£43,162,435	£38,816,350	£38,795,462	£38,752,955	£38,505,379	£36,810,571	£35,775,967
60% LAR : 40% CIR	35%	£41,212,527	£36,945,214	£36,924,368	£36,881,938	£36,634,555	£34,940,905	£33,906,944
60% LAR : 40% CIR	40%	£39,258,679	£35,070,167	£35,049,354	£35,006,991	£34,759,774	£33,067,122	£32,033,717
60% LAR : 40% CIR	45%	£37,300,929	£33,191,244	£33,170,460	£33,128,153	£32,881,077	£31,189,267	£30,156,330
60% LAR : 40% CIR	50%	£35,339,317	£31,308,487	£31,287,724	£31,245,463	£30,998,501	£29,307,379	£28,274,824

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR for 15 Years	
No Units	42
Site Area	0.4 Ha

Value Area	Zone A - Zone 1 and Eastern Central Zone	
Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£39,519,808	£35,077,419	£35,056,145	£35,012,949	£34,763,647	£33,058,485	£32,018,129
60% LAR : 40% CIR	5%	£38,395,508	£34,018,909	£33,997,717	£33,954,662	£33,705,717	£32,002,694	£30,963,528
60% LAR : 40% CIR	10%	£37,267,031	£32,956,250	£32,935,133	£32,892,209	£32,643,593	£30,942,543	£29,904,471
60% LAR : 40% CIR	15%	£36,134,415	£31,889,483	£31,868,431	£31,825,629	£31,577,314	£29,878,069	£28,841,001
60% LAR : 40% CIR	20%	£34,997,701	£30,818,644	£30,797,654	£30,754,962	£30,506,919	£28,809,317	£27,773,160
60% LAR : 40% CIR	25%	£33,856,926	£29,743,775	£29,722,840	£29,680,246	£29,432,449	£27,736,325	£26,700,990
60% LAR : 40% CIR	30%	£32,712,132	£28,664,914	£28,644,026	£28,601,520	£28,353,943	£26,659,137	£25,624,533
60% LAR : 40% CIR	35%	£31,563,357	£27,582,102	£27,561,255	£27,518,826	£27,271,442	£25,577,792	£24,543,831
60% LAR : 40% CIR	40%	£30,410,642	£26,495,376	£26,474,563	£26,432,200	£26,184,984	£24,492,332	£23,458,927
60% LAR : 40% CIR	45%	£29,254,024	£25,404,776	£25,383,991	£25,341,684	£25,094,608	£23,402,799	£22,369,861
60% LAR : 40% CIR	50%	£28,093,544	£24,310,340	£24,289,577	£24,247,316	£24,000,354	£22,309,233	£21,276,677

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£460,208	-£3,982,181	-£4,003,455	-£4,046,651	-£4,295,953	-£6,001,115	-£7,041,471
60% LAR : 40% CIR	5%	-£664,092	-£5,040,691	-£5,061,883	-£5,104,938	-£5,353,883	-£7,056,906	-£8,096,072
60% LAR : 40% CIR	10%	-£1,792,569	-£6,103,350	-£6,124,467	-£6,167,391	-£6,416,007	-£8,117,057	-£9,155,129
60% LAR : 40% CIR	15%	-£2,925,185	-£7,170,117	-£7,191,169	-£7,233,971	-£7,482,286	-£9,181,531	-£10,218,599
60% LAR : 40% CIR	20%	-£4,061,899	-£8,240,956	-£8,261,946	-£8,304,638	-£8,552,681	-£10,250,283	-£11,286,440
60% LAR : 40% CIR	25%	-£5,202,674	-£9,315,825	-£9,336,760	-£9,379,354	-£9,627,151	-£11,323,275	-£12,358,610
60% LAR : 40% CIR	30%	-£6,347,468	-£10,394,686	-£10,415,574	-£10,458,080	-£10,705,657	-£12,400,463	-£13,435,067
60% LAR : 40% CIR	35%	-£7,496,243	-£11,477,498	-£11,498,345	-£11,540,774	-£11,788,158	-£13,481,808	-£14,515,769
60% LAR : 40% CIR	40%	-£8,648,958	-£12,564,224	-£12,585,037	-£12,627,400	-£12,874,616	-£14,567,268	-£15,600,673
60% LAR : 40% CIR	45%	-£9,805,576	-£13,654,824	-£13,675,609	-£13,717,916	-£13,964,992	-£15,656,801	-£16,689,739
60% LAR : 40% CIR	50%	-£10,966,056	-£14,749,260	-£14,770,023	-£14,812,284	-£15,059,246	-£16,750,367	-£17,782,923

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,645,408	£12,203,019	£12,181,745	£12,138,549	£11,889,247	£10,184,085	£9,143,729
60% LAR : 40% CIR	5%	£15,521,108	£11,144,509	£11,123,317	£11,080,262	£10,831,317	£9,128,294	£8,089,128
60% LAR : 40% CIR	10%	£14,392,631	£10,081,850	£10,060,733	£10,017,809	£9,769,193	£8,068,143	£7,030,071
60% LAR : 40% CIR	15%	£13,260,015	£9,015,083	£8,994,031	£8,951,229	£8,702,914	£7,003,669	£5,966,601
60% LAR : 40% CIR	20%	£12,123,301	£7,944,244	£7,923,254	£7,880,562	£7,632,519	£5,934,917	£4,898,760
60% LAR : 40% CIR	25%	£10,982,526	£6,869,375	£6,848,440	£6,805,846	£6,558,049	£4,861,925	£3,826,590
60% LAR : 40% CIR	30%	£9,837,732	£5,790,514	£5,769,626	£5,727,120	£5,479,543	£3,784,737	£2,750,133
60% LAR : 40% CIR	35%	£8,688,957	£4,707,702	£4,686,855	£4,644,426	£4,397,042	£2,703,392	£1,669,431
60% LAR : 40% CIR	40%	£7,536,242	£3,620,976	£3,600,163	£3,557,800	£3,310,584	£1,617,932	£584,527
60% LAR : 40% CIR	45%	£6,379,624	£2,530,376	£2,509,591	£2,467,284	£2,220,208	£528,399	-£504,539
60% LAR : 40% CIR	50%	£5,219,144	£1,435,940	£1,415,177	£1,372,916	£1,125,954	-£565,167	-£1,597,723

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£23,351,808	£18,909,419	£18,888,145	£18,844,949	£18,595,647	£16,890,485	£15,850,129
60% LAR : 40% CIR	5%	£22,227,508	£17,850,909	£17,829,717	£17,786,662	£17,537,717	£15,834,694	£14,795,528
60% LAR : 40% CIR	10%	£21,099,031	£16,788,250	£16,767,133	£16,724,209	£16,475,593	£14,774,543	£13,736,471
60% LAR : 40% CIR	15%	£19,966,415	£15,721,483	£15,700,431	£15,657,629	£15,409,314	£13,710,069	£12,673,001
60% LAR : 40% CIR	20%	£18,829,701	£14,650,644	£14,629,654	£14,586,962	£14,338,919	£12,641,317	£11,605,160
60% LAR : 40% CIR	25%	£17,688,926	£13,575,775	£13,554,840	£13,512,246	£13,264,449	£11,568,325	£10,532,990
60% LAR : 40% CIR	30%	£16,544,132	£12,496,914	£12,476,026	£12,433,520	£12,185,943	£10,491,137	£9,456,533
60% LAR : 40% CIR	35%	£15,395,357	£11,414,102	£11,393,255	£11,350,826	£11,103,442	£9,409,792	£8,375,831
60% LAR : 40% CIR	40%	£14,242,642	£10,327,376	£10,306,563	£10,264,200	£10,016,984	£8,324,332	£7,290,927
60% LAR : 40% CIR	45%	£13,086,024	£9,236,776	£9,215,991	£9,173,684	£8,926,608	£7,234,799	£6,201,861
60% LAR : 40% CIR	50%	£11,925,544	£8,142,340	£8,121,577	£8,079,316	£7,832,354	£6,141,233	£5,108,677

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£31,279,408	£26,837,019	£26,815,745	£26,772,549	£26,523,247	£24,818,085	£23,777,729
60% LAR : 40% CIR	5%	£30,155,108	£25,778,509	£25,757,317	£25,714,262	£25,465,317	£23,762,294	£22,723,128
60% LAR : 40% CIR	10%	£29,026,631	£24,715,850	£24,694,733	£24,651,809	£24,403,193	£22,702,143	£21,664,071
60% LAR : 40% CIR	15%	£27,894,015	£23,649,083	£23,628,031	£23,585,229	£23,336,914	£21,637,669	£20,600,601
60% LAR : 40% CIR	20%	£26,757,301	£22,578,244	£22,557,254	£22,514,562	£22,266,519	£20,568,917	£19,532,760
60% LAR : 40% CIR	25%	£25,616,526	£21,503,375	£21,482,440	£21,439,846	£21,192,049	£19,495,925	£18,460,590
60% LAR : 40% CIR	30%	£24,471,732	£20,424,514	£20,403,626	£20,361,120	£20,113,543	£18,418,737	£17,384,133
60% LAR : 40% CIR	35%	£23,322,957	£19,341,702	£19,320,855	£19,278,426	£19,031,042	£17,337,392	£16,303,431
60% LAR : 40% CIR	40%	£22,170,242	£18,254,976	£18,234,163	£18,191,800	£17,944,584	£16,251,932	£15,218,527
60% LAR : 40% CIR	45%	£21,013,624	£17,164,376	£17,143,591	£17,101,284	£16,854,208	£15,162,399	£14,129,461
60% LAR : 40% CIR	50%	£19,853,144	£16,069,940	£16,049,177	£16,006,916	£15,759,954	£14,068,833	£13,036,277

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR for 15 Years		Value Area	Zone A - Kings Cross Lower

No Units	42
Site Area	0.4 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£48,954,740	£44,361,485	£44,340,212	£44,297,015	£44,047,713	£42,342,551	£41,302,195
60% LAR : 40% CIR	5%	£47,830,440	£43,302,974	£43,281,783	£43,238,728	£42,989,782	£41,286,760	£40,247,593
60% LAR : 40% CIR	10%	£46,701,963	£42,240,317	£42,219,198	£42,176,275	£41,927,658	£40,226,608	£39,188,537
60% LAR : 40% CIR	15%	£45,569,347	£41,173,548	£41,152,497	£41,109,695	£40,861,380	£39,162,135	£38,125,067
60% LAR : 40% CIR	20%	£44,432,633	£40,102,710	£40,081,721	£40,039,028	£39,790,985	£38,093,383	£37,057,226
60% LAR : 40% CIR	25%	£43,291,859	£39,027,841	£39,006,906	£38,964,311	£38,716,516	£37,020,391	£35,985,056
60% LAR : 40% CIR	30%	£42,147,064	£37,948,980	£37,928,092	£37,885,587	£37,638,010	£35,943,203	£34,908,599
60% LAR : 40% CIR	35%	£40,998,289	£36,866,168	£36,845,321	£36,802,892	£36,555,508	£34,861,858	£33,827,897
60% LAR : 40% CIR	40%	£39,845,573	£35,779,442	£35,758,629	£35,716,266	£35,469,049	£33,776,398	£32,742,992
60% LAR : 40% CIR	45%	£38,688,956	£34,688,842	£34,668,057	£34,625,750	£34,378,674	£32,686,864	£31,653,927
60% LAR : 40% CIR	50%	£37,528,476	£33,594,406	£33,573,643	£33,531,382	£33,284,420	£31,593,299	£30,560,743

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,895,140	£5,301,885	£5,280,612	£5,237,415	£4,988,113	£3,282,951	£2,242,595
60% LAR : 40% CIR	5%	£8,770,840	£4,243,374	£4,222,183	£4,179,128	£3,930,182	£2,227,160	£1,187,993
60% LAR : 40% CIR	10%	£7,642,363	£3,180,717	£3,159,598	£3,116,675	£2,868,058	£1,167,008	£128,937
60% LAR : 40% CIR	15%	£6,509,747	£2,113,948	£2,092,897	£2,050,095	£1,801,780	£102,535	-£934,533
60% LAR : 40% CIR	20%	£5,373,033	£1,043,110	£1,022,121	£979,428	£731,385	-£966,217	-£2,002,374
60% LAR : 40% CIR	25%	£4,232,259	-£31,759	-£52,694	-£95,289	-£343,084	-£2,039,209	-£3,074,544
60% LAR : 40% CIR	30%	£3,087,464	-£1,110,620	-£1,131,508	-£1,174,013	-£1,421,590	-£3,116,397	-£4,151,001
60% LAR : 40% CIR	35%	£1,938,689	-£2,193,432	-£2,214,279	-£2,256,708	-£2,504,092	-£4,197,742	-£5,231,703
60% LAR : 40% CIR	40%	£785,973	-£3,280,158	-£3,300,971	-£3,343,334	-£3,590,551	-£5,283,202	-£6,316,608
60% LAR : 40% CIR	45%	-£370,644	-£4,370,758	-£4,391,543	-£4,433,850	-£4,680,926	-£6,372,736	-£7,405,673
60% LAR : 40% CIR	50%	-£1,531,124	-£5,465,194	-£5,485,957	-£5,528,218	-£5,775,180	-£7,466,301	-£8,498,857

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£26,080,340	£21,487,085	£21,465,812	£21,422,615	£21,173,313	£19,468,151	£18,427,795
60% LAR : 40% CIR	5%	£24,956,040	£20,428,574	£20,407,383	£20,364,328	£20,115,382	£18,412,360	£17,373,193
60% LAR : 40% CIR	10%	£23,827,563	£19,365,917	£19,344,798	£19,301,875	£19,053,258	£17,352,208	£16,314,137
60% LAR : 40% CIR	15%	£22,694,947	£18,299,148	£18,278,097	£18,235,295	£17,986,980	£16,287,735	£15,250,667
60% LAR : 40% CIR	20%	£21,558,233	£17,228,310	£17,207,321	£17,164,628	£16,916,585	£15,218,983	£14,182,826
60% LAR : 40% CIR	25%	£20,417,459	£16,153,441	£16,132,506	£16,089,911	£15,842,116	£14,145,991	£13,110,656
60% LAR : 40% CIR	30%	£19,272,664	£15,074,580	£15,053,692	£15,011,187	£14,763,610	£13,068,803	£12,034,199
60% LAR : 40% CIR	35%	£18,123,889	£13,991,768	£13,970,921	£13,928,492	£13,681,108	£11,987,458	£10,953,497
60% LAR : 40% CIR	40%	£16,971,173	£12,905,042	£12,884,229	£12,841,866	£12,594,649	£10,901,998	£9,868,592
60% LAR : 40% CIR	45%	£15,814,556	£11,814,442	£11,793,657	£11,751,350	£11,504,274	£9,812,464	£8,779,527
60% LAR : 40% CIR	50%	£14,654,076	£10,720,006	£10,699,243	£10,656,982	£10,410,020	£8,718,899	£7,686,343

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£32,786,740	£28,193,485	£28,172,212	£28,129,015	£27,879,713	£26,174,551	£25,134,195
60% LAR : 40% CIR	5%	£31,662,440	£27,134,974	£27,113,783	£27,070,728	£26,821,782	£25,118,760	£24,079,593
60% LAR : 40% CIR	10%	£30,533,963	£26,072,317	£26,051,198	£26,008,275	£25,759,658	£24,058,608	£23,020,537
60% LAR : 40% CIR	15%	£29,401,347	£25,005,548	£24,984,497	£24,941,695	£24,693,380	£22,994,135	£21,957,067
60% LAR : 40% CIR	20%	£28,264,633	£23,934,710	£23,913,721	£23,871,028	£23,622,985	£21,925,383	£20,889,226
60% LAR : 40% CIR	25%	£27,123,859	£22,859,841	£22,838,906	£22,796,311	£22,548,516	£20,852,391	£19,817,056
60% LAR : 40% CIR	30%	£25,979,064	£21,780,980	£21,760,092	£21,717,587	£21,470,010	£19,775,203	£18,740,599
60% LAR : 40% CIR	35%	£24,830,289	£20,698,168	£20,677,321	£20,634,892	£20,387,508	£18,693,858	£17,659,897
60% LAR : 40% CIR	40%	£23,677,573	£19,611,442	£19,590,629	£19,548,266	£19,301,049	£17,608,398	£16,574,992
60% LAR : 40% CIR	45%	£22,520,956	£18,520,842	£18,500,057	£18,457,750	£18,210,674	£16,518,864	£15,485,927
60% LAR : 40% CIR	50%	£21,360,476	£17,426,406	£17,405,643	£17,363,382	£17,116,420	£15,425,299	£14,392,743

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£40,714,340	£36,121,085	£36,099,812	£36,056,615	£35,807,313	£34,102,151	£33,061,795
60% LAR : 40% CIR	5%	£39,590,040	£35,062,574	£35,041,383	£34,998,328	£34,749,382	£33,046,360	£32,007,193
60% LAR : 40% CIR	10%	£38,461,563	£33,999,917	£33,978,798	£33,935,875	£33,687,258	£31,986,208	£30,948,137
60% LAR : 40% CIR	15%	£37,328,947	£32,933,148	£32,912,097	£32,869,295	£32,620,980	£30,921,735	£29,884,667
60% LAR : 40% CIR	20%	£36,192,233	£31,862,310	£31,841,321	£31,798,628	£31,550,585	£29,852,983	£28,816,826
60% LAR : 40% CIR	25%	£35,051,459	£30,787,441	£30,766,506	£30,723,911	£30,476,116	£28,779,991	£27,744,656
60% LAR : 40% CIR	30%	£33,906,664	£29,708,580	£29,687,692	£29,645,187	£29,397,610	£27,702,803	£26,668,199
60% LAR : 40% CIR	35%	£32,757,889	£28,625,768	£28,604,921	£28,562,492	£28,315,108	£26,621,458	£25,587,497
60% LAR : 40% CIR	40%	£31,605,173	£27,539,042	£27,518,229	£27,475,866	£27,228,649	£25,535,998	£24,502,592
60% LAR : 40% CIR	45%	£30,448,556	£26,448,442	£26,427,657	£26,385,350	£26,138,274	£24,446,464	£23,413,527
60% LAR : 40% CIR	50%	£29,288,076	£25,354,006	£25,333,243	£25,290,982	£25,044,020	£23,352,899	£22,320,343

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR for 15 Years		Value Area	Zone A - Kings Cross Higher

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£51,782,266	£47,143,799	£47,122,525	£47,079,329	£46,830,026	£45,124,864	£44,084,508
60% LAR : 40% CIR	5%	£50,516,589	£45,946,172	£45,924,980	£45,881,926	£45,632,980	£43,929,958	£42,890,791
60% LAR : 40% CIR	10%	£49,246,736	£44,744,398	£44,723,280	£44,680,357	£44,431,740	£42,730,690	£41,692,618
60% LAR : 40% CIR	15%	£47,972,744	£43,538,514	£43,517,464	£43,474,661	£43,226,345	£41,527,102	£40,490,033
60% LAR : 40% CIR	20%	£46,694,653	£42,328,560	£42,307,571	£42,264,878	£42,016,836	£40,319,232	£39,283,076
60% LAR : 40% CIR	25%	£45,412,502	£41,114,576	£41,093,641	£41,051,046	£40,803,250	£39,107,125	£38,071,791
60% LAR : 40% CIR	30%	£44,126,332	£39,896,600	£39,875,711	£39,833,206	£39,585,629	£37,890,822	£36,856,218
60% LAR : 40% CIR	35%	£42,836,181	£38,674,671	£38,653,824	£38,611,395	£38,364,011	£36,670,361	£35,636,400
60% LAR : 40% CIR	40%	£41,542,089	£37,448,829	£37,428,016	£37,385,654	£37,138,437	£35,445,786	£34,412,380
60% LAR : 40% CIR	45%	£40,244,096	£36,219,114	£36,198,329	£36,156,022	£35,908,946	£34,217,137	£33,184,199
60% LAR : 40% CIR	50%	£38,942,239	£34,985,562	£34,964,799	£34,922,539	£34,675,577	£32,984,456	£31,951,900

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,722,666	£8,084,199	£8,062,925	£8,019,729	£7,770,426	£6,065,264	£5,024,908
60% LAR : 40% CIR	5%	£11,456,989	£6,886,572	£6,865,380	£6,822,326	£6,573,380	£4,870,358	£3,831,191
60% LAR : 40% CIR	10%	£10,187,136	£5,684,798	£5,663,680	£5,620,757	£5,372,140	£3,671,090	£2,633,018
60% LAR : 40% CIR	15%	£8,913,144	£4,478,914	£4,457,864	£4,415,061	£4,166,745	£2,467,502	£1,430,433
60% LAR : 40% CIR	20%	£7,635,053	£3,268,960	£3,247,971	£3,205,278	£2,957,236	£1,259,632	£223,476
60% LAR : 40% CIR	25%	£6,352,902	£2,054,976	£2,034,041	£1,991,446	£1,743,650	£47,525	-£987,809
60% LAR : 40% CIR	30%	£5,066,732	£837,000	£816,111	£773,606	£526,029	-£1,168,778	-£2,203,382
60% LAR : 40% CIR	35%	£3,776,581	-£384,929	-£405,776	-£448,205	-£695,589	-£2,389,239	-£3,423,200
60% LAR : 40% CIR	40%	£2,482,489	-£1,610,771	-£1,631,584	-£1,673,946	-£1,921,163	-£3,613,814	-£4,647,220
60% LAR : 40% CIR	45%	£1,184,496	-£2,840,486	-£2,861,271	-£2,903,578	-£3,150,654	-£4,842,463	-£5,875,401
60% LAR : 40% CIR	50%	-£117,361	-£4,074,038	-£4,094,801	-£4,137,061	-£4,384,023	-£6,075,144	-£7,107,700

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£28,907,866	£24,269,399	£24,248,125	£24,204,929	£23,955,626	£22,250,464	£21,210,108
60% LAR : 40% CIR	5%	£27,642,189	£23,071,772	£23,050,580	£23,007,526	£22,758,580	£21,055,558	£20,016,391
60% LAR : 40% CIR	10%	£26,372,336	£21,869,998	£21,848,880	£21,805,957	£21,557,340	£19,856,290	£18,818,218
60% LAR : 40% CIR	15%	£25,098,344	£20,664,114	£20,643,064	£20,600,261	£20,351,945	£18,652,702	£17,615,633
60% LAR : 40% CIR	20%	£23,820,253	£19,454,160	£19,433,171	£19,390,478	£19,142,436	£17,444,832	£16,408,676
60% LAR : 40% CIR	25%	£22,538,102	£18,240,176	£18,219,241	£18,176,646	£17,928,850	£16,232,725	£15,197,391
60% LAR : 40% CIR	30%	£21,251,932	£17,022,200	£17,001,311	£16,958,806	£16,711,229	£15,016,422	£13,981,818
60% LAR : 40% CIR	35%	£19,961,781	£15,800,271	£15,779,424	£15,736,995	£15,489,611	£13,795,961	£12,762,000
60% LAR : 40% CIR	40%	£18,667,689	£14,574,429	£14,553,616	£14,511,254	£14,264,037	£12,571,386	£11,537,980
60% LAR : 40% CIR	45%	£17,369,696	£13,344,714	£13,323,929	£13,281,622	£13,034,546	£11,342,737	£10,309,799
60% LAR : 40% CIR	50%	£16,067,839	£12,111,162	£12,090,399	£12,048,139	£11,801,177	£10,110,056	£9,077,500

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£35,614,266	£30,975,799	£30,954,525	£30,911,329	£30,662,026	£28,956,864	£27,916,508
60% LAR : 40% CIR	5%	£34,348,589	£29,778,172	£29,756,980	£29,713,926	£29,464,980	£27,761,958	£26,722,791
60% LAR : 40% CIR	10%	£33,078,736	£28,576,398	£28,555,280	£28,512,357	£28,263,740	£26,562,690	£25,524,618
60% LAR : 40% CIR	15%	£31,804,744	£27,370,514	£27,349,464	£27,306,661	£27,058,345	£25,359,102	£24,322,033
60% LAR : 40% CIR	20%	£30,526,653	£26,160,560	£26,139,571	£26,096,878	£25,848,836	£24,151,232	£23,115,076
60% LAR : 40% CIR	25%	£29,244,502	£24,946,576	£24,925,641	£24,883,046	£24,635,250	£22,939,125	£21,903,791
60% LAR : 40% CIR	30%	£27,958,332	£23,728,600	£23,707,711	£23,665,206	£23,417,629	£21,722,822	£20,688,218
60% LAR : 40% CIR	35%	£26,668,181	£22,506,671	£22,485,824	£22,443,395	£22,196,011	£20,502,361	£19,468,400
60% LAR : 40% CIR	40%	£25,374,089	£21,280,829	£21,260,016	£21,217,654	£20,970,437	£19,277,786	£18,244,380
60% LAR : 40% CIR	45%	£24,076,096	£20,051,114	£20,030,329	£19,988,022	£19,740,946	£18,049,137	£17,016,199
60% LAR : 40% CIR	50%	£22,774,239	£18,817,562	£18,796,799	£18,754,539	£18,507,577	£16,816,456	£15,783,900

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£43,541,866	£38,903,399	£38,882,125	£38,838,929	£38,589,626	£36,884,464	£35,844,108
60% LAR : 40% CIR	5%	£42,276,189	£37,705,772	£37,684,580	£37,641,526	£37,392,580	£35,689,558	£34,650,391
60% LAR : 40% CIR	10%	£41,006,336	£36,503,998	£36,482,880	£36,439,957	£36,191,340	£34,490,290	£33,452,218
60% LAR : 40% CIR	15%	£39,732,344	£35,298,114	£35,277,064	£35,234,261	£34,985,945	£33,286,702	£32,249,633
60% LAR : 40% CIR	20%	£38,454,253	£34,088,160	£34,067,171	£34,024,478	£33,776,436	£32,078,832	£31,042,676
60% LAR : 40% CIR	25%	£37,172,102	£32,874,176	£32,853,241	£32,810,646	£32,562,850	£30,866,725	£29,831,391
60% LAR : 40% CIR	30%	£35,885,932	£31,656,200	£31,635,311	£31,592,806	£31,345,229	£29,650,422	£28,615,818
60% LAR : 40% CIR	35%	£34,595,781	£30,434,271	£30,413,424	£30,370,995	£30,123,611	£28,429,961	£27,396,000
60% LAR : 40% CIR	40%	£33,301,689	£29,208,429	£29,187,616	£29,145,254	£28,898,037	£27,205,386	£26,171,980
60% LAR : 40% CIR	45%	£32,003,696	£27,978,714	£27,957,929	£27,915,622	£27,668,546	£25,976,737	£24,943,799
60% LAR : 40% CIR	50%	£30,701,839	£26,745,162	£26,724,399	£26,682,139	£26,435,177	£24,744,056	£23,711,500

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR for 15 Years	Value Area	Zone A - Lower Cenral Zone

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£51,159,097	£46,530,595	£46,509,321	£46,466,125	£46,216,822	£44,511,660	£43,471,304
60% LAR : 40% CIR	5%	£49,752,045	£45,193,853	£45,172,661	£45,129,607	£44,880,661	£43,177,639	£42,138,471
60% LAR : 40% CIR	10%	£48,340,816	£43,852,963	£43,831,844	£43,788,922	£43,540,306	£41,839,255	£40,801,184
60% LAR : 40% CIR	15%	£46,925,447	£42,507,964	£42,486,912	£42,444,110	£42,195,795	£40,496,551	£39,459,482
60% LAR : 40% CIR	20%	£45,505,980	£41,158,895	£41,137,904	£41,095,212	£40,847,169	£39,149,567	£38,113,410
60% LAR : 40% CIR	25%	£44,082,453	£39,805,794	£39,784,858	£39,742,264	£39,494,468	£37,798,344	£36,763,008
60% LAR : 40% CIR	30%	£42,654,906	£38,448,702	£38,427,814	£38,385,307	£38,137,731	£36,442,924	£35,408,320
60% LAR : 40% CIR	35%	£41,223,379	£37,087,658	£37,066,811	£37,024,381	£36,776,998	£35,083,348	£34,049,387
60% LAR : 40% CIR	40%	£39,787,910	£35,722,701	£35,701,887	£35,659,525	£35,412,308	£33,719,657	£32,686,251
60% LAR : 40% CIR	45%	£38,348,540	£34,353,869	£34,333,084	£34,290,778	£34,043,701	£32,351,893	£31,318,954
60% LAR : 40% CIR	50%	£36,905,308	£32,981,202	£32,960,439	£32,918,178	£32,671,216	£30,980,095	£29,947,539

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,099,497	£7,470,995	£7,449,721	£7,406,525	£7,157,222	£5,452,060	£4,411,704
60% LAR : 40% CIR	5%	£10,692,445	£6,134,253	£6,113,061	£6,070,007	£5,821,061	£4,118,039	£3,078,871
60% LAR : 40% CIR	10%	£9,281,216	£4,793,363	£4,772,244	£4,729,322	£4,480,706	£2,779,655	£1,741,584
60% LAR : 40% CIR	15%	£7,865,847	£3,448,364	£3,427,312	£3,384,510	£3,136,195	£1,436,951	£399,882
60% LAR : 40% CIR	20%	£6,446,380	£2,099,295	£2,078,304	£2,035,612	£1,787,569	£89,967	-£946,190
60% LAR : 40% CIR	25%	£5,022,853	£746,194	£725,258	£682,664	£434,868	-£1,261,256	-£2,296,592
60% LAR : 40% CIR	30%	£3,595,306	-£610,898	-£631,786	-£674,293	-£921,869	-£2,616,676	-£3,651,280
60% LAR : 40% CIR	35%	£2,163,779	-£1,971,942	-£1,992,789	-£2,035,219	-£2,282,602	-£3,976,252	-£5,010,213
60% LAR : 40% CIR	40%	£728,310	-£3,336,899	-£3,357,713	-£3,400,075	-£3,647,292	-£5,339,943	-£6,373,349
60% LAR : 40% CIR	45%	-£711,060	-£4,705,731	-£4,726,516	-£4,768,822	-£5,015,899	-£6,707,707	-£7,740,646
60% LAR : 40% CIR	50%	-£2,154,292	-£6,078,398	-£6,099,161	-£6,141,422	-£6,388,384	-£8,079,505	-£9,112,061

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£28,284,697	£23,656,195	£23,634,921	£23,591,725	£23,342,422	£21,637,260	£20,596,904
60% LAR : 40% CIR	5%	£26,877,645	£22,319,453	£22,298,261	£22,255,207	£22,006,261	£20,303,239	£19,264,071
60% LAR : 40% CIR	10%	£25,466,416	£20,978,563	£20,957,444	£20,914,522	£20,665,906	£18,964,855	£17,926,784
60% LAR : 40% CIR	15%	£24,051,047	£19,633,564	£19,612,512	£19,569,710	£19,321,395	£17,622,151	£16,585,082
60% LAR : 40% CIR	20%	£22,631,580	£18,284,495	£18,263,504	£18,220,812	£17,972,769	£16,275,167	£15,239,010
60% LAR : 40% CIR	25%	£21,208,053	£16,931,394	£16,910,458	£16,867,864	£16,620,068	£14,923,944	£13,888,608
60% LAR : 40% CIR	30%	£19,780,506	£15,574,302	£15,553,414	£15,510,907	£15,263,331	£13,568,524	£12,533,920
60% LAR : 40% CIR	35%	£18,348,979	£14,213,258	£14,192,411	£14,149,981	£13,902,598	£12,208,948	£11,174,987
60% LAR : 40% CIR	40%	£16,913,510	£12,848,301	£12,827,487	£12,785,125	£12,537,908	£10,845,257	£9,811,851
60% LAR : 40% CIR	45%	£15,474,140	£11,479,469	£11,458,684	£11,416,378	£11,169,301	£9,477,493	£8,444,554
60% LAR : 40% CIR	50%	£14,030,908	£10,106,802	£10,086,039	£10,043,778	£9,796,816	£8,105,695	£7,073,139

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£34,991,097	£30,362,595	£30,341,321	£30,298,125	£30,048,822	£28,343,660	£27,303,304
60% LAR : 40% CIR	5%	£33,584,045	£29,025,853	£29,004,661	£28,961,607	£28,712,661	£27,009,639	£25,970,471
60% LAR : 40% CIR	10%	£32,172,816	£27,684,963	£27,663,844	£27,620,922	£27,372,306	£25,671,255	£24,633,184
60% LAR : 40% CIR	15%	£30,757,447	£26,339,964	£26,318,912	£26,276,110	£26,027,795	£24,328,551	£23,291,482
60% LAR : 40% CIR	20%	£29,337,980	£24,990,895	£24,969,904	£24,927,212	£24,679,169	£22,981,567	£21,945,410
60% LAR : 40% CIR	25%	£27,914,453	£23,637,794	£23,616,858	£23,574,264	£23,326,468	£21,630,344	£20,595,008
60% LAR : 40% CIR	30%	£26,486,906	£22,280,702	£22,259,814	£22,217,307	£21,969,731	£20,274,924	£19,240,320
60% LAR : 40% CIR	35%	£25,055,379	£20,919,658	£20,898,811	£20,856,381	£20,608,998	£18,915,348	£17,881,387
60% LAR : 40% CIR	40%	£23,619,910	£19,554,701	£19,533,887	£19,491,525	£19,244,308	£17,551,657	£16,518,251
60% LAR : 40% CIR	45%	£22,180,540	£18,185,869	£18,165,084	£18,122,778	£17,875,701	£16,183,893	£15,150,954
60% LAR : 40% CIR	50%	£20,737,308	£16,813,202	£16,792,439	£16,750,178	£16,503,216	£14,812,095	£13,779,539

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£42,918,697	£38,290,195	£38,268,921	£38,225,725	£37,976,422	£36,271,260	£35,230,904
60% LAR : 40% CIR	5%	£41,511,645	£36,953,453	£36,932,261	£36,889,207	£36,640,261	£34,937,239	£33,898,071
60% LAR : 40% CIR	10%	£40,100,416	£35,612,563	£35,591,444	£35,548,522	£35,299,906	£33,598,855	£32,560,784
60% LAR : 40% CIR	15%	£38,685,047	£34,267,564	£34,246,512	£34,203,710	£33,955,395	£32,256,151	£31,219,082
60% LAR : 40% CIR	20%	£37,265,580	£32,918,495	£32,897,504	£32,854,812	£32,606,769	£30,909,167	£29,873,010
60% LAR : 40% CIR	25%	£35,842,053	£31,565,394	£31,544,458	£31,501,864	£31,254,068	£29,557,944	£28,522,608
60% LAR : 40% CIR	30%	£34,414,506	£30,208,302	£30,187,414	£30,144,907	£29,897,331	£28,202,524	£27,167,920
60% LAR : 40% CIR	35%	£32,982,979	£28,847,258	£28,826,411	£28,783,981	£28,536,598	£26,842,948	£25,808,987
60% LAR : 40% CIR	40%	£31,547,510	£27,482,301	£27,461,487	£27,419,125	£27,171,908	£25,479,257	£24,445,851
60% LAR : 40% CIR	45%	£30,108,140	£26,113,469	£26,092,684	£26,050,378	£25,803,301	£24,111,493	£23,078,554
60% LAR : 40% CIR	50%	£28,664,908	£24,740,802	£24,720,039	£24,677,778	£24,430,816	£22,739,695	£21,707,139

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR for 15 Years		Value Area	Zone A - Medium Central Zone

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£57,756,657	£53,022,659	£53,001,385	£52,958,189	£52,708,886	£51,003,724	£49,963,368
60% LAR : 40% CIR	5%	£56,019,727	£51,361,314	£51,340,121	£51,297,068	£51,048,122	£49,345,100	£48,305,932
60% LAR : 40% CIR	10%	£54,278,619	£49,695,821	£49,674,702	£49,631,780	£49,383,163	£47,682,113	£46,644,041
60% LAR : 40% CIR	15%	£52,533,373	£48,026,218	£48,005,167	£47,962,365	£47,714,049	£46,014,805	£44,977,737
60% LAR : 40% CIR	20%	£50,784,028	£46,352,546	£46,331,556	£46,288,863	£46,040,821	£44,343,218	£43,307,061
60% LAR : 40% CIR	25%	£49,030,623	£44,674,842	£44,653,907	£44,611,312	£44,363,516	£42,667,391	£41,632,057
60% LAR : 40% CIR	30%	£47,273,199	£42,993,147	£42,972,259	£42,929,752	£42,682,176	£40,987,368	£39,952,765
60% LAR : 40% CIR	35%	£45,511,793	£41,307,499	£41,286,652	£41,244,223	£40,996,839	£39,303,189	£38,269,229
60% LAR : 40% CIR	40%	£43,746,446	£39,617,939	£39,597,126	£39,554,763	£39,307,546	£37,614,896	£36,581,489
60% LAR : 40% CIR	45%	£41,977,198	£37,924,504	£37,903,720	£37,861,413	£37,614,336	£35,922,527	£34,889,590
60% LAR : 40% CIR	50%	£40,204,088	£36,227,234	£36,206,471	£36,164,211	£35,917,248	£34,226,127	£33,193,571

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,697,057	£13,963,059	£13,941,785	£13,898,589	£13,649,286	£11,944,124	£10,903,768
60% LAR : 40% CIR	5%	£16,960,127	£12,301,714	£12,280,521	£12,237,468	£11,988,522	£10,285,500	£9,246,332
60% LAR : 40% CIR	10%	£15,219,019	£10,636,221	£10,615,102	£10,572,180	£10,323,563	£8,622,513	£7,584,441
60% LAR : 40% CIR	15%	£13,473,773	£8,966,618	£8,945,567	£8,902,765	£8,654,449	£6,955,205	£5,918,137
60% LAR : 40% CIR	20%	£11,724,428	£7,292,946	£7,271,956	£7,229,263	£6,981,221	£5,283,618	£4,247,461
60% LAR : 40% CIR	25%	£9,971,023	£5,615,242	£5,594,307	£5,551,712	£5,303,916	£3,607,791	£2,572,457
60% LAR : 40% CIR	30%	£8,213,599	£3,933,547	£3,912,659	£3,870,152	£3,622,576	£1,927,768	£893,165
60% LAR : 40% CIR	35%	£6,452,193	£2,247,899	£2,227,052	£2,184,623	£1,937,239	£243,589	-£790,371
60% LAR : 40% CIR	40%	£4,686,846	£558,339	£537,526	£495,163	£247,946	-£1,444,704	-£2,478,111
60% LAR : 40% CIR	45%	£2,917,598	-£1,135,096	-£1,155,880	-£1,198,187	-£1,445,264	-£3,137,073	-£4,170,010
60% LAR : 40% CIR	50%	£1,144,488	-£2,832,366	-£2,853,129	-£2,895,389	-£3,142,352	-£4,833,473	-£5,866,029

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£34,882,257	£30,148,259	£30,126,985	£30,083,789	£29,834,486	£28,129,324	£27,088,968
60% LAR : 40% CIR	5%	£33,145,327	£28,486,914	£28,465,721	£28,422,668	£28,173,722	£26,470,700	£25,431,532
60% LAR : 40% CIR	10%	£31,404,219	£26,821,421	£26,800,302	£26,757,380	£26,508,763	£24,807,713	£23,769,641
60% LAR : 40% CIR	15%	£29,658,973	£25,151,818	£25,130,767	£25,087,965	£24,839,649	£23,140,405	£22,103,337
60% LAR : 40% CIR	20%	£27,909,628	£23,478,146	£23,457,156	£23,414,463	£23,166,421	£21,468,818	£20,432,661
60% LAR : 40% CIR	25%	£26,156,223	£21,800,442	£21,779,507	£21,736,912	£21,489,116	£19,792,991	£18,757,657
60% LAR : 40% CIR	30%	£24,398,799	£20,118,747	£20,097,859	£20,055,352	£19,807,776	£18,112,968	£17,078,365
60% LAR : 40% CIR	35%	£22,637,393	£18,433,099	£18,412,252	£18,369,823	£18,122,439	£16,428,789	£15,394,829
60% LAR : 40% CIR	40%	£20,872,046	£16,743,539	£16,722,726	£16,680,363	£16,433,146	£14,740,496	£13,707,089
60% LAR : 40% CIR	45%	£19,102,798	£15,050,104	£15,029,320	£14,987,013	£14,739,936	£13,048,127	£12,015,190
60% LAR : 40% CIR	50%	£17,329,688	£13,352,834	£13,332,071	£13,289,811	£13,042,848	£11,351,727	£10,319,171

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£41,588,657	£36,854,659	£36,833,385	£36,790,189	£36,540,886	£34,835,724	£33,795,368
60% LAR : 40% CIR	5%	£39,851,727	£35,193,314	£35,172,121	£35,129,068	£34,880,122	£33,177,100	£32,137,932
60% LAR : 40% CIR	10%	£38,110,619	£33,527,821	£33,506,702	£33,463,780	£33,215,163	£31,514,113	£30,476,041
60% LAR : 40% CIR	15%	£36,365,373	£31,858,218	£31,837,167	£31,794,365	£31,546,049	£29,846,805	£28,809,737
60% LAR : 40% CIR	20%	£34,616,028	£30,184,546	£30,163,556	£30,120,863	£29,872,821	£28,175,218	£27,139,061
60% LAR : 40% CIR	25%	£32,862,623	£28,506,842	£28,485,907	£28,443,312	£28,195,516	£26,499,391	£25,464,057
60% LAR : 40% CIR	30%	£31,105,199	£26,825,147	£26,804,259	£26,761,752	£26,514,176	£24,819,368	£23,784,765
60% LAR : 40% CIR	35%	£29,343,793	£25,139,499	£25,118,652	£25,076,223	£24,828,839	£23,135,189	£22,101,229
60% LAR : 40% CIR	40%	£27,578,446	£23,449,939	£23,429,126	£23,386,763	£23,139,546	£21,446,896	£20,413,489
60% LAR : 40% CIR	45%	£25,809,198	£21,756,504	£21,735,720	£21,693,413	£21,446,336	£19,754,527	£18,721,590
60% LAR : 40% CIR	50%	£24,036,088	£20,059,234	£20,038,471	£19,996,211	£19,749,248	£18,058,127	£17,025,571

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£49,516,257	£44,782,259	£44,760,985	£44,717,789	£44,468,486	£42,763,324	£41,722,968
60% LAR : 40% CIR	5%	£47,779,327	£43,120,914	£43,099,721	£43,056,668	£42,807,722	£41,104,700	£40,065,532
60% LAR : 40% CIR	10%	£46,038,219	£41,455,421	£41,434,302	£41,391,380	£41,142,763	£39,441,713	£38,403,641
60% LAR : 40% CIR	15%	£44,292,973	£39,785,818	£39,764,767	£39,721,965	£39,473,649	£37,774,405	£36,737,337
60% LAR : 40% CIR	20%	£42,543,628	£38,112,146	£38,091,156	£38,048,463	£37,800,421	£36,102,818	£35,066,661
60% LAR : 40% CIR	25%	£40,790,223	£36,434,442	£36,413,507	£36,370,912	£36,123,116	£34,426,991	£33,391,657
60% LAR : 40% CIR	30%	£39,032,799	£34,752,747	£34,731,859	£34,689,352	£34,441,776	£32,746,968	£31,712,365
60% LAR : 40% CIR	35%	£37,271,393	£33,067,099	£33,046,252	£33,003,823	£32,756,439	£31,062,789	£30,028,829
60% LAR : 40% CIR	40%	£35,506,046	£31,377,539	£31,356,726	£31,314,363	£31,067,146	£29,374,496	£28,341,089
60% LAR : 40% CIR	45%	£33,736,798	£29,684,104	£29,663,320	£29,621,013	£29,373,936	£27,682,127	£26,649,190
60% LAR : 40% CIR	50%	£31,963,688	£27,986,834	£27,966,071	£27,923,811	£27,676,848	£25,985,727	£24,953,171

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR for 15 Years	
No Units	42
Site Area	0.4 Ha

Value Area	Zone A - Higher Central Zone	
Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£61,526,691	£56,732,409	£56,711,137	£56,667,939	£56,418,637	£54,713,476	£53,673,120
60% LAR : 40% CIR	5%	£59,601,260	£54,885,577	£54,864,385	£54,821,330	£54,572,385	£52,869,363	£51,830,196
60% LAR : 40% CIR	10%	£57,671,650	£53,034,596	£53,013,478	£52,970,556	£52,721,939	£51,020,889	£49,982,817
60% LAR : 40% CIR	15%	£55,737,902	£51,179,506	£51,158,456	£51,115,654	£50,867,337	£49,168,093	£48,131,025
60% LAR : 40% CIR	20%	£53,800,055	£49,320,346	£49,299,356	£49,256,663	£49,008,621	£47,311,018	£46,274,862
60% LAR : 40% CIR	25%	£51,858,149	£47,457,155	£47,436,219	£47,393,625	£47,145,830	£45,449,705	£44,414,370
60% LAR : 40% CIR	30%	£49,912,223	£45,589,973	£45,569,084	£45,526,578	£45,279,002	£43,584,194	£42,549,590
60% LAR : 40% CIR	35%	£47,962,316	£43,718,838	£43,697,991	£43,655,561	£43,408,178	£41,714,528	£40,680,567
60% LAR : 40% CIR	40%	£46,008,467	£41,843,790	£41,822,977	£41,780,614	£41,533,397	£39,840,745	£38,807,340
60% LAR : 40% CIR	45%	£44,050,717	£39,964,867	£39,944,082	£39,901,776	£39,654,700	£37,962,890	£36,929,953
60% LAR : 40% CIR	50%	£42,089,105	£38,082,110	£38,061,347	£38,019,086	£37,772,124	£36,081,003	£35,048,446

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£22,467,091	£17,672,809	£17,651,537	£17,608,339	£17,359,037	£15,653,876	£14,613,520
60% LAR : 40% CIR	5%	£20,541,660	£15,825,977	£15,804,785	£15,761,730	£15,512,785	£13,809,763	£12,770,596
60% LAR : 40% CIR	10%	£18,612,050	£13,974,996	£13,953,878	£13,910,956	£13,662,339	£11,961,289	£10,923,217
60% LAR : 40% CIR	15%	£16,678,302	£12,119,906	£12,098,856	£12,056,054	£11,807,737	£10,108,493	£9,071,425
60% LAR : 40% CIR	20%	£14,740,455	£10,260,746	£10,239,756	£10,197,063	£9,949,021	£8,251,418	£7,215,262
60% LAR : 40% CIR	25%	£12,798,549	£8,397,555	£8,376,619	£8,334,025	£8,086,230	£6,390,105	£5,354,770
60% LAR : 40% CIR	30%	£10,852,623	£6,530,373	£6,509,484	£6,466,978	£6,219,402	£4,524,594	£3,489,990
60% LAR : 40% CIR	35%	£8,902,716	£4,659,238	£4,638,391	£4,595,961	£4,348,578	£2,654,928	£1,620,967
60% LAR : 40% CIR	40%	£6,948,867	£2,784,190	£2,763,377	£2,721,014	£2,473,797	£781,145	-£252,260
60% LAR : 40% CIR	45%	£4,991,117	£905,267	£884,482	£842,176	£595,100	-£1,096,710	-£2,129,647
60% LAR : 40% CIR	50%	£3,029,505	-£977,490	-£998,253	-£1,040,514	-£1,287,476	-£2,978,597	-£4,011,154

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£38,652,291	£33,858,009	£33,836,737	£33,793,539	£33,544,237	£31,839,076	£30,798,720
60% LAR : 40% CIR	5%	£36,726,860	£32,011,177	£31,989,985	£31,946,930	£31,697,985	£29,994,963	£28,955,796
60% LAR : 40% CIR	10%	£34,797,250	£30,160,196	£30,139,078	£30,096,156	£29,847,539	£28,146,489	£27,108,417
60% LAR : 40% CIR	15%	£32,863,502	£28,305,106	£28,284,056	£28,241,254	£27,992,937	£26,293,693	£25,256,625
60% LAR : 40% CIR	20%	£30,925,655	£26,445,946	£26,424,956	£26,382,263	£26,134,221	£24,436,618	£23,400,462
60% LAR : 40% CIR	25%	£28,983,749	£24,582,755	£24,561,819	£24,519,225	£24,271,430	£22,575,305	£21,539,970
60% LAR : 40% CIR	30%	£27,037,823	£22,715,573	£22,694,684	£22,652,178	£22,404,602	£20,709,794	£19,675,190
60% LAR : 40% CIR	35%	£25,087,916	£20,844,438	£20,823,591	£20,781,161	£20,533,778	£18,840,128	£17,806,167
60% LAR : 40% CIR	40%	£23,134,067	£18,969,390	£18,948,577	£18,906,214	£18,658,997	£16,966,345	£15,932,940
60% LAR : 40% CIR	45%	£21,176,317	£17,090,467	£17,069,682	£17,027,376	£16,780,300	£15,088,490	£14,055,553
60% LAR : 40% CIR	50%	£19,214,705	£15,207,710	£15,186,947	£15,144,686	£14,897,724	£13,206,603	£12,174,046

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£45,358,691	£40,564,409	£40,543,137	£40,499,939	£40,250,637	£38,545,476	£37,505,120
60% LAR : 40% CIR	5%	£43,433,260	£38,717,577	£38,696,385	£38,653,330	£38,404,385	£36,701,363	£35,662,196
60% LAR : 40% CIR	10%	£41,503,650	£36,866,596	£36,845,478	£36,802,556	£36,553,939	£34,852,889	£33,814,817
60% LAR : 40% CIR	15%	£39,569,902	£35,011,506	£34,990,456	£34,947,654	£34,699,337	£33,000,093	£31,963,025
60% LAR : 40% CIR	20%	£37,632,055	£33,152,346	£33,131,356	£33,088,663	£32,840,621	£31,143,018	£30,106,862
60% LAR : 40% CIR	25%	£35,690,149	£31,289,155	£31,268,219	£31,225,625	£30,977,830	£29,281,705	£28,246,370
60% LAR : 40% CIR	30%	£33,744,223	£29,421,973	£29,401,084	£29,358,578	£29,111,002	£27,416,194	£26,381,590
60% LAR : 40% CIR	35%	£31,794,316	£27,550,838	£27,529,991	£27,487,561	£27,240,178	£25,546,528	£24,512,567
60% LAR : 40% CIR	40%	£29,840,467	£25,675,790	£25,654,977	£25,612,614	£25,365,397	£23,672,745	£22,639,340
60% LAR : 40% CIR	45%	£27,882,717	£23,796,867	£23,776,082	£23,733,776	£23,486,700	£21,794,890	£20,761,953
60% LAR : 40% CIR	50%	£25,921,105	£21,914,110	£21,893,347	£21,851,086	£21,604,124	£19,913,003	£18,880,446

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£53,286,291	£48,492,009	£48,470,737	£48,427,539	£48,178,237	£46,473,076	£45,432,720
60% LAR : 40% CIR	5%	£51,360,860	£46,645,177	£46,623,985	£46,580,930	£46,331,985	£44,628,963	£43,589,796
60% LAR : 40% CIR	10%	£49,431,250	£44,794,196	£44,773,078	£44,730,156	£44,481,539	£42,780,489	£41,742,417
60% LAR : 40% CIR	15%	£47,497,502	£42,939,106	£42,918,056	£42,875,254	£42,626,937	£40,927,693	£39,890,625
60% LAR : 40% CIR	20%	£45,559,655	£41,079,946	£41,058,956	£41,016,263	£40,768,221	£39,070,618	£38,034,462
60% LAR : 40% CIR	25%	£43,617,749	£39,216,755	£39,195,819	£39,153,225	£38,905,430	£37,209,305	£36,173,970
60% LAR : 40% CIR	30%	£41,671,823	£37,349,573	£37,328,684	£37,286,178	£37,038,602	£35,343,794	£34,309,190
60% LAR : 40% CIR	35%	£39,721,916	£35,478,438	£35,457,591	£35,415,161	£35,167,778	£33,474,128	£32,440,167
60% LAR : 40% CIR	40%	£37,768,067	£33,603,390	£33,582,577	£33,540,214	£33,292,997	£31,600,345	£30,566,940
60% LAR : 40% CIR	45%	£35,810,317	£31,724,467	£31,703,682	£31,661,376	£31,414,300	£29,722,490	£28,689,553
60% LAR : 40% CIR	50%	£33,848,705	£29,841,710	£29,820,947	£29,778,686	£29,531,724	£27,840,603	£26,808,046

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - NO AW		Value Area	Zone B - Camden Town Office & Resi £900 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£8,178,042	£5,007,688	£4,986,090	£4,942,761	£4,702,839	£3,068,342	£2,073,639
60% LAR : 40% CIR	5%	£7,713,499	£4,620,018	£4,598,503	£4,555,320	£4,315,759	£2,683,435	£1,689,938
60% LAR : 40% CIR	10%	£7,244,777	£4,228,137	£4,206,697	£4,163,647	£3,924,421	£2,294,098	£1,301,713
60% LAR : 40% CIR	15%	£6,771,918	£3,832,084	£3,810,712	£3,767,784	£3,528,864	£1,900,375	£909,008
60% LAR : 40% CIR	20%	£6,294,959	£3,431,899	£3,410,589	£3,367,773	£3,129,129	£1,502,308	£511,867
60% LAR : 40% CIR	25%	£5,813,941	£3,027,622	£3,006,366	£2,963,650	£2,725,257	£1,099,936	£110,329
60% LAR : 40% CIR	30%	£5,328,903	£2,619,292	£2,598,085	£2,555,457	£2,317,288	£693,304	-£300,070
60% LAR : 40% CIR	35%	£4,839,884	£2,206,949	£2,185,784	£2,143,235	£1,905,261	£282,451	-£716,529
60% LAR : 40% CIR	40%	£4,346,924	£1,790,633	£1,769,503	£1,727,021	£1,489,217	-£134,601	-£1,137,320
60% LAR : 40% CIR	45%	£3,850,062	£1,370,384	£1,349,282	£1,306,858	£1,069,195	-£560,163	-£1,562,398
60% LAR : 40% CIR	50%	£3,409,576	£1,002,047	£980,967	£938,589	£701,043	-£933,224	-£1,935,066

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£30,881,558	-£34,051,912	-£34,073,510	-£34,116,839	-£34,356,761	-£35,991,258	-£36,985,961
60% LAR : 40% CIR	5%	-£31,346,101	-£34,439,582	-£34,461,097	-£34,504,280	-£34,743,841	-£36,376,165	-£37,369,662
60% LAR : 40% CIR	10%	-£31,814,823	-£34,831,463	-£34,852,903	-£34,895,953	-£35,135,179	-£36,765,502	-£37,757,887
60% LAR : 40% CIR	15%	-£32,287,682	-£35,227,516	-£35,248,888	-£35,291,816	-£35,530,736	-£37,159,225	-£38,150,592
60% LAR : 40% CIR	20%	-£32,764,641	-£35,627,701	-£35,649,011	-£35,691,827	-£35,930,471	-£37,557,292	-£38,547,733
60% LAR : 40% CIR	25%	-£33,245,659	-£36,031,978	-£36,053,234	-£36,095,950	-£36,334,343	-£37,959,664	-£38,949,271
60% LAR : 40% CIR	30%	-£33,730,697	-£36,440,308	-£36,461,515	-£36,504,143	-£36,742,312	-£38,366,296	-£39,359,670
60% LAR : 40% CIR	35%	-£34,219,716	-£36,852,651	-£36,873,816	-£36,916,365	-£37,154,339	-£38,777,149	-£39,776,129
60% LAR : 40% CIR	40%	-£34,712,676	-£37,268,967	-£37,290,097	-£37,332,579	-£37,570,383	-£39,194,201	-£40,196,920
60% LAR : 40% CIR	45%	-£35,209,538	-£37,689,216	-£37,710,318	-£37,752,742	-£37,990,405	-£39,619,763	-£40,621,998
60% LAR : 40% CIR	50%	-£35,650,024	-£38,057,553	-£38,078,633	-£38,121,011	-£38,358,557	-£39,992,824	-£40,994,666

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£14,696,358	-£17,866,712	-£17,888,310	-£17,931,639	-£18,171,561	-£19,806,058	-£20,800,761
60% LAR : 40% CIR	5%	-£15,160,901	-£18,254,382	-£18,275,897	-£18,319,080	-£18,558,641	-£20,190,965	-£21,184,462
60% LAR : 40% CIR	10%	-£15,629,623	-£18,646,263	-£18,667,703	-£18,710,753	-£18,949,979	-£20,580,302	-£21,572,687
60% LAR : 40% CIR	15%	-£16,102,482	-£19,042,316	-£19,063,688	-£19,106,616	-£19,345,536	-£20,974,025	-£21,965,392
60% LAR : 40% CIR	20%	-£16,579,441	-£19,442,501	-£19,463,811	-£19,506,627	-£19,745,271	-£21,372,092	-£22,362,533
60% LAR : 40% CIR	25%	-£17,060,459	-£19,846,778	-£19,868,034	-£19,910,750	-£20,149,143	-£21,774,464	-£22,764,071
60% LAR : 40% CIR	30%	-£17,545,497	-£20,255,108	-£20,276,315	-£20,318,943	-£20,557,112	-£22,181,096	-£23,174,470
60% LAR : 40% CIR	35%	-£18,034,516	-£20,667,451	-£20,688,616	-£20,731,165	-£20,969,139	-£22,591,949	-£23,590,929
60% LAR : 40% CIR	40%	-£18,527,476	-£21,083,767	-£21,104,897	-£21,147,379	-£21,385,183	-£23,009,001	-£24,011,720
60% LAR : 40% CIR	45%	-£19,024,338	-£21,504,016	-£21,525,118	-£21,567,542	-£21,805,205	-£23,434,563	-£24,436,798
60% LAR : 40% CIR	50%	-£19,464,824	-£21,872,353	-£21,893,433	-£21,935,811	-£22,173,357	-£23,807,624	-£24,809,466

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,989,958	-£11,160,312	-£11,181,910	-£11,225,239	-£11,465,161	-£13,099,658	-£14,094,361
60% LAR : 40% CIR	5%	-£8,454,501	-£11,547,982	-£11,569,497	-£11,612,680	-£11,852,241	-£13,484,565	-£14,478,062
60% LAR : 40% CIR	10%	-£8,923,223	-£11,939,863	-£11,961,303	-£12,004,353	-£12,243,579	-£13,873,902	-£14,866,287
60% LAR : 40% CIR	15%	-£9,396,082	-£12,335,916	-£12,357,288	-£12,400,216	-£12,639,136	-£14,267,625	-£15,258,992
60% LAR : 40% CIR	20%	-£9,873,041	-£12,736,101	-£12,757,411	-£12,800,227	-£13,038,871	-£14,665,692	-£15,656,133
60% LAR : 40% CIR	25%	-£10,354,059	-£13,140,378	-£13,161,634	-£13,204,350	-£13,442,743	-£15,068,064	-£16,057,671
60% LAR : 40% CIR	30%	-£10,839,097	-£13,548,708	-£13,569,915	-£13,612,543	-£13,850,712	-£15,474,696	-£16,468,070
60% LAR : 40% CIR	35%	-£11,328,116	-£13,961,051	-£13,982,216	-£14,024,765	-£14,262,739	-£15,885,549	-£16,884,529
60% LAR : 40% CIR	40%	-£11,821,076	-£14,377,367	-£14,398,497	-£14,440,979	-£14,678,783	-£16,302,601	-£17,305,320
60% LAR : 40% CIR	45%	-£12,317,938	-£14,797,616	-£14,818,718	-£14,861,142	-£15,098,805	-£16,728,163	-£17,730,398
60% LAR : 40% CIR	50%	-£12,758,424	-£15,165,953	-£15,187,033	-£15,229,411	-£15,466,957	-£17,101,224	-£18,103,066

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£62,358	-£3,232,712	-£3,254,310	-£3,297,639	-£3,537,561	-£5,172,058	-£6,166,761
60% LAR : 40% CIR	5%	-£526,901	-£3,620,382	-£3,641,897	-£3,685,080	-£3,924,641	-£5,556,965	-£6,550,462
60% LAR : 40% CIR	10%	-£995,623	-£4,012,263	-£4,033,703	-£4,076,753	-£4,315,979	-£5,946,302	-£6,938,687
60% LAR : 40% CIR	15%	-£1,468,482	-£4,408,316	-£4,429,688	-£4,472,616	-£4,711,536	-£6,340,025	-£7,331,392
60% LAR : 40% CIR	20%	-£1,945,441	-£4,808,501	-£4,829,811	-£4,872,627	-£5,111,271	-£6,738,092	-£7,728,533
60% LAR : 40% CIR	25%	-£2,426,459	-£5,212,778	-£5,234,034	-£5,276,750	-£5,515,143	-£7,140,464	-£8,130,071
60% LAR : 40% CIR	30%	-£2,911,497	-£5,621,108	-£5,642,315	-£5,684,943	-£5,923,112	-£7,547,096	-£8,540,470
60% LAR : 40% CIR	35%	-£3,400,516	-£6,033,451	-£6,054,616	-£6,097,165	-£6,335,139	-£7,957,949	-£8,956,929
60% LAR : 40% CIR	40%	-£3,893,476	-£6,449,767	-£6,470,897	-£6,513,379	-£6,751,183	-£8,375,001	-£9,377,720
60% LAR : 40% CIR	45%	-£4,390,338	-£6,870,016	-£6,891,118	-£6,933,542	-£7,171,205	-£8,800,563	-£9,802,798
60% LAR : 40% CIR	50%	-£4,830,824	-£7,238,353	-£7,259,433	-£7,301,811	-£7,539,357	-£9,173,624	-£10,175,466

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - NO AW	
Value Area	Zone B - Camden Town Office & Resi £1,000 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£10,063,059	£6,879,820	£6,858,222	£6,814,893	£6,574,971	£4,940,474	£3,945,770
60% LAR : 40% CIR	5%	£9,504,265	£6,398,543	£6,377,028	£6,333,844	£6,094,285	£4,461,960	£3,468,462
60% LAR : 40% CIR	10%	£8,941,293	£5,913,056	£5,891,616	£5,848,566	£5,609,339	£3,979,017	£2,986,632
60% LAR : 40% CIR	15%	£8,374,182	£5,423,397	£5,402,025	£5,359,097	£5,120,176	£3,491,688	£2,500,321
60% LAR : 40% CIR	20%	£7,802,973	£4,929,604	£4,908,294	£4,865,478	£4,626,835	£3,000,013	£2,009,572
60% LAR : 40% CIR	25%	£7,227,704	£4,431,721	£4,410,465	£4,367,749	£4,129,356	£2,504,035	£1,514,428
60% LAR : 40% CIR	30%	£6,648,415	£3,929,784	£3,908,577	£3,865,949	£3,627,779	£2,003,795	£1,014,931
60% LAR : 40% CIR	35%	£6,065,146	£3,423,834	£3,402,670	£3,360,120	£3,122,146	£1,499,337	£511,126
60% LAR : 40% CIR	40%	£5,477,934	£2,913,912	£2,892,782	£2,850,300	£2,612,496	£990,700	£3,052
60% LAR : 40% CIR	45%	£4,886,822	£2,400,057	£2,378,955	£2,336,531	£2,098,868	£477,928	-£517,015
60% LAR : 40% CIR	50%	£4,464,684	£2,047,072	£2,025,992	£1,983,614	£1,746,068	£125,826	-£874,096

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£28,996,541	-£32,179,780	-£32,201,378	-£32,244,707	-£32,484,629	-£34,119,126	-£35,113,830
60% LAR : 40% CIR	5%	-£29,555,335	-£32,661,057	-£32,682,572	-£32,725,756	-£32,965,315	-£34,597,640	-£35,591,138
60% LAR : 40% CIR	10%	-£30,118,307	-£33,146,544	-£33,167,984	-£33,211,034	-£33,450,261	-£35,080,583	-£36,072,968
60% LAR : 40% CIR	15%	-£30,685,418	-£33,636,203	-£33,657,575	-£33,700,503	-£33,939,424	-£35,567,912	-£36,559,279
60% LAR : 40% CIR	20%	-£31,256,627	-£34,129,996	-£34,151,306	-£34,194,122	-£34,432,765	-£36,059,587	-£37,050,028
60% LAR : 40% CIR	25%	-£31,831,896	-£34,627,879	-£34,649,135	-£34,691,851	-£34,930,244	-£36,555,565	-£37,545,172
60% LAR : 40% CIR	30%	-£32,411,185	-£35,129,816	-£35,151,023	-£35,193,651	-£35,431,821	-£37,055,805	-£38,044,669
60% LAR : 40% CIR	35%	-£32,994,454	-£35,635,766	-£35,656,930	-£35,699,480	-£35,937,454	-£37,560,263	-£38,548,474
60% LAR : 40% CIR	40%	-£33,581,666	-£36,145,688	-£36,166,818	-£36,209,300	-£36,447,104	-£38,068,900	-£39,056,548
60% LAR : 40% CIR	45%	-£34,172,778	-£36,659,543	-£36,680,645	-£36,723,069	-£36,960,732	-£38,581,672	-£39,576,615
60% LAR : 40% CIR	50%	-£34,594,916	-£37,012,528	-£37,033,608	-£37,075,986	-£37,313,532	-£38,933,774	-£39,933,696

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,811,341	-£15,994,580	-£16,016,178	-£16,059,507	-£16,299,429	-£17,933,926	-£18,928,630
60% LAR : 40% CIR	5%	-£13,370,135	-£16,475,857	-£16,497,372	-£16,540,556	-£16,780,115	-£18,412,440	-£19,405,938
60% LAR : 40% CIR	10%	-£13,933,107	-£16,961,344	-£16,982,784	-£17,025,834	-£17,265,061	-£18,895,383	-£19,887,768
60% LAR : 40% CIR	15%	-£14,500,218	-£17,451,003	-£17,472,375	-£17,515,303	-£17,754,224	-£19,382,712	-£20,374,079
60% LAR : 40% CIR	20%	-£15,071,427	-£17,944,796	-£17,966,106	-£18,008,922	-£18,247,565	-£19,874,387	-£20,864,828
60% LAR : 40% CIR	25%	-£15,646,696	-£18,442,679	-£18,463,935	-£18,506,651	-£18,745,044	-£20,370,365	-£21,359,972
60% LAR : 40% CIR	30%	-£16,225,985	-£18,944,616	-£18,965,823	-£19,008,451	-£19,246,621	-£20,870,605	-£21,859,469
60% LAR : 40% CIR	35%	-£16,809,254	-£19,450,566	-£19,471,730	-£19,514,280	-£19,752,254	-£21,375,063	-£22,363,274
60% LAR : 40% CIR	40%	-£17,396,466	-£19,960,488	-£19,981,618	-£20,024,100	-£20,261,904	-£21,883,700	-£22,871,348
60% LAR : 40% CIR	45%	-£17,987,578	-£20,474,343	-£20,495,445	-£20,537,869	-£20,775,532	-£22,396,472	-£23,391,415
60% LAR : 40% CIR	50%	-£18,409,716	-£20,827,328	-£20,848,408	-£20,890,786	-£21,128,332	-£22,748,574	-£23,748,496

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,104,941	-£9,288,180	-£9,309,778	-£9,353,107	-£9,593,029	-£11,227,526	-£12,222,230
60% LAR : 40% CIR	5%	-£6,663,735	-£9,769,457	-£9,790,972	-£9,834,156	-£10,073,715	-£11,706,040	-£12,699,538
60% LAR : 40% CIR	10%	-£7,226,707	-£10,254,944	-£10,276,384	-£10,319,434	-£10,558,661	-£12,188,983	-£13,181,368
60% LAR : 40% CIR	15%	-£7,793,818	-£10,744,603	-£10,765,975	-£10,808,903	-£11,047,824	-£12,676,312	-£13,667,679
60% LAR : 40% CIR	20%	-£8,365,027	-£11,238,396	-£11,259,706	-£11,302,522	-£11,541,165	-£13,167,987	-£14,158,428
60% LAR : 40% CIR	25%	-£8,940,296	-£11,736,279	-£11,757,535	-£11,800,251	-£12,038,644	-£13,663,965	-£14,653,572
60% LAR : 40% CIR	30%	-£9,519,585	-£12,238,216	-£12,259,423	-£12,302,051	-£12,540,221	-£14,164,205	-£15,153,069
60% LAR : 40% CIR	35%	-£10,102,854	-£12,744,166	-£12,765,330	-£12,807,880	-£13,045,854	-£14,668,663	-£15,656,874
60% LAR : 40% CIR	40%	-£10,690,066	-£13,254,088	-£13,275,218	-£13,317,700	-£13,555,504	-£15,177,300	-£16,164,948
60% LAR : 40% CIR	45%	-£11,281,178	-£13,767,943	-£13,789,045	-£13,831,469	-£14,069,132	-£15,690,072	-£16,685,015
60% LAR : 40% CIR	50%	-£11,703,316	-£14,120,928	-£14,142,008	-£14,184,386	-£14,421,932	-£16,042,174	-£17,042,096

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,822,659	-£1,360,580	-£1,382,178	-£1,425,507	-£1,665,429	-£3,299,926	-£4,294,630
60% LAR : 40% CIR	5%	£1,263,865	-£1,841,857	-£1,863,372	-£1,906,556	-£2,146,115	-£3,778,440	-£4,771,938
60% LAR : 40% CIR	10%	£700,893	-£2,327,344	-£2,348,784	-£2,391,834	-£2,631,061	-£4,261,383	-£5,253,768
60% LAR : 40% CIR	15%	£133,782	-£2,817,003	-£2,838,375	-£2,881,303	-£3,120,224	-£4,748,712	-£5,740,079
60% LAR : 40% CIR	20%	-£437,427	-£3,310,796	-£3,332,106	-£3,374,922	-£3,613,565	-£5,240,387	-£6,230,828
60% LAR : 40% CIR	25%	-£1,012,696	-£3,808,679	-£3,829,935	-£3,872,651	-£4,111,044	-£5,736,365	-£6,725,972
60% LAR : 40% CIR	30%	-£1,591,985	-£4,310,616	-£4,331,823	-£4,374,451	-£4,612,621	-£6,236,605	-£7,225,469
60% LAR : 40% CIR	35%	-£2,175,254	-£4,816,566	-£4,837,730	-£4,880,280	-£5,118,254	-£6,741,063	-£7,729,274
60% LAR : 40% CIR	40%	-£2,762,466	-£5,326,488	-£5,347,618	-£5,390,100	-£5,627,904	-£7,249,700	-£8,237,348
60% LAR : 40% CIR	45%	-£3,353,578	-£5,840,343	-£5,861,445	-£5,903,869	-£6,141,532	-£7,762,472	-£8,757,415
60% LAR : 40% CIR	50%	-£3,775,716	-£6,193,328	-£6,214,408	-£6,256,786	-£6,494,332	-£8,114,574	-£9,114,496

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - NO AW		Value Area	Zone B - Camden Town Office & Resi £1,100 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£11,948,077	£8,740,098	£8,718,824	£8,676,146	£8,439,830	£6,812,606	£5,817,902
60% LAR : 40% CIR	5%	£11,295,031	£8,167,586	£8,146,394	£8,103,859	£7,867,899	£6,240,486	£5,246,988
60% LAR : 40% CIR	10%	£10,637,809	£7,590,927	£7,569,808	£7,527,405	£7,291,774	£5,663,935	£4,671,550
60% LAR : 40% CIR	15%	£9,976,447	£7,010,158	£6,989,107	£6,946,824	£6,711,488	£5,082,999	£4,091,633
60% LAR : 40% CIR	20%	£9,310,987	£6,425,319	£6,404,329	£6,362,156	£6,124,540	£4,497,718	£3,507,277
60% LAR : 40% CIR	25%	£8,641,467	£5,835,820	£5,814,564	£5,771,847	£5,533,455	£3,908,133	£2,918,526
60% LAR : 40% CIR	30%	£7,967,927	£5,240,276	£5,219,070	£5,176,442	£4,938,272	£3,314,288	£2,325,424
60% LAR : 40% CIR	35%	£7,290,407	£4,640,721	£4,619,555	£4,577,005	£4,339,031	£2,716,223	£1,728,011
60% LAR : 40% CIR	40%	£6,608,944	£4,037,191	£4,016,061	£3,973,579	£3,735,775	£2,113,979	£1,126,331
60% LAR : 40% CIR	45%	£5,923,581	£3,429,729	£3,408,628	£3,366,203	£3,128,540	£1,507,600	£520,428
60% LAR : 40% CIR	50%	£5,516,967	£3,092,095	£3,071,016	£3,028,638	£2,791,092	£1,170,850	£184,064

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£27,111,523	-£30,319,502	-£30,340,776	-£30,383,454	-£30,619,770	-£32,246,994	-£33,241,698
60% LAR : 40% CIR	5%	-£27,764,569	-£30,892,014	-£30,913,206	-£30,955,741	-£31,191,701	-£32,819,114	-£33,812,612
60% LAR : 40% CIR	10%	-£28,421,791	-£31,468,673	-£31,489,792	-£31,532,195	-£31,767,826	-£33,395,665	-£34,388,050
60% LAR : 40% CIR	15%	-£29,083,153	-£32,049,442	-£32,070,493	-£32,112,776	-£32,348,112	-£33,976,601	-£34,967,967
60% LAR : 40% CIR	20%	-£29,748,613	-£32,634,281	-£32,655,271	-£32,697,444	-£32,935,060	-£34,561,882	-£35,552,323
60% LAR : 40% CIR	25%	-£30,418,133	-£33,223,780	-£33,245,036	-£33,287,753	-£33,526,145	-£35,151,467	-£36,141,074
60% LAR : 40% CIR	30%	-£31,091,673	-£33,819,324	-£33,840,530	-£33,883,158	-£34,121,328	-£35,745,312	-£36,734,176
60% LAR : 40% CIR	35%	-£31,769,193	-£34,418,879	-£34,440,045	-£34,482,595	-£34,720,569	-£36,343,377	-£37,331,589
60% LAR : 40% CIR	40%	-£32,450,656	-£35,022,409	-£35,043,539	-£35,086,021	-£35,323,825	-£36,945,621	-£37,933,269
60% LAR : 40% CIR	45%	-£33,136,019	-£35,629,871	-£35,650,972	-£35,693,397	-£35,931,060	-£37,552,000	-£38,539,172
60% LAR : 40% CIR	50%	-£33,542,633	-£35,967,505	-£35,988,584	-£36,030,962	-£36,268,508	-£37,888,750	-£38,875,536

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,926,323	-£14,134,302	-£14,155,576	-£14,198,254	-£14,434,570	-£16,061,794	-£17,056,498
60% LAR : 40% CIR	5%	-£11,579,369	-£14,706,814	-£14,728,006	-£14,770,541	-£15,006,501	-£16,633,914	-£17,627,412
60% LAR : 40% CIR	10%	-£12,236,591	-£15,283,473	-£15,304,592	-£15,346,995	-£15,582,626	-£17,210,465	-£18,202,850
60% LAR : 40% CIR	15%	-£12,897,953	-£15,864,242	-£15,885,293	-£15,927,576	-£16,162,912	-£17,791,401	-£18,782,767
60% LAR : 40% CIR	20%	-£13,563,413	-£16,449,081	-£16,470,071	-£16,512,244	-£16,749,860	-£18,376,682	-£19,367,123
60% LAR : 40% CIR	25%	-£14,232,933	-£17,038,580	-£17,059,836	-£17,102,553	-£17,340,945	-£18,966,267	-£19,955,874
60% LAR : 40% CIR	30%	-£14,906,473	-£17,634,124	-£17,655,330	-£17,697,958	-£17,936,128	-£19,560,112	-£20,548,976
60% LAR : 40% CIR	35%	-£15,583,993	-£18,233,679	-£18,254,845	-£18,297,395	-£18,535,369	-£20,158,177	-£21,146,389
60% LAR : 40% CIR	40%	-£16,265,456	-£18,837,209	-£18,858,339	-£18,900,821	-£19,138,625	-£20,760,421	-£21,748,069
60% LAR : 40% CIR	45%	-£16,950,819	-£19,444,671	-£19,465,772	-£19,508,197	-£19,745,860	-£21,366,800	-£22,353,972
60% LAR : 40% CIR	50%	-£17,357,433	-£19,782,305	-£19,803,384	-£19,845,762	-£20,083,308	-£21,703,550	-£22,690,336

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,219,923	-£7,427,902	-£7,449,176	-£7,491,854	-£7,728,170	-£9,355,394	-£10,350,098
60% LAR : 40% CIR	5%	-£4,872,969	-£8,000,414	-£8,021,606	-£8,064,141	-£8,300,101	-£9,927,514	-£10,921,012
60% LAR : 40% CIR	10%	-£5,530,191	-£8,577,073	-£8,598,192	-£8,640,595	-£8,876,226	-£10,504,065	-£11,496,450
60% LAR : 40% CIR	15%	-£6,191,553	-£9,157,842	-£9,178,893	-£9,221,176	-£9,456,512	-£11,085,001	-£12,076,367
60% LAR : 40% CIR	20%	-£6,857,013	-£9,742,681	-£9,763,671	-£9,805,844	-£10,043,460	-£11,670,282	-£12,660,723
60% LAR : 40% CIR	25%	-£7,526,533	-£10,332,180	-£10,353,436	-£10,396,153	-£10,634,545	-£12,259,867	-£13,249,474
60% LAR : 40% CIR	30%	-£8,200,073	-£10,927,724	-£10,948,930	-£10,991,558	-£11,229,728	-£12,853,712	-£13,842,576
60% LAR : 40% CIR	35%	-£8,877,593	-£11,527,279	-£11,548,445	-£11,590,995	-£11,828,969	-£13,451,777	-£14,439,989
60% LAR : 40% CIR	40%	-£9,559,056	-£12,130,809	-£12,151,939	-£12,194,421	-£12,432,225	-£14,054,021	-£15,041,669
60% LAR : 40% CIR	45%	-£10,244,419	-£12,738,271	-£12,759,372	-£12,801,797	-£13,039,460	-£14,660,400	-£15,647,572
60% LAR : 40% CIR	50%	-£10,651,033	-£13,075,905	-£13,096,984	-£13,139,362	-£13,376,908	-£14,997,150	-£15,983,936

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,707,677	£499,698	£478,424	£435,746	£199,430	-£1,427,794	-£2,422,498
60% LAR : 40% CIR	5%	£3,054,631	-£72,814	-£94,006	-£136,541	-£372,501	-£1,999,914	-£2,993,412
60% LAR : 40% CIR	10%	£2,397,409	-£649,473	-£670,592	-£712,995	-£948,626	-£2,576,465	-£3,568,850
60% LAR : 40% CIR	15%	£1,736,047	-£1,230,242	-£1,251,293	-£1,293,576	-£1,528,912	-£3,157,401	-£4,148,767
60% LAR : 40% CIR	20%	£1,070,587	-£1,815,081	-£1,836,071	-£1,878,244	-£2,115,860	-£3,742,682	-£4,733,123
60% LAR : 40% CIR	25%	£401,067	-£2,404,580	-£2,425,836	-£2,468,553	-£2,706,945	-£4,332,267	-£5,321,874
60% LAR : 40% CIR	30%	-£272,473	-£3,000,124	-£3,021,330	-£3,063,958	-£3,302,128	-£4,926,112	-£5,914,976
60% LAR : 40% CIR	35%	-£949,993	-£3,599,679	-£3,620,845	-£3,663,395	-£3,901,369	-£5,524,177	-£6,512,389
60% LAR : 40% CIR	40%	-£1,631,456	-£4,203,209	-£4,224,339	-£4,266,821	-£4,504,625	-£6,126,421	-£7,114,069
60% LAR : 40% CIR	45%	-£2,316,819	-£4,810,671	-£4,831,772	-£4,874,197	-£5,111,860	-£6,732,800	-£7,719,972
60% LAR : 40% CIR	50%	-£2,723,433	-£5,148,305	-£5,169,384	-£5,211,762	-£5,449,308	-£7,069,550	-£8,056,336

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - NO AW		Value Area	Zone B - Camden Town Office & Resi £1,200 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£13,833,093	£10,594,972	£10,573,699	£10,531,021	£10,294,705	£8,684,738	£7,690,034
60% LAR : 40% CIR	5%	£13,085,798	£9,929,717	£9,908,525	£9,865,991	£9,630,031	£8,019,010	£7,025,513
60% LAR : 40% CIR	10%	£12,334,324	£9,260,315	£9,239,197	£9,196,793	£8,961,162	£7,348,854	£6,356,469
60% LAR : 40% CIR	15%	£11,578,711	£8,586,802	£8,565,751	£8,523,469	£8,288,139	£6,674,311	£5,682,945
60% LAR : 40% CIR	20%	£10,819,001	£7,909,219	£7,888,230	£7,846,057	£7,611,000	£5,995,424	£5,004,983
60% LAR : 40% CIR	25%	£10,055,230	£7,227,607	£7,206,670	£7,164,596	£6,929,786	£5,312,232	£4,322,625
60% LAR : 40% CIR	30%	£9,287,439	£6,542,002	£6,521,114	£6,479,127	£6,244,536	£4,624,780	£3,635,916
60% LAR : 40% CIR	35%	£8,515,667	£5,852,445	£5,831,598	£5,789,687	£5,555,289	£3,933,108	£2,944,896
60% LAR : 40% CIR	40%	£7,739,955	£5,158,974	£5,138,161	£5,096,318	£4,859,054	£3,237,258	£2,249,610
60% LAR : 40% CIR	45%	£6,960,341	£4,459,402	£4,438,300	£4,395,875	£4,158,213	£2,537,273	£1,550,101
60% LAR : 40% CIR	50%	£6,523,680	£4,091,890	£4,070,810	£4,028,432	£3,790,886	£2,170,644	£1,183,859

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£25,226,507	-£28,464,628	-£28,485,901	-£28,528,579	-£28,764,895	-£30,374,862	-£31,369,566
60% LAR : 40% CIR	5%	-£25,973,802	-£29,129,883	-£29,151,075	-£29,193,609	-£29,429,569	-£31,040,590	-£32,034,087
60% LAR : 40% CIR	10%	-£26,725,276	-£29,799,285	-£29,820,403	-£29,862,807	-£30,098,438	-£31,710,746	-£32,703,131
60% LAR : 40% CIR	15%	-£27,480,889	-£30,472,798	-£30,493,849	-£30,536,131	-£30,771,461	-£32,385,289	-£33,376,655
60% LAR : 40% CIR	20%	-£28,240,599	-£31,150,381	-£31,171,370	-£31,213,543	-£31,448,600	-£33,064,176	-£34,054,617
60% LAR : 40% CIR	25%	-£29,004,370	-£31,831,993	-£31,852,930	-£31,895,004	-£32,129,814	-£33,747,368	-£34,736,975
60% LAR : 40% CIR	30%	-£29,772,161	-£32,517,598	-£32,538,486	-£32,580,473	-£32,815,064	-£34,434,820	-£35,423,684
60% LAR : 40% CIR	35%	-£30,543,933	-£33,207,155	-£33,228,002	-£33,269,913	-£33,504,311	-£35,126,492	-£36,114,704
60% LAR : 40% CIR	40%	-£31,319,645	-£33,900,626	-£33,921,439	-£33,963,282	-£34,200,546	-£35,822,342	-£36,809,990
60% LAR : 40% CIR	45%	-£32,099,259	-£34,600,198	-£34,621,300	-£34,663,725	-£34,901,387	-£36,522,327	-£37,509,499
60% LAR : 40% CIR	50%	-£32,535,920	-£34,967,710	-£34,988,790	-£35,031,168	-£35,268,714	-£36,888,956	-£37,875,741

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,041,307	-£12,279,428	-£12,300,701	-£12,343,379	-£12,579,695	-£14,189,662	-£15,184,366
60% LAR : 40% CIR	5%	-£9,788,602	-£12,944,683	-£12,965,875	-£13,008,409	-£13,244,369	-£14,855,390	-£15,848,887
60% LAR : 40% CIR	10%	-£10,540,076	-£13,614,085	-£13,635,203	-£13,677,607	-£13,913,238	-£15,525,546	-£16,517,931
60% LAR : 40% CIR	15%	-£11,295,689	-£14,287,598	-£14,308,649	-£14,350,931	-£14,586,261	-£16,200,089	-£17,191,455
60% LAR : 40% CIR	20%	-£12,055,399	-£14,965,181	-£14,986,170	-£15,028,343	-£15,263,400	-£16,878,976	-£17,869,417
60% LAR : 40% CIR	25%	-£12,819,170	-£15,646,793	-£15,667,730	-£15,709,804	-£15,944,614	-£17,562,168	-£18,551,775
60% LAR : 40% CIR	30%	-£13,586,961	-£16,332,398	-£16,353,286	-£16,395,273	-£16,629,864	-£18,249,620	-£19,238,484
60% LAR : 40% CIR	35%	-£14,358,733	-£17,021,955	-£17,042,802	-£17,084,713	-£17,319,111	-£18,941,292	-£19,929,504
60% LAR : 40% CIR	40%	-£15,134,445	-£17,715,426	-£17,736,239	-£17,778,082	-£18,015,346	-£19,637,142	-£20,624,790
60% LAR : 40% CIR	45%	-£15,914,059	-£18,414,998	-£18,436,100	-£18,478,525	-£18,716,187	-£20,337,127	-£21,324,299
60% LAR : 40% CIR	50%	-£16,350,720	-£18,782,510	-£18,803,590	-£18,845,968	-£19,083,514	-£20,703,756	-£21,690,541

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,334,907	-£5,573,028	-£5,594,301	-£5,636,979	-£5,873,295	-£7,483,262	-£8,477,966
60% LAR : 40% CIR	5%	-£3,082,202	-£6,238,283	-£6,259,475	-£6,302,009	-£6,537,969	-£8,148,990	-£9,142,487
60% LAR : 40% CIR	10%	-£3,833,676	-£6,907,685	-£6,928,803	-£6,971,207	-£7,206,838	-£8,819,146	-£9,811,531
60% LAR : 40% CIR	15%	-£4,589,289	-£7,581,198	-£7,602,249	-£7,644,531	-£7,879,861	-£9,493,689	-£10,485,055
60% LAR : 40% CIR	20%	-£5,348,999	-£8,258,781	-£8,279,770	-£8,321,943	-£8,557,000	-£10,172,576	-£11,163,017
60% LAR : 40% CIR	25%	-£6,112,770	-£8,940,393	-£8,961,330	-£9,003,404	-£9,238,214	-£10,855,768	-£11,845,375
60% LAR : 40% CIR	30%	-£6,880,561	-£9,625,998	-£9,646,886	-£9,688,873	-£9,923,464	-£11,543,220	-£12,532,084
60% LAR : 40% CIR	35%	-£7,652,333	-£10,315,555	-£10,336,402	-£10,378,313	-£10,612,711	-£12,234,892	-£13,223,104
60% LAR : 40% CIR	40%	-£8,428,045	-£11,009,026	-£11,029,839	-£11,071,682	-£11,308,946	-£12,930,742	-£13,918,390
60% LAR : 40% CIR	45%	-£9,207,659	-£11,708,598	-£11,729,700	-£11,772,125	-£12,009,787	-£13,630,727	-£14,617,899
60% LAR : 40% CIR	50%	-£9,644,320	-£12,076,110	-£12,097,190	-£12,139,568	-£12,377,114	-£13,997,356	-£14,984,141

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,592,693	£2,354,572	£2,333,299	£2,290,621	£2,054,305	£444,338	-£550,366
60% LAR : 40% CIR	5%	£4,845,398	£1,689,317	£1,668,125	£1,625,591	£1,389,631	-£221,390	-£1,214,887
60% LAR : 40% CIR	10%	£4,093,924	£1,019,915	£998,797	£956,393	£720,762	-£891,546	-£1,883,931
60% LAR : 40% CIR	15%	£3,338,311	£346,402	£325,351	£283,069	£47,739	-£1,566,089	-£2,557,455
60% LAR : 40% CIR	20%	£2,578,601	-£331,181	-£352,170	-£394,343	-£629,400	-£2,244,976	-£3,235,417
60% LAR : 40% CIR	25%	£1,814,830	-£1,012,793	-£1,033,730	-£1,075,804	-£1,310,614	-£2,928,168	-£3,917,775
60% LAR : 40% CIR	30%	£1,047,039	-£1,698,398	-£1,719,286	-£1,761,273	-£1,995,864	-£3,615,620	-£4,604,484
60% LAR : 40% CIR	35%	£275,267	-£2,387,955	-£2,408,802	-£2,450,713	-£2,685,111	-£4,307,292	-£5,295,504
60% LAR : 40% CIR	40%	-£500,445	-£3,081,426	-£3,102,239	-£3,144,082	-£3,381,346	-£5,003,142	-£5,990,790
60% LAR : 40% CIR	45%	-£1,280,059	-£3,780,998	-£3,802,100	-£3,844,525	-£4,082,187	-£5,703,127	-£6,690,299
60% LAR : 40% CIR	50%	-£1,716,720	-£4,148,510	-£4,169,590	-£4,211,968	-£4,449,514	-£6,069,756	-£7,056,541

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - NO AW	
Value Area	Zone B - Camden Town Office & Resi £1,300 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£15,718,111	£12,449,848	£12,428,574	£12,385,897	£12,149,581	£10,539,649	£9,559,894
60% LAR : 40% CIR	5%	£14,876,564	£11,691,850	£11,670,657	£11,628,122	£11,392,162	£9,784,371	£8,804,038
60% LAR : 40% CIR	10%	£14,030,840	£10,929,702	£10,908,585	£10,866,182	£10,630,550	£9,024,730	£8,041,387
60% LAR : 40% CIR	15%	£13,180,976	£10,163,446	£10,142,396	£10,100,113	£9,864,783	£8,260,769	£7,274,256
60% LAR : 40% CIR	20%	£12,327,014	£9,393,120	£9,372,131	£9,329,957	£9,094,901	£7,492,528	£6,502,688
60% LAR : 40% CIR	25%	£11,468,993	£8,618,763	£8,597,828	£8,555,753	£8,320,943	£6,716,331	£5,726,724
60% LAR : 40% CIR	30%	£10,606,951	£7,840,415	£7,819,527	£7,777,539	£7,542,949	£5,935,272	£4,946,408
60% LAR : 40% CIR	35%	£9,740,928	£7,058,113	£7,037,266	£6,995,356	£6,760,959	£5,149,993	£4,161,783
60% LAR : 40% CIR	40%	£8,870,965	£6,271,899	£6,251,086	£6,209,243	£5,975,012	£4,360,537	£3,372,889
60% LAR : 40% CIR	45%	£7,997,101	£5,481,811	£5,461,026	£5,419,239	£5,185,148	£3,566,946	£2,579,772
60% LAR : 40% CIR	50%	£7,522,461	£5,083,810	£5,062,730	£5,020,352	£4,782,806	£3,162,564	£2,175,778

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£23,341,489	-£26,609,752	-£26,631,026	-£26,673,703	-£26,910,019	-£28,519,951	-£29,499,706
60% LAR : 40% CIR	5%	-£24,183,036	-£27,367,750	-£27,388,943	-£27,431,478	-£27,667,438	-£29,275,229	-£30,255,562
60% LAR : 40% CIR	10%	-£25,028,760	-£28,129,898	-£28,151,015	-£28,193,418	-£28,429,050	-£30,034,870	-£31,018,213
60% LAR : 40% CIR	15%	-£25,878,624	-£28,896,154	-£28,917,204	-£28,959,487	-£29,194,817	-£30,798,831	-£31,785,344
60% LAR : 40% CIR	20%	-£26,732,586	-£29,666,480	-£29,687,469	-£29,729,643	-£29,964,699	-£31,567,072	-£32,556,912
60% LAR : 40% CIR	25%	-£27,590,607	-£30,440,837	-£30,461,772	-£30,503,847	-£30,738,657	-£32,343,269	-£33,332,876
60% LAR : 40% CIR	30%	-£28,452,649	-£31,219,185	-£31,240,073	-£31,282,061	-£31,516,651	-£33,124,328	-£34,113,192
60% LAR : 40% CIR	35%	-£29,318,672	-£32,001,487	-£32,022,334	-£32,064,244	-£32,298,641	-£33,909,607	-£34,897,817
60% LAR : 40% CIR	40%	-£30,188,635	-£32,787,701	-£32,808,514	-£32,850,357	-£33,084,588	-£34,699,063	-£35,686,711
60% LAR : 40% CIR	45%	-£31,062,499	-£33,577,789	-£33,598,574	-£33,640,361	-£33,874,452	-£35,492,654	-£36,479,828
60% LAR : 40% CIR	50%	-£31,537,139	-£33,975,790	-£33,996,870	-£34,039,248	-£34,276,794	-£35,897,036	-£36,883,822

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,156,289	-£10,424,552	-£10,445,826	-£10,488,503	-£10,724,819	-£12,334,751	-£13,314,506
60% LAR : 40% CIR	5%	-£7,997,836	-£11,182,550	-£11,203,743	-£11,246,278	-£11,482,238	-£13,090,029	-£14,070,362
60% LAR : 40% CIR	10%	-£8,843,560	-£11,944,698	-£11,965,815	-£12,008,218	-£12,243,850	-£13,849,670	-£14,833,013
60% LAR : 40% CIR	15%	-£9,693,424	-£12,710,954	-£12,732,004	-£12,774,287	-£13,009,617	-£14,613,631	-£15,600,144
60% LAR : 40% CIR	20%	-£10,547,386	-£13,481,280	-£13,502,269	-£13,544,443	-£13,779,499	-£15,381,872	-£16,371,712
60% LAR : 40% CIR	25%	-£11,405,407	-£14,255,637	-£14,276,572	-£14,318,647	-£14,553,457	-£16,158,069	-£17,147,676
60% LAR : 40% CIR	30%	-£12,267,449	-£15,033,985	-£15,054,873	-£15,096,861	-£15,331,451	-£16,939,128	-£17,927,992
60% LAR : 40% CIR	35%	-£13,133,472	-£15,816,287	-£15,837,134	-£15,879,044	-£16,113,441	-£17,724,407	-£18,712,617
60% LAR : 40% CIR	40%	-£14,003,435	-£16,602,501	-£16,623,314	-£16,665,157	-£16,899,388	-£18,513,863	-£19,501,511
60% LAR : 40% CIR	45%	-£14,877,299	-£17,392,589	-£17,413,374	-£17,455,161	-£17,689,252	-£19,307,454	-£20,294,628
60% LAR : 40% CIR	50%	-£15,351,939	-£17,790,590	-£17,811,670	-£17,854,048	-£18,091,594	-£19,711,836	-£20,698,622

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£449,889	-£3,718,152	-£3,739,426	-£3,782,103	-£4,018,419	-£5,628,351	-£6,608,106
60% LAR : 40% CIR	5%	-£1,291,436	-£4,476,150	-£4,497,343	-£4,539,878	-£4,775,838	-£6,383,629	-£7,363,962
60% LAR : 40% CIR	10%	-£2,137,160	-£5,238,298	-£5,259,415	-£5,301,818	-£5,537,450	-£7,143,270	-£8,126,613
60% LAR : 40% CIR	15%	-£2,987,024	-£6,004,554	-£6,025,604	-£6,067,887	-£6,303,217	-£7,907,231	-£8,893,744
60% LAR : 40% CIR	20%	-£3,840,986	-£6,774,880	-£6,795,869	-£6,838,043	-£7,073,099	-£8,675,472	-£9,665,312
60% LAR : 40% CIR	25%	-£4,699,007	-£7,549,237	-£7,570,172	-£7,612,247	-£7,847,057	-£9,451,669	-£10,441,276
60% LAR : 40% CIR	30%	-£5,561,049	-£8,327,585	-£8,348,473	-£8,390,461	-£8,625,051	-£10,232,728	-£11,221,592
60% LAR : 40% CIR	35%	-£6,427,072	-£9,109,887	-£9,130,734	-£9,172,644	-£9,407,041	-£11,018,007	-£12,006,217
60% LAR : 40% CIR	40%	-£7,297,035	-£9,896,101	-£9,916,914	-£9,958,757	-£10,192,988	-£11,807,463	-£12,795,111
60% LAR : 40% CIR	45%	-£8,170,899	-£10,686,189	-£10,706,974	-£10,748,761	-£10,982,852	-£12,601,054	-£13,588,228
60% LAR : 40% CIR	50%	-£8,645,539	-£11,084,190	-£11,105,270	-£11,147,648	-£11,385,194	-£13,005,436	-£13,992,222

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,477,711	£4,209,448	£4,188,174	£4,145,497	£3,909,181	£2,299,249	£1,319,494
60% LAR : 40% CIR	5%	£6,636,164	£3,451,450	£3,430,257	£3,387,722	£3,151,762	£1,543,971	£563,638
60% LAR : 40% CIR	10%	£5,790,440	£2,689,302	£2,668,185	£2,625,782	£2,390,150	£784,330	-£199,013
60% LAR : 40% CIR	15%	£4,940,576	£1,923,046	£1,901,996	£1,859,713	£1,624,383	£20,369	-£966,144
60% LAR : 40% CIR	20%	£4,086,614	£1,152,720	£1,131,731	£1,089,557	£854,501	-£747,872	-£1,737,712
60% LAR : 40% CIR	25%	£3,228,593	£378,363	£357,428	£315,353	£80,543	-£1,524,069	-£2,513,676
60% LAR : 40% CIR	30%	£2,366,551	-£399,985	-£420,873	-£462,861	-£697,451	-£2,305,128	-£3,293,992
60% LAR : 40% CIR	35%	£1,500,528	-£1,182,287	-£1,203,134	-£1,245,044	-£1,479,441	-£3,090,407	-£4,078,617
60% LAR : 40% CIR	40%	£630,565	-£1,968,501	-£1,989,314	-£2,031,157	-£2,265,388	-£3,879,863	-£4,867,511
60% LAR : 40% CIR	45%	-£243,299	-£2,758,589	-£2,779,374	-£2,821,161	-£3,055,252	-£4,673,454	-£5,660,628
60% LAR : 40% CIR	50%	-£717,939	-£3,156,590	-£3,177,670	-£3,220,048	-£3,457,594	-£5,077,836	-£6,064,622

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR in Perp

Value Area	**Zone B - Camden Town Office & Resi £900 per sq ft**

No Units	**42**
Site Area	**0.4 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£6,589,770	£3,427,191	£3,405,593	£3,362,322	£3,123,838	£1,499,889	£511,896
60% LAR : 40% CIR	5%	£6,123,483	£3,039,521	£3,018,006	£2,974,880	£2,736,758	£1,114,981	£128,196
60% LAR : 40% CIR	10%	£5,652,956	£2,647,641	£2,626,200	£2,583,208	£2,345,419	£725,645	-£263,996
60% LAR : 40% CIR	15%	£5,178,226	£2,251,587	£2,230,215	£2,187,345	£1,949,862	£331,922	-£662,693
60% LAR : 40% CIR	20%	£4,699,334	£1,851,402	£1,830,092	£1,787,333	£1,550,129	-£67,156	-£1,065,895
60% LAR : 40% CIR	25%	£4,216,321	£1,447,125	£1,425,870	£1,383,210	£1,146,256	-£475,667	-£1,473,559
60% LAR : 40% CIR	30%	£3,729,226	£1,038,795	£1,017,587	£975,017	£738,286	-£888,504	-£1,885,642
60% LAR : 40% CIR	35%	£3,238,091	£626,452	£605,286	£562,795	£326,259	-£1,305,625	-£2,302,101
60% LAR : 40% CIR	40%	£2,742,954	£210,136	£189,006	£146,582	-£91,155	-£1,726,988	-£2,722,891
60% LAR : 40% CIR	45%	£2,243,856	-£213,319	-£234,743	-£277,756	-£517,584	-£2,152,549	-£3,147,970
60% LAR : 40% CIR	50%	£1,797,549	-£587,276	-£608,677	-£651,643	-£891,354	-£2,525,610	-£3,520,637

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£32,469,830	-£35,632,409	-£35,654,007	-£35,697,278	-£35,935,762	-£37,559,711	-£38,547,704
60% LAR : 40% CIR	5%	-£32,936,117	-£36,020,079	-£36,041,594	-£36,084,720	-£36,322,842	-£37,944,619	-£38,931,404
60% LAR : 40% CIR	10%	-£33,406,644	-£36,411,959	-£36,433,400	-£36,476,392	-£36,714,181	-£38,333,955	-£39,323,596
60% LAR : 40% CIR	15%	-£33,881,374	-£36,808,013	-£36,829,385	-£36,872,255	-£37,109,738	-£38,727,678	-£39,722,293
60% LAR : 40% CIR	20%	-£34,360,266	-£37,208,198	-£37,229,508	-£37,272,267	-£37,509,471	-£39,126,756	-£40,125,495
60% LAR : 40% CIR	25%	-£34,843,279	-£37,612,475	-£37,633,730	-£37,676,390	-£37,913,344	-£39,535,267	-£40,533,159
60% LAR : 40% CIR	30%	-£35,330,374	-£38,020,805	-£38,042,013	-£38,084,583	-£38,321,314	-£39,948,104	-£40,945,242
60% LAR : 40% CIR	35%	-£35,821,509	-£38,433,148	-£38,454,314	-£38,496,805	-£38,733,341	-£40,365,225	-£41,361,701
60% LAR : 40% CIR	40%	-£36,316,646	-£38,849,464	-£38,870,594	-£38,913,018	-£39,150,755	-£40,786,588	-£41,782,491
60% LAR : 40% CIR	45%	-£36,815,744	-£39,272,919	-£39,294,343	-£39,337,356	-£39,577,184	-£41,212,149	-£42,207,570
60% LAR : 40% CIR	50%	-£37,262,051	-£39,646,876	-£39,668,277	-£39,711,243	-£39,950,954	-£41,585,210	-£42,580,237

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£16,284,630	-£19,447,209	-£19,468,807	-£19,512,078	-£19,750,562	-£21,374,511	-£22,362,504
60% LAR : 40% CIR	5%	-£16,750,917	-£19,834,879	-£19,856,394	-£19,899,520	-£20,137,642	-£21,759,419	-£22,746,204
60% LAR : 40% CIR	10%	-£17,221,444	-£20,226,759	-£20,248,200	-£20,291,192	-£20,528,981	-£22,148,755	-£23,138,396
60% LAR : 40% CIR	15%	-£17,696,174	-£20,622,813	-£20,644,185	-£20,687,055	-£20,924,538	-£22,542,478	-£23,537,093
60% LAR : 40% CIR	20%	-£18,175,066	-£21,022,998	-£21,044,308	-£21,087,067	-£21,324,271	-£22,941,556	-£23,940,295
60% LAR : 40% CIR	25%	-£18,658,079	-£21,427,275	-£21,448,530	-£21,491,190	-£21,728,144	-£23,350,067	-£24,347,959
60% LAR : 40% CIR	30%	-£19,145,174	-£21,835,605	-£21,856,813	-£21,899,383	-£22,136,114	-£23,762,904	-£24,760,042
60% LAR : 40% CIR	35%	-£19,636,309	-£22,247,948	-£22,269,114	-£22,311,605	-£22,548,141	-£24,180,025	-£25,176,501
60% LAR : 40% CIR	40%	-£20,131,446	-£22,664,264	-£22,685,394	-£22,727,818	-£22,965,555	-£24,601,388	-£25,597,291
60% LAR : 40% CIR	45%	-£20,630,544	-£23,087,719	-£23,109,143	-£23,152,156	-£23,391,984	-£25,026,949	-£26,022,370
60% LAR : 40% CIR	50%	-£21,076,851	-£23,461,676	-£23,483,077	-£23,526,043	-£23,765,754	-£25,400,010	-£26,395,037

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,578,230	-£12,740,809	-£12,762,407	-£12,805,678	-£13,044,162	-£14,668,111	-£15,656,104
60% LAR : 40% CIR	5%	-£10,044,517	-£13,128,479	-£13,149,994	-£13,193,120	-£13,431,242	-£15,053,019	-£16,039,804
60% LAR : 40% CIR	10%	-£10,515,044	-£13,520,359	-£13,541,800	-£13,584,792	-£13,822,581	-£15,442,355	-£16,431,996
60% LAR : 40% CIR	15%	-£10,989,774	-£13,916,413	-£13,937,785	-£13,980,655	-£14,218,138	-£15,836,078	-£16,830,693
60% LAR : 40% CIR	20%	-£11,468,666	-£14,316,598	-£14,337,908	-£14,380,667	-£14,617,871	-£16,235,156	-£17,233,895
60% LAR : 40% CIR	25%	-£11,951,679	-£14,720,875	-£14,742,130	-£14,784,790	-£15,021,744	-£16,643,667	-£17,641,559
60% LAR : 40% CIR	30%	-£12,438,774	-£15,129,205	-£15,150,413	-£15,192,983	-£15,429,714	-£17,056,504	-£18,053,642
60% LAR : 40% CIR	35%	-£12,929,909	-£15,541,548	-£15,562,714	-£15,605,205	-£15,841,741	-£17,473,625	-£18,470,101
60% LAR : 40% CIR	40%	-£13,425,046	-£15,957,864	-£15,978,994	-£16,021,418	-£16,259,155	-£17,894,988	-£18,890,891
60% LAR : 40% CIR	45%	-£13,924,144	-£16,381,319	-£16,402,743	-£16,445,756	-£16,685,584	-£18,320,549	-£19,315,970
60% LAR : 40% CIR	50%	-£14,370,451	-£16,755,276	-£16,776,677	-£16,819,643	-£17,059,354	-£18,693,610	-£19,688,637

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,650,630	-£4,813,209	-£4,834,807	-£4,878,078	-£5,116,562	-£6,740,511	-£7,728,504
60% LAR : 40% CIR	5%	-£2,116,917	-£5,200,879	-£5,222,394	-£5,265,520	-£5,503,642	-£7,125,419	-£8,112,204
60% LAR : 40% CIR	10%	-£2,587,444	-£5,592,759	-£5,614,200	-£5,657,192	-£5,894,981	-£7,514,755	-£8,504,396
60% LAR : 40% CIR	15%	-£3,062,174	-£5,988,813	-£6,010,185	-£6,053,055	-£6,290,538	-£7,908,478	-£8,903,093
60% LAR : 40% CIR	20%	-£3,541,066	-£6,388,998	-£6,410,308	-£6,453,067	-£6,690,271	-£8,307,556	-£9,306,295
60% LAR : 40% CIR	25%	-£4,024,079	-£6,793,275	-£6,814,530	-£6,857,190	-£7,094,144	-£8,716,067	-£9,713,959
60% LAR : 40% CIR	30%	-£4,511,174	-£7,201,605	-£7,222,813	-£7,265,383	-£7,502,114	-£9,128,904	-£10,126,042
60% LAR : 40% CIR	35%	-£5,002,309	-£7,613,948	-£7,635,114	-£7,677,605	-£7,914,141	-£9,546,025	-£10,542,501
60% LAR : 40% CIR	40%	-£5,497,446	-£8,030,264	-£8,051,394	-£8,093,818	-£8,331,555	-£9,967,388	-£10,963,291
60% LAR : 40% CIR	45%	-£5,996,544	-£8,453,719	-£8,475,143	-£8,518,156	-£8,757,984	-£10,392,949	-£11,388,370
60% LAR : 40% CIR	50%	-£6,442,851	-£8,827,676	-£8,849,077	-£8,892,043	-£9,131,754	-£10,766,010	-£11,761,037

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR in Perp	
Value Area	Zone B - Camden Town Office & Resi £1,000 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£8,475,259	£5,299,323	£5,277,725	£5,234,454	£4,995,970	£3,372,021	£2,384,028
60% LAR : 40% CIR	5%	£7,916,466	£4,818,047	£4,796,531	£4,753,405	£4,515,283	£2,893,506	£1,906,720
60% LAR : 40% CIR	10%	£7,353,493	£4,332,559	£4,311,119	£4,268,126	£4,030,338	£2,410,563	£1,424,890
60% LAR : 40% CIR	15%	£6,786,383	£3,842,900	£3,821,527	£3,778,657	£3,541,175	£1,923,233	£938,579
60% LAR : 40% CIR	20%	£6,215,173	£3,349,108	£3,327,797	£3,285,038	£3,047,834	£1,431,559	£447,830
60% LAR : 40% CIR	25%	£5,639,905	£2,851,224	£2,829,969	£2,787,309	£2,550,355	£935,581	-£48,036
60% LAR : 40% CIR	30%	£5,060,616	£2,349,287	£2,328,080	£2,285,510	£2,048,778	£435,342	-£555,154
60% LAR : 40% CIR	35%	£4,474,751	£1,843,338	£1,822,173	£1,779,681	£1,543,145	-£70,172	-£1,066,647
60% LAR : 40% CIR	40%	£3,884,487	£1,333,415	£1,312,285	£1,269,861	£1,033,494	-£586,569	-£1,582,473
60% LAR : 40% CIR	45%	£3,290,261	£819,560	£798,458	£756,091	£519,867	-£1,107,166	-£2,102,586
60% LAR : 40% CIR	50%	£2,859,555	£466,575	£445,495	£403,174	£167,067	-£1,464,640	-£2,459,667

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£30,584,341	-£33,760,277	-£33,781,875	-£33,825,146	-£34,063,630	-£35,687,579	-£36,675,572
60% LAR : 40% CIR	5%	-£31,143,134	-£34,241,553	-£34,263,069	-£34,306,195	-£34,544,317	-£36,166,094	-£37,152,880
60% LAR : 40% CIR	10%	-£31,706,107	-£34,727,041	-£34,748,481	-£34,791,474	-£35,029,262	-£36,649,037	-£37,634,710
60% LAR : 40% CIR	15%	-£32,273,217	-£35,216,700	-£35,238,073	-£35,280,943	-£35,518,425	-£37,136,367	-£38,121,021
60% LAR : 40% CIR	20%	-£32,844,427	-£35,710,492	-£35,731,803	-£35,774,562	-£36,011,766	-£37,628,041	-£38,611,770
60% LAR : 40% CIR	25%	-£33,419,695	-£36,208,376	-£36,229,631	-£36,272,291	-£36,509,245	-£38,124,019	-£39,107,636
60% LAR : 40% CIR	30%	-£33,998,984	-£36,710,313	-£36,731,520	-£36,774,090	-£37,010,822	-£38,624,258	-£39,614,754
60% LAR : 40% CIR	35%	-£34,584,849	-£37,216,262	-£37,237,427	-£37,279,919	-£37,516,455	-£39,129,772	-£40,126,247
60% LAR : 40% CIR	40%	-£35,175,113	-£37,726,185	-£37,747,315	-£37,789,739	-£38,026,106	-£39,646,169	-£40,642,073
60% LAR : 40% CIR	45%	-£35,769,339	-£38,240,040	-£38,261,142	-£38,303,509	-£38,539,733	-£40,166,766	-£41,162,186
60% LAR : 40% CIR	50%	-£36,200,045	-£38,593,025	-£38,614,105	-£38,656,426	-£38,892,533	-£40,524,240	-£41,519,267

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£14,399,141	-£17,575,077	-£17,596,675	-£17,639,946	-£17,878,430	-£19,502,379	-£20,490,372
60% LAR : 40% CIR	5%	-£14,957,934	-£18,056,353	-£18,077,869	-£18,120,995	-£18,359,117	-£19,980,894	-£20,967,680
60% LAR : 40% CIR	10%	-£15,520,907	-£18,541,841	-£18,563,281	-£18,606,274	-£18,844,062	-£20,463,837	-£21,449,510
60% LAR : 40% CIR	15%	-£16,088,017	-£19,031,500	-£19,052,873	-£19,095,743	-£19,333,225	-£20,951,167	-£21,935,821
60% LAR : 40% CIR	20%	-£16,659,227	-£19,525,292	-£19,546,603	-£19,589,362	-£19,826,566	-£21,442,841	-£22,426,570
60% LAR : 40% CIR	25%	-£17,234,495	-£20,023,176	-£20,044,431	-£20,087,091	-£20,324,045	-£21,938,819	-£22,922,436
60% LAR : 40% CIR	30%	-£17,813,784	-£20,525,113	-£20,546,320	-£20,588,890	-£20,825,622	-£22,439,058	-£23,429,554
60% LAR : 40% CIR	35%	-£18,399,649	-£21,031,062	-£21,052,227	-£21,094,719	-£21,331,255	-£22,944,572	-£23,941,047
60% LAR : 40% CIR	40%	-£18,989,913	-£21,540,985	-£21,562,115	-£21,604,539	-£21,840,906	-£23,460,969	-£24,456,873
60% LAR : 40% CIR	45%	-£19,584,139	-£22,054,840	-£22,075,942	-£22,118,309	-£22,354,533	-£23,981,566	-£24,976,986
60% LAR : 40% CIR	50%	-£20,014,845	-£22,407,825	-£22,428,905	-£22,471,226	-£22,707,333	-£24,339,040	-£25,334,067

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,692,741	-£10,868,677	-£10,890,275	-£10,933,546	-£11,172,030	-£12,795,979	-£13,783,972
60% LAR : 40% CIR	5%	-£8,251,534	-£11,349,953	-£11,371,469	-£11,414,595	-£11,652,717	-£13,274,494	-£14,261,280
60% LAR : 40% CIR	10%	-£8,814,507	-£11,835,441	-£11,856,881	-£11,899,874	-£12,137,662	-£13,757,437	-£14,743,110
60% LAR : 40% CIR	15%	-£9,381,617	-£12,325,100	-£12,346,473	-£12,389,343	-£12,626,825	-£14,244,767	-£15,229,421
60% LAR : 40% CIR	20%	-£9,952,827	-£12,818,892	-£12,840,203	-£12,882,962	-£13,120,166	-£14,736,441	-£15,720,170
60% LAR : 40% CIR	25%	-£10,528,095	-£13,316,776	-£13,338,031	-£13,380,691	-£13,617,645	-£15,232,419	-£16,216,036
60% LAR : 40% CIR	30%	-£11,107,384	-£13,818,713	-£13,839,920	-£13,882,490	-£14,119,222	-£15,732,658	-£16,723,154
60% LAR : 40% CIR	35%	-£11,693,249	-£14,324,662	-£14,345,827	-£14,388,319	-£14,624,855	-£16,238,172	-£17,234,647
60% LAR : 40% CIR	40%	-£12,283,513	-£14,834,585	-£14,855,715	-£14,898,139	-£15,134,506	-£16,754,569	-£17,750,473
60% LAR : 40% CIR	45%	-£12,877,739	-£15,348,440	-£15,369,542	-£15,411,909	-£15,648,133	-£17,275,166	-£18,270,586
60% LAR : 40% CIR	50%	-£13,308,445	-£15,701,425	-£15,722,505	-£15,764,826	-£16,000,933	-£17,632,640	-£18,627,667

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£234,859	-£2,941,077	-£2,962,675	-£3,005,946	-£3,244,430	-£4,868,379	-£5,856,372
60% LAR : 40% CIR	5%	-£323,934	-£3,422,353	-£3,443,869	-£3,486,995	-£3,725,117	-£5,346,894	-£6,333,680
60% LAR : 40% CIR	10%	-£886,907	-£3,907,841	-£3,929,281	-£3,972,274	-£4,210,062	-£5,829,837	-£6,815,510
60% LAR : 40% CIR	15%	-£1,454,017	-£4,397,500	-£4,418,873	-£4,461,743	-£4,699,225	-£6,317,167	-£7,301,821
60% LAR : 40% CIR	20%	-£2,025,227	-£4,891,292	-£4,912,603	-£4,955,362	-£5,192,566	-£6,808,841	-£7,792,570
60% LAR : 40% CIR	25%	-£2,600,495	-£5,389,176	-£5,410,431	-£5,453,091	-£5,690,045	-£7,304,819	-£8,288,436
60% LAR : 40% CIR	30%	-£3,179,784	-£5,891,113	-£5,912,320	-£5,954,890	-£6,191,622	-£7,805,058	-£8,795,554
60% LAR : 40% CIR	35%	-£3,765,649	-£6,397,062	-£6,418,227	-£6,460,719	-£6,697,255	-£8,310,572	-£9,307,047
60% LAR : 40% CIR	40%	-£4,355,913	-£6,906,985	-£6,928,115	-£6,970,539	-£7,206,906	-£8,826,969	-£9,822,873
60% LAR : 40% CIR	45%	-£4,950,139	-£7,420,840	-£7,441,942	-£7,484,309	-£7,720,533	-£9,347,566	-£10,342,986
60% LAR : 40% CIR	50%	-£5,380,845	-£7,773,825	-£7,794,905	-£7,837,226	-£8,073,333	-£9,705,040	-£10,700,067

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR in Perp		Value Area	Zone B - Camden Town Office & Resi £1,100 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£10,360,277	£7,171,455	£7,149,857	£7,106,586	£6,868,102	£5,244,152	£4,256,160
60% LAR : 40% CIR	5%	£9,707,232	£6,596,572	£6,575,056	£6,531,930	£6,293,808	£4,672,031	£3,685,245
60% LAR : 40% CIR	10%	£9,050,009	£6,017,478	£5,996,037	£5,953,045	£5,715,257	£4,095,482	£3,109,808
60% LAR : 40% CIR	15%	£8,388,648	£5,434,211	£5,412,840	£5,369,969	£5,132,487	£3,514,545	£2,529,891
60% LAR : 40% CIR	20%	£7,723,187	£4,846,813	£4,825,503	£4,782,743	£4,545,539	£2,929,264	£1,945,535
60% LAR : 40% CIR	25%	£7,053,667	£4,255,322	£4,234,068	£4,191,408	£3,954,454	£2,339,680	£1,356,784
60% LAR : 40% CIR	30%	£6,380,127	£3,659,779	£3,638,573	£3,596,002	£3,359,271	£1,745,834	£763,682
60% LAR : 40% CIR	35%	£5,702,607	£3,060,223	£3,039,058	£2,996,566	£2,760,030	£1,147,768	£166,269
60% LAR : 40% CIR	40%	£5,021,145	£2,456,694	£2,435,564	£2,393,140	£2,156,773	£545,526	-£442,054
60% LAR : 40% CIR	45%	£4,335,781	£1,849,232	£1,828,130	£1,785,763	£1,549,539	-£61,782	-£1,057,203
60% LAR : 40% CIR	50%	£3,921,562	£1,511,599	£1,490,519	£1,448,198	£1,212,090	-£403,671	-£1,398,698

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£28,699,323	-£31,888,145	-£31,909,743	-£31,953,014	-£32,191,498	-£33,815,448	-£34,803,440
60% LAR : 40% CIR	5%	-£29,352,368	-£32,463,028	-£32,484,544	-£32,527,670	-£32,765,792	-£34,387,569	-£35,374,355
60% LAR : 40% CIR	10%	-£30,009,591	-£33,042,122	-£33,063,563	-£33,106,555	-£33,344,343	-£34,964,118	-£35,949,792
60% LAR : 40% CIR	15%	-£30,670,952	-£33,625,389	-£33,646,760	-£33,689,631	-£33,927,113	-£35,545,055	-£36,529,709
60% LAR : 40% CIR	20%	-£31,336,413	-£34,212,787	-£34,234,097	-£34,276,857	-£34,514,061	-£36,130,336	-£37,114,065
60% LAR : 40% CIR	25%	-£32,005,933	-£34,804,278	-£34,825,532	-£34,868,192	-£35,105,146	-£36,719,920	-£37,702,816
60% LAR : 40% CIR	30%	-£32,679,473	-£35,399,821	-£35,421,027	-£35,463,598	-£35,700,329	-£37,313,766	-£38,295,918
60% LAR : 40% CIR	35%	-£33,356,993	-£35,999,377	-£36,020,542	-£36,063,034	-£36,299,570	-£37,911,832	-£38,893,331
60% LAR : 40% CIR	40%	-£34,038,455	-£36,602,906	-£36,624,036	-£36,666,460	-£36,902,827	-£38,514,074	-£39,501,654
60% LAR : 40% CIR	45%	-£34,723,819	-£37,210,368	-£37,231,470	-£37,273,837	-£37,510,061	-£39,121,382	-£40,116,803
60% LAR : 40% CIR	50%	-£35,138,038	-£37,548,001	-£37,569,081	-£37,611,402	-£37,847,510	-£39,463,271	-£40,458,298

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,514,123	-£15,702,945	-£15,724,543	-£15,767,814	-£16,006,298	-£17,630,248	-£18,618,240
60% LAR : 40% CIR	5%	-£13,167,168	-£16,277,828	-£16,299,344	-£16,342,470	-£16,580,592	-£18,202,369	-£19,189,155
60% LAR : 40% CIR	10%	-£13,824,391	-£16,856,922	-£16,878,363	-£16,921,355	-£17,159,143	-£18,778,918	-£19,764,592
60% LAR : 40% CIR	15%	-£14,485,752	-£17,440,189	-£17,461,560	-£17,504,431	-£17,741,913	-£19,359,855	-£20,344,509
60% LAR : 40% CIR	20%	-£15,151,213	-£18,027,587	-£18,048,897	-£18,091,657	-£18,328,861	-£19,945,136	-£20,928,865
60% LAR : 40% CIR	25%	-£15,820,733	-£18,619,078	-£18,640,332	-£18,682,992	-£18,919,946	-£20,534,720	-£21,517,616
60% LAR : 40% CIR	30%	-£16,494,273	-£19,214,621	-£19,235,827	-£19,278,398	-£19,515,129	-£21,128,566	-£22,110,718
60% LAR : 40% CIR	35%	-£17,171,793	-£19,814,177	-£19,835,342	-£19,877,834	-£20,114,370	-£21,726,632	-£22,708,131
60% LAR : 40% CIR	40%	-£17,853,255	-£20,417,706	-£20,438,836	-£20,481,260	-£20,717,627	-£22,328,874	-£23,316,454
60% LAR : 40% CIR	45%	-£18,538,619	-£21,025,168	-£21,046,270	-£21,088,637	-£21,324,861	-£22,936,182	-£23,931,603
60% LAR : 40% CIR	50%	-£18,952,838	-£21,362,801	-£21,383,881	-£21,426,202	-£21,662,310	-£23,278,071	-£24,273,098

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,807,723	-£8,996,545	-£9,018,143	-£9,061,414	-£9,299,898	-£10,923,848	-£11,911,840
60% LAR : 40% CIR	5%	-£6,460,768	-£9,571,428	-£9,592,944	-£9,636,070	-£9,874,192	-£11,495,969	-£12,482,755
60% LAR : 40% CIR	10%	-£7,117,991	-£10,150,522	-£10,171,963	-£10,214,955	-£10,452,743	-£12,072,518	-£13,058,192
60% LAR : 40% CIR	15%	-£7,779,352	-£10,733,789	-£10,755,160	-£10,798,031	-£11,035,513	-£12,653,455	-£13,638,109
60% LAR : 40% CIR	20%	-£8,444,813	-£11,321,187	-£11,342,497	-£11,385,257	-£11,622,461	-£13,238,736	-£14,222,465
60% LAR : 40% CIR	25%	-£9,114,333	-£11,912,678	-£11,933,932	-£11,976,592	-£12,213,546	-£13,828,320	-£14,811,216
60% LAR : 40% CIR	30%	-£9,787,873	-£12,508,221	-£12,529,427	-£12,571,998	-£12,808,729	-£14,422,166	-£15,404,318
60% LAR : 40% CIR	35%	-£10,465,393	-£13,107,777	-£13,128,942	-£13,171,434	-£13,407,970	-£15,020,232	-£16,001,731
60% LAR : 40% CIR	40%	-£11,146,855	-£13,711,306	-£13,732,436	-£13,774,860	-£14,011,227	-£15,622,474	-£16,610,054
60% LAR : 40% CIR	45%	-£11,832,219	-£14,318,768	-£14,339,870	-£14,382,237	-£14,618,461	-£16,229,782	-£17,225,203
60% LAR : 40% CIR	50%	-£12,246,438	-£14,656,401	-£14,677,481	-£14,719,802	-£14,955,910	-£16,571,671	-£17,566,698

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,119,877	-£1,068,945	-£1,090,543	-£1,133,814	-£1,372,298	-£2,996,248	-£3,984,240
60% LAR : 40% CIR	5%	£1,466,832	-£1,643,828	-£1,665,344	-£1,708,470	-£1,946,592	-£3,568,369	-£4,555,155
60% LAR : 40% CIR	10%	£809,609	-£2,222,922	-£2,244,363	-£2,287,355	-£2,525,143	-£4,144,918	-£5,130,592
60% LAR : 40% CIR	15%	£148,248	-£2,806,189	-£2,827,560	-£2,870,431	-£3,107,913	-£4,725,855	-£5,710,509
60% LAR : 40% CIR	20%	-£517,213	-£3,393,587	-£3,414,897	-£3,457,657	-£3,694,861	-£5,311,136	-£6,294,865
60% LAR : 40% CIR	25%	-£1,186,733	-£3,985,078	-£4,006,332	-£4,048,992	-£4,285,946	-£5,900,720	-£6,883,616
60% LAR : 40% CIR	30%	-£1,860,273	-£4,580,621	-£4,601,827	-£4,644,398	-£4,881,129	-£6,494,566	-£7,476,718
60% LAR : 40% CIR	35%	-£2,537,793	-£5,180,177	-£5,201,342	-£5,243,834	-£5,480,370	-£7,092,632	-£8,074,131
60% LAR : 40% CIR	40%	-£3,219,255	-£5,783,706	-£5,804,836	-£5,847,260	-£6,083,627	-£7,694,874	-£8,682,454
60% LAR : 40% CIR	45%	-£3,904,619	-£6,391,168	-£6,412,270	-£6,454,637	-£6,690,861	-£8,302,182	-£9,297,603
60% LAR : 40% CIR	50%	-£4,318,838	-£6,728,801	-£6,749,881	-£6,792,202	-£7,028,310	-£8,644,071	-£9,639,098

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR in Perp

Value Area	Zone B - Camden Town Office & Resi £1,200 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£12,245,294	£9,038,228	£9,016,955	£8,974,334	£8,739,435	£7,116,284	£6,128,291
60% LAR : 40% CIR	5%	£11,497,998	£8,372,973	£8,351,782	£8,309,304	£8,072,333	£6,450,557	£5,463,771
60% LAR : 40% CIR	10%	£10,746,524	£7,702,396	£7,680,956	£7,637,963	£7,400,175	£5,780,400	£4,794,727
60% LAR : 40% CIR	15%	£9,990,912	£7,025,523	£7,004,151	£6,961,281	£6,723,798	£5,105,858	£4,121,202
60% LAR : 40% CIR	20%	£9,231,201	£6,344,518	£6,323,208	£6,280,449	£6,043,245	£4,426,969	£3,443,240
60% LAR : 40% CIR	25%	£8,467,430	£5,659,421	£5,638,166	£5,595,507	£5,358,553	£3,743,779	£2,760,883
60% LAR : 40% CIR	30%	£7,699,640	£4,970,271	£4,949,064	£4,906,494	£4,669,763	£3,056,326	£2,074,173
60% LAR : 40% CIR	35%	£6,927,868	£4,277,109	£4,255,944	£4,213,452	£3,976,916	£2,364,655	£1,383,154
60% LAR : 40% CIR	40%	£6,152,155	£3,579,973	£3,558,843	£3,516,419	£3,280,052	£1,668,805	£687,868
60% LAR : 40% CIR	45%	£5,372,541	£2,878,904	£2,857,803	£2,815,436	£2,579,211	£968,819	-£11,820
60% LAR : 40% CIR	50%	£4,935,880	£2,511,392	£2,490,313	£2,447,992	£2,211,885	£602,189	-£383,649

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£26,814,306	-£30,021,372	-£30,042,645	-£30,085,266	-£30,320,165	-£31,943,316	-£32,931,309
60% LAR : 40% CIR	5%	-£27,561,602	-£30,686,627	-£30,707,818	-£30,750,296	-£30,987,267	-£32,609,043	-£33,595,829
60% LAR : 40% CIR	10%	-£28,313,076	-£31,357,204	-£31,378,644	-£31,421,637	-£31,659,425	-£33,279,200	-£34,264,873
60% LAR : 40% CIR	15%	-£29,068,688	-£32,034,077	-£32,055,449	-£32,098,319	-£32,335,802	-£33,953,742	-£34,938,398
60% LAR : 40% CIR	20%	-£29,828,399	-£32,715,082	-£32,736,392	-£32,779,151	-£33,016,355	-£34,632,631	-£35,616,360
60% LAR : 40% CIR	25%	-£30,592,170	-£33,400,179	-£33,421,434	-£33,464,093	-£33,701,047	-£35,315,821	-£36,298,717
60% LAR : 40% CIR	30%	-£31,359,960	-£34,089,329	-£34,110,536	-£34,153,106	-£34,389,837	-£36,003,274	-£36,985,427
60% LAR : 40% CIR	35%	-£32,131,732	-£34,782,491	-£34,803,656	-£34,846,148	-£35,082,684	-£36,694,945	-£37,676,446
60% LAR : 40% CIR	40%	-£32,907,445	-£35,479,627	-£35,500,757	-£35,543,181	-£35,779,548	-£37,390,795	-£38,371,732
60% LAR : 40% CIR	45%	-£33,687,059	-£36,180,696	-£36,201,797	-£36,244,164	-£36,480,389	-£38,090,781	-£39,071,420
60% LAR : 40% CIR	50%	-£34,123,720	-£36,548,208	-£36,569,287	-£36,611,608	-£36,847,715	-£38,457,411	-£39,443,249

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,629,106	-£13,836,172	-£13,857,445	-£13,900,066	-£14,134,965	-£15,758,116	-£16,746,109
60% LAR : 40% CIR	5%	-£11,376,402	-£14,501,427	-£14,522,618	-£14,565,096	-£14,802,067	-£16,423,843	-£17,410,629
60% LAR : 40% CIR	10%	-£12,127,876	-£15,172,004	-£15,193,444	-£15,236,437	-£15,474,225	-£17,094,000	-£18,079,673
60% LAR : 40% CIR	15%	-£12,883,488	-£15,848,877	-£15,870,249	-£15,913,119	-£16,150,602	-£17,768,542	-£18,753,198
60% LAR : 40% CIR	20%	-£13,643,199	-£16,529,882	-£16,551,192	-£16,593,951	-£16,831,155	-£18,447,431	-£19,431,160
60% LAR : 40% CIR	25%	-£14,406,970	-£17,214,979	-£17,236,234	-£17,278,893	-£17,515,847	-£19,130,621	-£20,113,517
60% LAR : 40% CIR	30%	-£15,174,760	-£17,904,129	-£17,925,336	-£17,967,906	-£18,204,637	-£19,818,074	-£20,800,227
60% LAR : 40% CIR	35%	-£15,946,532	-£18,597,291	-£18,618,456	-£18,660,948	-£18,897,484	-£20,509,745	-£21,491,246
60% LAR : 40% CIR	40%	-£16,722,245	-£19,294,427	-£19,315,557	-£19,357,981	-£19,594,348	-£21,205,595	-£22,186,532
60% LAR : 40% CIR	45%	-£17,501,859	-£19,995,496	-£20,016,597	-£20,058,964	-£20,295,189	-£21,905,581	-£22,886,220
60% LAR : 40% CIR	50%	-£17,938,520	-£20,363,008	-£20,384,087	-£20,426,408	-£20,662,515	-£22,272,211	-£23,258,049

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,922,706	-£7,129,772	-£7,151,045	-£7,193,666	-£7,428,565	-£9,051,716	-£10,039,709
60% LAR : 40% CIR	5%	-£4,670,002	-£7,795,027	-£7,816,218	-£7,858,696	-£8,095,667	-£9,717,443	-£10,704,229
60% LAR : 40% CIR	10%	-£5,421,476	-£8,465,604	-£8,487,044	-£8,530,037	-£8,767,825	-£10,387,600	-£11,373,273
60% LAR : 40% CIR	15%	-£6,177,088	-£9,142,477	-£9,163,849	-£9,206,719	-£9,444,202	-£11,062,142	-£12,046,798
60% LAR : 40% CIR	20%	-£6,936,799	-£9,823,482	-£9,844,792	-£9,887,551	-£10,124,755	-£11,741,031	-£12,724,760
60% LAR : 40% CIR	25%	-£7,700,570	-£10,508,579	-£10,529,834	-£10,572,493	-£10,809,447	-£12,424,221	-£13,407,117
60% LAR : 40% CIR	30%	-£8,468,360	-£11,197,729	-£11,218,936	-£11,261,506	-£11,498,237	-£13,111,674	-£14,093,827
60% LAR : 40% CIR	35%	-£9,240,132	-£11,890,891	-£11,912,056	-£11,954,548	-£12,191,084	-£13,803,345	-£14,784,846
60% LAR : 40% CIR	40%	-£10,015,845	-£12,588,027	-£12,609,157	-£12,651,581	-£12,887,948	-£14,499,195	-£15,480,132
60% LAR : 40% CIR	45%	-£10,795,459	-£13,289,096	-£13,310,197	-£13,352,564	-£13,588,789	-£15,199,181	-£16,179,820
60% LAR : 40% CIR	50%	-£11,232,120	-£13,656,608	-£13,677,687	-£13,720,008	-£13,956,115	-£15,565,811	-£16,551,649

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,004,894	£797,828	£776,555	£733,934	£499,035	-£1,124,116	-£2,112,109
60% LAR : 40% CIR	5%	£3,257,598	£132,573	£111,382	£68,904	-£168,067	-£1,789,843	-£2,776,629
60% LAR : 40% CIR	10%	£2,506,124	-£538,004	-£559,444	-£602,437	-£840,225	-£2,460,000	-£3,445,673
60% LAR : 40% CIR	15%	£1,750,512	-£1,214,877	-£1,236,249	-£1,279,119	-£1,516,602	-£3,134,542	-£4,119,198
60% LAR : 40% CIR	20%	£990,801	-£1,895,882	-£1,917,192	-£1,959,951	-£2,197,155	-£3,813,431	-£4,797,160
60% LAR : 40% CIR	25%	£227,030	-£2,580,979	-£2,602,234	-£2,644,893	-£2,881,847	-£4,496,621	-£5,479,517
60% LAR : 40% CIR	30%	-£540,760	-£3,270,129	-£3,291,336	-£3,333,906	-£3,570,637	-£5,184,074	-£6,166,227
60% LAR : 40% CIR	35%	-£1,312,532	-£3,963,291	-£3,984,456	-£4,026,948	-£4,263,484	-£5,875,745	-£6,857,246
60% LAR : 40% CIR	40%	-£2,088,245	-£4,660,427	-£4,681,557	-£4,723,981	-£4,960,348	-£6,571,595	-£7,552,532
60% LAR : 40% CIR	45%	-£2,867,859	-£5,361,496	-£5,382,597	-£5,424,964	-£5,661,189	-£7,271,581	-£8,252,220
60% LAR : 40% CIR	50%	-£3,304,520	-£5,729,008	-£5,750,087	-£5,792,408	-£6,028,515	-£7,638,211	-£8,624,049

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR in Perp	

Value Area	Zone B - Camden Town Office & Resi £1,300 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£14,130,311	£10,893,104	£10,871,830	£10,829,210	£10,594,311	£8,988,416	£8,000,423
60% LAR : 40% CIR	5%	£13,288,764	£10,135,106	£10,113,913	£10,071,435	£9,836,892	£8,229,082	£7,242,296
60% LAR : 40% CIR	10%	£12,443,040	£9,372,958	£9,351,840	£9,309,494	£9,075,279	£7,465,319	£6,479,645
60% LAR : 40% CIR	15%	£11,593,177	£8,606,702	£8,585,652	£8,543,426	£8,309,513	£6,697,169	£5,712,515
60% LAR : 40% CIR	20%	£10,739,214	£7,836,376	£7,815,387	£7,773,270	£7,539,630	£5,924,675	£4,940,946
60% LAR : 40% CIR	25%	£9,881,193	£7,062,019	£7,041,084	£6,999,066	£6,762,651	£5,147,877	£4,164,982
60% LAR : 40% CIR	30%	£9,019,151	£6,280,764	£6,259,557	£6,216,987	£5,980,255	£4,366,818	£3,384,666
60% LAR : 40% CIR	35%	£8,153,130	£5,493,995	£5,472,829	£5,430,337	£5,193,801	£3,581,540	£2,600,040
60% LAR : 40% CIR	40%	£7,283,166	£4,703,252	£4,682,122	£4,639,698	£4,403,331	£2,792,084	£1,811,147
60% LAR : 40% CIR	45%	£6,409,301	£3,908,577	£3,887,475	£3,845,109	£3,608,884	£1,998,491	£1,018,030
60% LAR : 40% CIR	50%	£5,934,661	£3,503,312	£3,482,233	£3,439,912	£3,203,804	£1,594,110	£614,037

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£24,929,289	-£28,166,496	-£28,187,770	-£28,230,390	-£28,465,289	-£30,071,184	-£31,059,177
60% LAR : 40% CIR	5%	-£25,770,836	-£28,924,494	-£28,945,687	-£28,988,165	-£29,222,708	-£30,830,518	-£31,817,304
60% LAR : 40% CIR	10%	-£26,616,560	-£29,686,642	-£29,707,760	-£29,750,106	-£29,984,321	-£31,594,281	-£32,579,955
60% LAR : 40% CIR	15%	-£27,466,423	-£30,452,898	-£30,473,948	-£30,516,174	-£30,750,087	-£32,362,431	-£33,347,085
60% LAR : 40% CIR	20%	-£28,320,386	-£31,223,224	-£31,244,213	-£31,286,330	-£31,519,970	-£33,134,925	-£34,118,654
60% LAR : 40% CIR	25%	-£29,178,407	-£31,997,581	-£32,018,516	-£32,060,534	-£32,296,949	-£33,911,723	-£34,894,618
60% LAR : 40% CIR	30%	-£30,040,449	-£32,778,836	-£32,800,043	-£32,842,613	-£33,079,345	-£34,692,782	-£35,674,934
60% LAR : 40% CIR	35%	-£30,906,470	-£33,565,605	-£33,586,771	-£33,629,263	-£33,865,799	-£35,478,060	-£36,459,560
60% LAR : 40% CIR	40%	-£31,776,434	-£34,356,348	-£34,377,478	-£34,419,902	-£34,656,269	-£36,267,516	-£37,248,453
60% LAR : 40% CIR	45%	-£32,650,299	-£35,151,023	-£35,172,125	-£35,214,491	-£35,450,716	-£37,061,109	-£38,041,570
60% LAR : 40% CIR	50%	-£33,124,939	-£35,556,288	-£35,577,367	-£35,619,688	-£35,855,796	-£37,465,490	-£38,445,563

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,744,089	-£11,981,296	-£12,002,570	-£12,045,190	-£12,280,089	-£13,885,984	-£14,873,977
60% LAR : 40% CIR	5%	-£9,585,636	-£12,739,294	-£12,760,487	-£12,802,965	-£13,037,508	-£14,645,318	-£15,632,104
60% LAR : 40% CIR	10%	-£10,431,360	-£13,501,442	-£13,522,560	-£13,564,906	-£13,799,121	-£15,409,081	-£16,394,755
60% LAR : 40% CIR	15%	-£11,281,223	-£14,267,698	-£14,288,748	-£14,330,974	-£14,564,887	-£16,177,231	-£17,161,885
60% LAR : 40% CIR	20%	-£12,135,186	-£15,038,024	-£15,059,013	-£15,101,130	-£15,334,770	-£16,949,725	-£17,933,454
60% LAR : 40% CIR	25%	-£12,993,207	-£15,812,381	-£15,833,316	-£15,875,334	-£16,111,749	-£17,726,523	-£18,709,418
60% LAR : 40% CIR	30%	-£13,855,249	-£16,593,636	-£16,614,843	-£16,657,413	-£16,894,145	-£18,507,582	-£19,489,734
60% LAR : 40% CIR	35%	-£14,721,270	-£17,380,405	-£17,401,571	-£17,444,063	-£17,680,599	-£19,292,860	-£20,274,360
60% LAR : 40% CIR	40%	-£15,591,234	-£18,171,148	-£18,192,278	-£18,234,702	-£18,471,069	-£20,082,316	-£21,063,253
60% LAR : 40% CIR	45%	-£16,465,099	-£18,965,823	-£18,986,925	-£19,029,291	-£19,265,516	-£20,875,909	-£21,856,370
60% LAR : 40% CIR	50%	-£16,939,739	-£19,371,088	-£19,392,167	-£19,434,488	-£19,670,596	-£21,280,290	-£22,260,363

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,037,689	-£5,274,896	-£5,296,170	-£5,338,790	-£5,573,689	-£7,179,584	-£8,167,577
60% LAR : 40% CIR	5%	-£2,879,236	-£6,032,894	-£6,054,087	-£6,096,565	-£6,331,108	-£7,938,918	-£8,925,704
60% LAR : 40% CIR	10%	-£3,724,960	-£6,795,042	-£6,816,160	-£6,858,506	-£7,092,721	-£8,702,681	-£9,688,355
60% LAR : 40% CIR	15%	-£4,574,823	-£7,561,298	-£7,582,348	-£7,624,574	-£7,858,487	-£9,470,831	-£10,455,485
60% LAR : 40% CIR	20%	-£5,428,786	-£8,331,624	-£8,352,613	-£8,394,730	-£8,628,370	-£10,243,325	-£11,227,054
60% LAR : 40% CIR	25%	-£6,286,807	-£9,105,981	-£9,126,916	-£9,168,934	-£9,405,349	-£11,020,123	-£12,003,018
60% LAR : 40% CIR	30%	-£7,148,849	-£9,887,236	-£9,908,443	-£9,951,013	-£10,187,745	-£11,801,182	-£12,783,334
60% LAR : 40% CIR	35%	-£8,014,870	-£10,674,005	-£10,695,171	-£10,737,663	-£10,974,199	-£12,586,460	-£13,567,960
60% LAR : 40% CIR	40%	-£8,884,834	-£11,464,748	-£11,485,878	-£11,528,302	-£11,764,669	-£13,375,916	-£14,356,853
60% LAR : 40% CIR	45%	-£9,758,699	-£12,259,423	-£12,280,525	-£12,322,891	-£12,559,116	-£14,169,509	-£15,149,970
60% LAR : 40% CIR	50%	-£10,233,339	-£12,664,688	-£12,685,767	-£12,728,088	-£12,964,196	-£14,573,890	-£15,553,963

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,889,911	£2,652,704	£2,631,430	£2,588,810	£2,353,911	£748,016	-£239,977
60% LAR : 40% CIR	5%	£5,048,364	£1,894,706	£1,873,513	£1,831,035	£1,596,492	-£11,318	-£998,104
60% LAR : 40% CIR	10%	£4,202,640	£1,132,558	£1,111,440	£1,069,094	£834,879	-£775,081	-£1,760,755
60% LAR : 40% CIR	15%	£3,352,777	£366,302	£345,252	£303,026	£69,113	-£1,543,231	-£2,527,885
60% LAR : 40% CIR	20%	£2,498,814	-£404,024	-£425,013	-£467,130	-£700,770	-£2,315,725	-£3,299,454
60% LAR : 40% CIR	25%	£1,640,793	-£1,178,381	-£1,199,316	-£1,241,334	-£1,477,749	-£3,092,523	-£4,075,418
60% LAR : 40% CIR	30%	£778,751	-£1,959,636	-£1,980,843	-£2,023,413	-£2,260,145	-£3,873,582	-£4,855,734
60% LAR : 40% CIR	35%	-£87,270	-£2,746,405	-£2,767,571	-£2,810,063	-£3,046,599	-£4,658,860	-£5,640,360
60% LAR : 40% CIR	40%	-£957,234	-£3,537,148	-£3,558,278	-£3,600,702	-£3,837,069	-£5,448,316	-£6,429,253
60% LAR : 40% CIR	45%	-£1,831,099	-£4,331,823	-£4,352,925	-£4,395,291	-£4,631,516	-£6,241,909	-£7,222,370
60% LAR : 40% CIR	50%	-£2,305,739	-£4,737,088	-£4,758,167	-£4,800,488	-£5,036,596	-£6,646,290	-£7,626,363

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR in Perp		Value Area	Zone B - Camden Town Office & Resi £900 per sq ft

No Units	42	Sales value inflation		Base
Site Area	0.4 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£5,189,482	£2,049,294	£2,027,696	£1,984,425	£1,745,941	£121,991	-£879,214
60% LAR : 40% CIR	5%	£4,723,195	£1,661,625	£1,640,108	£1,596,983	£1,358,861	-£266,928	-£1,268,770
60% LAR : 40% CIR	10%	£4,252,668	£1,269,743	£1,248,303	£1,205,310	£967,522	-£662,205	-£1,662,917
60% LAR : 40% CIR	15%	£3,777,938	£873,690	£852,319	£809,448	£571,966	-£1,061,936	-£2,061,614
60% LAR : 40% CIR	20%	£3,299,046	£473,505	£452,195	£409,436	£172,231	-£1,466,077	-£2,464,817
60% LAR : 40% CIR	25%	£2,816,033	£69,227	£47,973	£5,313	-£235,176	-£1,874,588	-£2,872,481
60% LAR : 40% CIR	30%	£2,328,938	-£344,276	-£365,807	-£409,027	-£649,370	-£2,287,425	-£3,284,564
60% LAR : 40% CIR	35%	£1,837,803	-£762,911	-£784,399	-£827,540	-£1,067,684	-£2,704,547	-£3,701,021
60% LAR : 40% CIR	40%	£1,342,666	-£1,185,579	-£1,207,031	-£1,250,103	-£1,490,076	-£3,125,908	-£4,121,812
60% LAR : 40% CIR	45%	£843,568	-£1,612,240	-£1,633,664	-£1,676,677	-£1,916,506	-£3,551,470	-£4,546,892
60% LAR : 40% CIR	50%	£397,261	-£1,986,197	-£2,007,599	-£2,050,565	-£2,290,275	-£3,924,531	-£4,919,558

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£33,870,118	-£37,010,306	-£37,031,904	-£37,075,175	-£37,313,659	-£38,937,609	-£39,938,814
60% LAR : 40% CIR	5%	-£34,336,405	-£37,397,975	-£37,419,492	-£37,462,617	-£37,700,739	-£39,326,528	-£40,328,370
60% LAR : 40% CIR	10%	-£34,806,932	-£37,789,857	-£37,811,297	-£37,854,290	-£38,092,078	-£39,721,805	-£40,722,517
60% LAR : 40% CIR	15%	-£35,281,662	-£38,185,910	-£38,207,281	-£38,250,152	-£38,487,634	-£40,121,536	-£41,121,214
60% LAR : 40% CIR	20%	-£35,760,554	-£38,586,095	-£38,607,405	-£38,650,164	-£38,887,369	-£40,525,677	-£41,524,417
60% LAR : 40% CIR	25%	-£36,243,567	-£38,990,373	-£39,011,627	-£39,054,287	-£39,294,776	-£40,934,188	-£41,932,081
60% LAR : 40% CIR	30%	-£36,730,662	-£39,403,876	-£39,425,407	-£39,468,627	-£39,708,970	-£41,347,025	-£42,344,164
60% LAR : 40% CIR	35%	-£37,221,797	-£39,822,511	-£39,843,999	-£39,887,140	-£40,127,284	-£41,764,147	-£42,760,621
60% LAR : 40% CIR	40%	-£37,716,934	-£40,245,179	-£40,266,631	-£40,309,703	-£40,549,676	-£42,185,508	-£43,181,412
60% LAR : 40% CIR	45%	-£38,216,032	-£40,671,840	-£40,693,264	-£40,736,277	-£40,976,106	-£42,611,070	-£43,606,492
60% LAR : 40% CIR	50%	-£38,662,339	-£41,045,797	-£41,067,199	-£41,110,165	-£41,349,875	-£42,984,131	-£43,979,158

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£17,684,918	-£20,825,106	-£20,846,704	-£20,889,975	-£21,128,459	-£22,752,409	-£23,753,614
60% LAR : 40% CIR	5%	-£18,151,205	-£21,212,775	-£21,234,292	-£21,277,417	-£21,515,539	-£23,141,328	-£24,143,170
60% LAR : 40% CIR	10%	-£18,621,732	-£21,604,657	-£21,626,097	-£21,669,090	-£21,906,878	-£23,536,605	-£24,537,317
60% LAR : 40% CIR	15%	-£19,096,462	-£22,000,710	-£22,022,081	-£22,064,952	-£22,302,434	-£23,936,336	-£24,936,014
60% LAR : 40% CIR	20%	-£19,575,354	-£22,400,895	-£22,422,205	-£22,464,964	-£22,702,169	-£24,340,477	-£25,339,217
60% LAR : 40% CIR	25%	-£20,058,367	-£22,805,173	-£22,826,427	-£22,869,087	-£23,109,576	-£24,748,988	-£25,746,881
60% LAR : 40% CIR	30%	-£20,545,462	-£23,218,676	-£23,240,207	-£23,283,427	-£23,523,770	-£25,161,825	-£26,158,964
60% LAR : 40% CIR	35%	-£21,036,597	-£23,637,311	-£23,658,799	-£23,701,940	-£23,942,084	-£25,578,947	-£26,575,421
60% LAR : 40% CIR	40%	-£21,531,734	-£24,059,979	-£24,081,431	-£24,124,503	-£24,364,476	-£26,000,308	-£26,996,212
60% LAR : 40% CIR	45%	-£22,030,832	-£24,486,640	-£24,508,064	-£24,551,077	-£24,790,906	-£26,425,870	-£27,421,292
60% LAR : 40% CIR	50%	-£22,477,139	-£24,860,597	-£24,881,999	-£24,924,965	-£25,164,675	-£26,798,931	-£27,793,958

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,978,518	-£14,118,706	-£14,140,304	-£14,183,575	-£14,422,059	-£16,046,009	-£17,047,214
60% LAR : 40% CIR	5%	-£11,444,805	-£14,506,375	-£14,527,892	-£14,571,017	-£14,809,139	-£16,434,928	-£17,436,770
60% LAR : 40% CIR	10%	-£11,915,332	-£14,898,257	-£14,919,697	-£14,962,690	-£15,200,478	-£16,830,205	-£17,830,917
60% LAR : 40% CIR	15%	-£12,390,062	-£15,294,310	-£15,315,681	-£15,358,552	-£15,596,034	-£17,229,936	-£18,229,614
60% LAR : 40% CIR	20%	-£12,868,954	-£15,694,495	-£15,715,805	-£15,758,564	-£15,995,769	-£17,634,077	-£18,632,817
60% LAR : 40% CIR	25%	-£13,351,967	-£16,098,773	-£16,120,027	-£16,162,687	-£16,403,176	-£18,042,588	-£19,040,481
60% LAR : 40% CIR	30%	-£13,839,062	-£16,512,276	-£16,533,807	-£16,577,027	-£16,817,370	-£18,455,425	-£19,452,564
60% LAR : 40% CIR	35%	-£14,330,197	-£16,930,911	-£16,952,399	-£16,995,540	-£17,235,684	-£18,872,547	-£19,869,021
60% LAR : 40% CIR	40%	-£14,825,334	-£17,353,579	-£17,375,031	-£17,418,103	-£17,658,076	-£19,293,908	-£20,289,812
60% LAR : 40% CIR	45%	-£15,324,432	-£17,780,240	-£17,801,664	-£17,844,677	-£18,084,506	-£19,719,470	-£20,714,892
60% LAR : 40% CIR	50%	-£15,770,739	-£18,154,197	-£18,175,599	-£18,218,565	-£18,458,275	-£20,092,531	-£21,087,558

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,050,918	-£6,191,106	-£6,212,704	-£6,255,975	-£6,494,459	-£8,118,409	-£9,119,614
60% LAR : 40% CIR	5%	-£3,517,205	-£6,578,775	-£6,600,292	-£6,643,417	-£6,881,539	-£8,507,328	-£9,509,170
60% LAR : 40% CIR	10%	-£3,987,732	-£6,970,657	-£6,992,097	-£7,035,090	-£7,272,878	-£8,902,605	-£9,903,317
60% LAR : 40% CIR	15%	-£4,462,462	-£7,366,710	-£7,388,081	-£7,430,952	-£7,668,434	-£9,302,336	-£10,302,014
60% LAR : 40% CIR	20%	-£4,941,354	-£7,766,895	-£7,788,205	-£7,830,964	-£8,068,169	-£9,706,477	-£10,705,217
60% LAR : 40% CIR	25%	-£5,424,367	-£8,171,173	-£8,192,427	-£8,235,087	-£8,475,576	-£10,114,988	-£11,112,881
60% LAR : 40% CIR	30%	-£5,911,462	-£8,584,676	-£8,606,207	-£8,649,427	-£8,889,770	-£10,527,825	-£11,524,964
60% LAR : 40% CIR	35%	-£6,402,597	-£9,003,311	-£9,024,799	-£9,067,940	-£9,308,084	-£10,944,947	-£11,941,421
60% LAR : 40% CIR	40%	-£6,897,734	-£9,425,979	-£9,447,431	-£9,490,503	-£9,730,476	-£11,366,308	-£12,362,212
60% LAR : 40% CIR	45%	-£7,396,832	-£9,852,640	-£9,874,064	-£9,917,077	-£10,156,906	-£11,791,870	-£12,787,292
60% LAR : 40% CIR	50%	-£7,843,139	-£10,226,597	-£10,247,999	-£10,290,965	-£10,530,675	-£12,164,931	-£13,159,958

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR in Perp		Value Area	Zone B - Camden Town Office & Resi £1,000 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,092,036	£3,921,425	£3,899,827	£3,856,556	£3,618,072	£1,994,123	£1,006,130
60% LAR : 40% CIR	5%	£6,530,622	£3,440,150	£3,418,634	£3,375,507	£3,137,386	£1,515,609	£528,823
60% LAR : 40% CIR	10%	£5,964,966	£2,954,662	£2,933,221	£2,890,229	£2,652,441	£1,032,666	£46,992
60% LAR : 40% CIR	15%	£5,395,109	£2,465,002	£2,443,630	£2,400,760	£2,163,277	£545,337	-£446,022
60% LAR : 40% CIR	20%	£4,821,089	£1,971,211	£1,949,901	£1,907,141	£1,669,936	£53,662	-£944,259
60% LAR : 40% CIR	25%	£4,242,949	£1,473,326	£1,452,071	£1,409,412	£1,172,458	-£449,066	-£1,446,958
60% LAR : 40% CIR	30%	£3,660,726	£971,390	£950,183	£907,612	£670,882	-£956,938	-£1,954,076
60% LAR : 40% CIR	35%	£3,074,463	£465,441	£444,275	£401,783	£165,247	-£1,469,093	-£2,465,569
60% LAR : 40% CIR	40%	£2,484,198	-£45,161	-£66,614	-£109,685	-£349,658	-£1,985,491	-£2,981,394
60% LAR : 40% CIR	45%	£1,889,973	-£566,856	-£588,280	-£631,294	-£871,123	-£2,506,086	-£3,501,508
60% LAR : 40% CIR	50%	£1,459,267	-£925,228	-£946,629	-£989,596	-£1,229,306	-£2,863,562	-£3,858,589

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£31,967,564	-£35,138,175	-£35,159,773	-£35,203,044	-£35,441,528	-£37,065,477	-£38,053,470
60% LAR : 40% CIR	5%	-£32,528,978	-£35,619,450	-£35,640,966	-£35,684,093	-£35,922,214	-£37,543,991	-£38,530,777
60% LAR : 40% CIR	10%	-£33,094,634	-£36,104,938	-£36,126,379	-£36,169,371	-£36,407,159	-£38,026,934	-£39,012,608
60% LAR : 40% CIR	15%	-£33,664,491	-£36,594,598	-£36,615,970	-£36,658,840	-£36,896,323	-£38,514,263	-£39,505,622
60% LAR : 40% CIR	20%	-£34,238,511	-£37,088,389	-£37,109,699	-£37,152,459	-£37,389,664	-£39,005,938	-£40,003,859
60% LAR : 40% CIR	25%	-£34,816,651	-£37,586,274	-£37,607,529	-£37,650,188	-£37,887,142	-£39,508,666	-£40,506,558
60% LAR : 40% CIR	30%	-£35,398,874	-£38,088,210	-£38,109,417	-£38,151,988	-£38,388,718	-£40,016,538	-£41,013,676
60% LAR : 40% CIR	35%	-£35,985,137	-£38,594,159	-£38,615,325	-£38,657,817	-£38,894,353	-£40,528,693	-£41,525,169
60% LAR : 40% CIR	40%	-£36,575,402	-£39,104,761	-£39,126,214	-£39,169,285	-£39,409,258	-£41,045,091	-£42,040,994
60% LAR : 40% CIR	45%	-£37,169,627	-£39,626,456	-£39,647,880	-£39,690,894	-£39,930,723	-£41,565,686	-£42,561,108
60% LAR : 40% CIR	50%	-£37,600,333	-£39,984,828	-£40,006,229	-£40,049,196	-£40,288,906	-£41,923,162	-£42,918,189

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,782,364	-£18,952,975	-£18,974,573	-£19,017,844	-£19,256,328	-£20,880,277	-£21,868,270
60% LAR : 40% CIR	5%	-£16,343,778	-£19,434,250	-£19,455,766	-£19,498,893	-£19,737,014	-£21,358,791	-£22,345,577
60% LAR : 40% CIR	10%	-£16,909,434	-£19,919,738	-£19,941,179	-£19,984,171	-£20,221,959	-£21,841,734	-£22,827,408
60% LAR : 40% CIR	15%	-£17,479,291	-£20,409,398	-£20,430,770	-£20,473,640	-£20,711,123	-£22,329,063	-£23,320,422
60% LAR : 40% CIR	20%	-£18,053,311	-£20,903,189	-£20,924,499	-£20,967,259	-£21,204,464	-£22,820,738	-£23,818,659
60% LAR : 40% CIR	25%	-£18,631,451	-£21,401,074	-£21,422,329	-£21,464,988	-£21,701,942	-£23,323,466	-£24,321,358
60% LAR : 40% CIR	30%	-£19,213,674	-£21,903,010	-£21,924,217	-£21,966,788	-£22,203,518	-£23,831,338	-£24,828,476
60% LAR : 40% CIR	35%	-£19,799,937	-£22,408,959	-£22,430,125	-£22,472,617	-£22,709,153	-£24,343,493	-£25,339,969
60% LAR : 40% CIR	40%	-£20,390,202	-£22,919,561	-£22,941,014	-£22,984,085	-£23,224,058	-£24,859,891	-£25,855,794
60% LAR : 40% CIR	45%	-£20,984,427	-£23,441,256	-£23,462,680	-£23,505,694	-£23,745,523	-£25,380,486	-£26,375,908
60% LAR : 40% CIR	50%	-£21,415,133	-£23,799,628	-£23,821,029	-£23,863,996	-£24,103,706	-£25,737,962	-£26,732,989

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,075,964	-£12,246,575	-£12,268,173	-£12,311,444	-£12,549,928	-£14,173,877	-£15,161,870
60% LAR : 40% CIR	5%	-£9,637,378	-£12,727,850	-£12,749,366	-£12,792,493	-£13,030,614	-£14,652,391	-£15,639,177
60% LAR : 40% CIR	10%	-£10,203,034	-£13,213,338	-£13,234,779	-£13,277,771	-£13,515,559	-£15,135,334	-£16,121,008
60% LAR : 40% CIR	15%	-£10,772,891	-£13,702,998	-£13,724,370	-£13,767,240	-£14,004,723	-£15,622,663	-£16,614,022
60% LAR : 40% CIR	20%	-£11,346,911	-£14,196,789	-£14,218,099	-£14,260,859	-£14,498,064	-£16,114,338	-£17,112,259
60% LAR : 40% CIR	25%	-£11,925,051	-£14,694,674	-£14,715,929	-£14,758,588	-£14,995,542	-£16,617,066	-£17,614,958
60% LAR : 40% CIR	30%	-£12,507,274	-£15,196,610	-£15,217,817	-£15,260,388	-£15,497,118	-£17,124,938	-£18,122,076
60% LAR : 40% CIR	35%	-£13,093,537	-£15,702,559	-£15,723,725	-£15,766,217	-£16,002,753	-£17,637,093	-£18,633,569
60% LAR : 40% CIR	40%	-£13,683,802	-£16,213,161	-£16,234,614	-£16,277,685	-£16,517,658	-£18,153,491	-£19,149,394
60% LAR : 40% CIR	45%	-£14,278,027	-£16,734,856	-£16,756,280	-£16,799,294	-£17,039,123	-£18,674,086	-£19,669,508
60% LAR : 40% CIR	50%	-£14,708,733	-£17,093,228	-£17,114,629	-£17,157,596	-£17,397,306	-£19,031,562	-£20,026,589

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,148,364	-£4,318,975	-£4,340,573	-£4,383,844	-£4,622,328	-£6,246,277	-£7,234,270
60% LAR : 40% CIR	5%	-£1,709,778	-£4,800,250	-£4,821,766	-£4,864,893	-£5,103,014	-£6,724,791	-£7,711,577
60% LAR : 40% CIR	10%	-£2,275,434	-£5,285,738	-£5,307,179	-£5,350,171	-£5,587,959	-£7,207,734	-£8,193,408
60% LAR : 40% CIR	15%	-£2,845,291	-£5,775,398	-£5,796,770	-£5,839,640	-£6,077,123	-£7,695,063	-£8,686,422
60% LAR : 40% CIR	20%	-£3,419,311	-£6,269,189	-£6,290,499	-£6,333,259	-£6,570,464	-£8,186,738	-£9,184,659
60% LAR : 40% CIR	25%	-£3,997,451	-£6,767,074	-£6,788,329	-£6,830,988	-£7,067,942	-£8,689,466	-£9,687,358
60% LAR : 40% CIR	30%	-£4,579,674	-£7,269,010	-£7,290,217	-£7,332,788	-£7,569,518	-£9,197,338	-£10,194,476
60% LAR : 40% CIR	35%	-£5,165,937	-£7,774,959	-£7,796,125	-£7,838,617	-£8,075,153	-£9,709,493	-£10,705,969
60% LAR : 40% CIR	40%	-£5,756,202	-£8,285,561	-£8,307,014	-£8,350,085	-£8,590,058	-£10,225,891	-£11,221,794
60% LAR : 40% CIR	45%	-£6,350,427	-£8,807,256	-£8,828,680	-£8,871,694	-£9,111,523	-£10,746,486	-£11,741,908
60% LAR : 40% CIR	50%	-£6,781,133	-£9,165,628	-£9,187,029	-£9,229,996	-£9,469,706	-£11,103,962	-£12,098,989

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR in Perp	Value Area	Zone B - Camden Town Office & Resi £1,100 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£8,981,033	£5,793,557	£5,771,959	£5,728,688	£5,490,204	£3,866,255	£2,878,262
60% LAR : 40% CIR	5%	£8,327,989	£5,218,674	£5,197,159	£5,154,033	£4,915,911	£3,294,134	£2,307,349
60% LAR : 40% CIR	10%	£7,670,765	£4,639,580	£4,618,140	£4,575,147	£4,337,359	£2,717,584	£1,731,911
60% LAR : 40% CIR	15%	£7,009,404	£4,056,314	£4,034,942	£3,992,072	£3,754,589	£2,136,648	£1,151,994
60% LAR : 40% CIR	20%	£6,343,132	£3,468,916	£3,447,606	£3,404,847	£3,167,642	£1,551,367	£567,638
60% LAR : 40% CIR	25%	£5,669,864	£2,877,425	£2,856,170	£2,813,510	£2,576,556	£961,782	-£21,435
60% LAR : 40% CIR	30%	£4,992,514	£2,281,882	£2,260,675	£2,218,105	£1,981,373	£367,937	-£623,587
60% LAR : 40% CIR	35%	£4,311,124	£1,682,326	£1,661,160	£1,618,669	£1,382,133	-£233,640	-£1,230,115
60% LAR : 40% CIR	40%	£3,625,731	£1,078,797	£1,057,667	£1,015,242	£778,876	-£845,072	-£1,840,976
60% LAR : 40% CIR	45%	£2,936,378	£471,335	£450,233	£407,867	£171,642	-£1,460,703	-£2,456,125
60% LAR : 40% CIR	50%	£2,521,273	£133,702	£112,622	£70,302	-£168,337	-£1,802,592	-£2,797,620

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£30,078,567	-£33,266,043	-£33,287,641	-£33,330,912	-£33,569,396	-£35,193,345	-£36,181,338
60% LAR : 40% CIR	5%	-£30,731,611	-£33,840,926	-£33,862,441	-£33,905,567	-£34,143,689	-£35,765,466	-£36,752,251
60% LAR : 40% CIR	10%	-£31,388,835	-£34,420,020	-£34,441,460	-£34,484,453	-£34,722,241	-£36,342,016	-£37,327,689
60% LAR : 40% CIR	15%	-£32,050,196	-£35,003,286	-£35,024,658	-£35,067,528	-£35,305,011	-£36,922,952	-£37,907,606
60% LAR : 40% CIR	20%	-£32,716,468	-£35,590,684	-£35,611,994	-£35,654,753	-£35,891,958	-£37,508,233	-£38,491,962
60% LAR : 40% CIR	25%	-£33,389,736	-£36,182,175	-£36,203,430	-£36,246,090	-£36,483,044	-£38,097,818	-£39,081,035
60% LAR : 40% CIR	30%	-£34,067,086	-£36,777,718	-£36,798,925	-£36,841,495	-£37,078,227	-£38,691,663	-£39,683,187
60% LAR : 40% CIR	35%	-£34,748,476	-£37,377,274	-£37,398,440	-£37,440,931	-£37,677,467	-£39,293,240	-£40,289,715
60% LAR : 40% CIR	40%	-£35,433,869	-£37,980,803	-£38,001,933	-£38,044,358	-£38,280,724	-£39,904,672	-£40,900,576
60% LAR : 40% CIR	45%	-£36,123,222	-£38,588,265	-£38,609,367	-£38,651,733	-£38,887,958	-£40,520,303	-£41,515,725
60% LAR : 40% CIR	50%	-£36,538,327	-£38,925,898	-£38,946,978	-£38,989,298	-£39,227,937	-£40,862,192	-£41,857,220

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£13,893,367	-£17,080,843	-£17,102,441	-£17,145,712	-£17,384,196	-£19,008,145	-£19,996,138
60% LAR : 40% CIR	5%	-£14,546,411	-£17,655,726	-£17,677,241	-£17,720,367	-£17,958,489	-£19,580,266	-£20,567,051
60% LAR : 40% CIR	10%	-£15,203,635	-£18,234,820	-£18,256,260	-£18,299,253	-£18,537,041	-£20,156,816	-£21,142,489
60% LAR : 40% CIR	15%	-£15,864,996	-£18,818,086	-£18,839,458	-£18,882,328	-£19,119,811	-£20,737,752	-£21,722,406
60% LAR : 40% CIR	20%	-£16,531,268	-£19,405,484	-£19,426,794	-£19,469,553	-£19,706,758	-£21,323,033	-£22,306,762
60% LAR : 40% CIR	25%	-£17,204,536	-£19,996,975	-£20,018,230	-£20,060,890	-£20,297,844	-£21,912,618	-£22,895,835
60% LAR : 40% CIR	30%	-£17,881,886	-£20,592,518	-£20,613,725	-£20,656,295	-£20,893,027	-£22,506,463	-£23,497,987
60% LAR : 40% CIR	35%	-£18,563,276	-£21,192,074	-£21,213,240	-£21,255,731	-£21,492,267	-£23,108,040	-£24,104,515
60% LAR : 40% CIR	40%	-£19,248,669	-£21,795,603	-£21,816,733	-£21,859,158	-£22,095,524	-£23,719,472	-£24,715,376
60% LAR : 40% CIR	45%	-£19,938,022	-£22,403,065	-£22,424,167	-£22,466,533	-£22,702,758	-£24,335,103	-£25,330,525
60% LAR : 40% CIR	50%	-£20,353,127	-£22,740,698	-£22,761,778	-£22,804,098	-£23,042,737	-£24,676,992	-£25,672,020

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,186,967	-£10,374,443	-£10,396,041	-£10,439,312	-£10,677,796	-£12,301,745	-£13,289,738
60% LAR : 40% CIR	5%	-£7,840,011	-£10,949,326	-£10,970,841	-£11,013,967	-£11,252,089	-£12,873,866	-£13,860,651
60% LAR : 40% CIR	10%	-£8,497,235	-£11,528,420	-£11,549,860	-£11,592,853	-£11,830,641	-£13,450,416	-£14,436,089
60% LAR : 40% CIR	15%	-£9,158,596	-£12,111,686	-£12,133,058	-£12,175,928	-£12,413,411	-£14,031,352	-£15,016,006
60% LAR : 40% CIR	20%	-£9,824,868	-£12,699,084	-£12,720,394	-£12,763,153	-£13,000,358	-£14,616,633	-£15,600,362
60% LAR : 40% CIR	25%	-£10,498,136	-£13,290,575	-£13,311,830	-£13,354,490	-£13,591,444	-£15,206,218	-£16,189,435
60% LAR : 40% CIR	30%	-£11,175,486	-£13,886,118	-£13,907,325	-£13,949,895	-£14,186,627	-£15,800,063	-£16,791,587
60% LAR : 40% CIR	35%	-£11,856,876	-£14,485,674	-£14,506,840	-£14,549,331	-£14,785,867	-£16,401,640	-£17,398,115
60% LAR : 40% CIR	40%	-£12,542,269	-£15,089,203	-£15,110,333	-£15,152,758	-£15,389,124	-£17,013,072	-£18,008,976
60% LAR : 40% CIR	45%	-£13,231,622	-£15,696,665	-£15,717,767	-£15,760,133	-£15,996,358	-£17,628,703	-£18,624,125
60% LAR : 40% CIR	50%	-£13,646,727	-£16,034,298	-£16,055,378	-£16,097,698	-£16,336,337	-£17,970,592	-£18,965,620

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£740,633	-£2,446,843	-£2,468,441	-£2,511,712	-£2,750,196	-£4,374,145	-£5,362,138
60% LAR : 40% CIR	5%	£87,589	-£3,021,726	-£3,043,241	-£3,086,367	-£3,324,489	-£4,946,266	-£5,933,051
60% LAR : 40% CIR	10%	-£569,635	-£3,600,820	-£3,622,260	-£3,665,253	-£3,903,041	-£5,522,816	-£6,508,489
60% LAR : 40% CIR	15%	-£1,230,996	-£4,184,086	-£4,205,458	-£4,248,328	-£4,485,811	-£6,103,752	-£7,088,406
60% LAR : 40% CIR	20%	-£1,897,268	-£4,771,484	-£4,792,794	-£4,835,553	-£5,072,758	-£6,689,033	-£7,672,762
60% LAR : 40% CIR	25%	-£2,570,536	-£5,362,975	-£5,384,230	-£5,426,890	-£5,663,844	-£7,278,618	-£8,261,835
60% LAR : 40% CIR	30%	-£3,247,886	-£5,958,518	-£5,979,725	-£6,022,295	-£6,259,027	-£7,872,463	-£8,863,987
60% LAR : 40% CIR	35%	-£3,929,276	-£6,558,074	-£6,579,240	-£6,621,731	-£6,858,267	-£8,474,040	-£9,470,515
60% LAR : 40% CIR	40%	-£4,614,669	-£7,161,603	-£7,182,733	-£7,225,158	-£7,461,524	-£9,085,472	-£10,081,376
60% LAR : 40% CIR	45%	-£5,304,022	-£7,769,065	-£7,790,167	-£7,832,533	-£8,068,758	-£9,701,103	-£10,696,525
60% LAR : 40% CIR	50%	-£5,719,127	-£8,106,698	-£8,127,778	-£8,170,098	-£8,408,737	-£10,042,992	-£11,038,020

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR in Perp	
Value Area	Zone B - Camden Town Office & Resi £1,200 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£10,866,051	£7,665,689	£7,644,091	£7,600,820	£7,362,336	£5,738,386	£4,750,394
60% LAR : 40% CIR	5%	£10,118,755	£6,997,200	£6,975,685	£6,932,558	£6,694,436	£5,072,659	£4,085,874
60% LAR : 40% CIR	10%	£9,367,281	£6,324,499	£6,303,058	£6,260,066	£6,022,278	£4,402,503	£3,416,829
60% LAR : 40% CIR	15%	£8,611,669	£5,647,626	£5,626,255	£5,583,384	£5,345,902	£3,727,960	£2,743,306
60% LAR : 40% CIR	20%	£7,851,957	£4,966,622	£4,945,311	£4,902,552	£4,665,347	£3,049,072	£2,065,344
60% LAR : 40% CIR	25%	£7,088,187	£4,281,524	£4,260,269	£4,217,609	£3,980,655	£2,365,881	£1,382,986
60% LAR : 40% CIR	30%	£6,320,396	£3,592,374	£3,571,168	£3,528,598	£3,291,866	£1,678,429	£696,277
60% LAR : 40% CIR	35%	£5,547,783	£2,899,212	£2,878,047	£2,835,555	£2,599,019	£986,757	£5,257
60% LAR : 40% CIR	40%	£4,767,263	£2,202,077	£2,180,946	£2,138,522	£1,902,155	£290,907	-£700,557
60% LAR : 40% CIR	45%	£3,982,782	£1,501,007	£1,479,906	£1,437,538	£1,201,314	-£415,320	-£1,410,741
60% LAR : 40% CIR	50%	£3,537,314	£1,133,496	£1,112,416	£1,070,095	£833,987	-£787,544	-£1,782,571

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£28,193,549	-£31,393,911	-£31,415,509	-£31,458,780	-£31,697,264	-£33,321,214	-£34,309,206
60% LAR : 40% CIR	5%	-£28,940,845	-£32,062,400	-£32,083,915	-£32,127,042	-£32,365,164	-£33,986,941	-£34,973,726
60% LAR : 40% CIR	10%	-£29,692,319	-£32,735,101	-£32,756,542	-£32,799,534	-£33,037,322	-£34,657,097	-£35,642,771
60% LAR : 40% CIR	15%	-£30,447,931	-£33,411,974	-£33,433,345	-£33,476,216	-£33,713,698	-£35,331,640	-£36,316,294
60% LAR : 40% CIR	20%	-£31,207,643	-£34,092,978	-£34,114,289	-£34,157,048	-£34,394,253	-£36,010,528	-£36,994,256
60% LAR : 40% CIR	25%	-£31,971,413	-£34,778,076	-£34,799,331	-£34,841,991	-£35,078,945	-£36,693,719	-£37,676,614
60% LAR : 40% CIR	30%	-£32,739,204	-£35,467,226	-£35,488,432	-£35,531,002	-£35,767,734	-£37,381,171	-£38,363,323
60% LAR : 40% CIR	35%	-£33,511,817	-£36,160,388	-£36,181,553	-£36,224,045	-£36,460,581	-£38,072,843	-£39,054,343
60% LAR : 40% CIR	40%	-£34,292,337	-£36,857,523	-£36,878,654	-£36,921,078	-£37,157,445	-£38,768,693	-£39,760,157
60% LAR : 40% CIR	45%	-£35,076,818	-£37,558,593	-£37,579,694	-£37,622,062	-£37,858,286	-£39,474,920	-£40,470,341
60% LAR : 40% CIR	50%	-£35,522,286	-£37,926,104	-£37,947,184	-£37,989,505	-£38,225,613	-£39,847,144	-£40,842,171

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,008,349	-£15,208,711	-£15,230,309	-£15,273,580	-£15,512,064	-£17,136,014	-£18,124,006
60% LAR : 40% CIR	5%	-£12,755,645	-£15,877,200	-£15,898,715	-£15,941,842	-£16,179,964	-£17,801,741	-£18,788,526
60% LAR : 40% CIR	10%	-£13,507,119	-£16,549,901	-£16,571,342	-£16,614,334	-£16,852,122	-£18,471,897	-£19,457,571
60% LAR : 40% CIR	15%	-£14,262,731	-£17,226,774	-£17,248,145	-£17,291,016	-£17,528,498	-£19,146,440	-£20,131,094
60% LAR : 40% CIR	20%	-£15,022,443	-£17,907,778	-£17,929,089	-£17,971,848	-£18,209,053	-£19,825,328	-£20,809,056
60% LAR : 40% CIR	25%	-£15,786,213	-£18,592,876	-£18,614,131	-£18,656,791	-£18,893,745	-£20,508,519	-£21,491,414
60% LAR : 40% CIR	30%	-£16,554,004	-£19,282,026	-£19,303,232	-£19,345,802	-£19,582,534	-£21,195,971	-£22,178,123
60% LAR : 40% CIR	35%	-£17,326,617	-£19,975,188	-£19,996,353	-£20,038,845	-£20,275,381	-£21,887,643	-£22,869,143
60% LAR : 40% CIR	40%	-£18,107,137	-£20,672,323	-£20,693,454	-£20,735,878	-£20,972,245	-£22,583,493	-£23,574,957
60% LAR : 40% CIR	45%	-£18,891,618	-£21,373,393	-£21,394,494	-£21,436,862	-£21,673,086	-£23,289,720	-£24,285,141
60% LAR : 40% CIR	50%	-£19,337,086	-£21,740,904	-£21,761,984	-£21,804,305	-£22,040,413	-£23,661,944	-£24,656,971

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,301,949	-£8,502,311	-£8,523,909	-£8,567,180	-£8,805,664	-£10,429,614	-£11,417,606
60% LAR : 40% CIR	5%	-£6,049,245	-£9,170,800	-£9,192,315	-£9,235,442	-£9,473,564	-£11,095,341	-£12,082,126
60% LAR : 40% CIR	10%	-£6,800,719	-£9,843,501	-£9,864,942	-£9,907,934	-£10,145,722	-£11,765,497	-£12,751,171
60% LAR : 40% CIR	15%	-£7,556,331	-£10,520,374	-£10,541,745	-£10,584,616	-£10,822,098	-£12,440,040	-£13,424,694
60% LAR : 40% CIR	20%	-£8,316,043	-£11,201,378	-£11,222,689	-£11,265,448	-£11,502,653	-£13,118,928	-£14,102,656
60% LAR : 40% CIR	25%	-£9,079,813	-£11,886,476	-£11,907,731	-£11,950,391	-£12,187,345	-£13,802,119	-£14,785,014
60% LAR : 40% CIR	30%	-£9,847,604	-£12,575,626	-£12,596,832	-£12,639,402	-£12,876,134	-£14,489,571	-£15,471,723
60% LAR : 40% CIR	35%	-£10,620,217	-£13,268,788	-£13,289,953	-£13,332,445	-£13,568,981	-£15,181,243	-£16,162,743
60% LAR : 40% CIR	40%	-£11,400,737	-£13,965,923	-£13,987,054	-£14,029,478	-£14,265,845	-£15,877,093	-£16,868,557
60% LAR : 40% CIR	45%	-£12,185,218	-£14,666,993	-£14,688,094	-£14,730,462	-£14,966,686	-£16,583,320	-£17,578,741
60% LAR : 40% CIR	50%	-£12,630,686	-£15,034,504	-£15,055,584	-£15,097,905	-£15,334,013	-£16,955,544	-£17,950,571

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,625,651	-£574,711	-£596,309	-£639,580	-£878,064	-£2,502,014	-£3,490,006
60% LAR : 40% CIR	5%	£1,878,355	-£1,243,200	-£1,264,715	-£1,307,842	-£1,545,964	-£3,167,741	-£4,154,526
60% LAR : 40% CIR	10%	£1,126,881	-£1,915,901	-£1,937,342	-£1,980,334	-£2,218,122	-£3,837,897	-£4,823,571
60% LAR : 40% CIR	15%	£371,269	-£2,592,774	-£2,614,145	-£2,657,016	-£2,894,498	-£4,512,440	-£5,497,094
60% LAR : 40% CIR	20%	-£388,443	-£3,273,778	-£3,295,089	-£3,337,848	-£3,575,053	-£5,191,328	-£6,175,056
60% LAR : 40% CIR	25%	-£1,152,213	-£3,958,876	-£3,980,131	-£4,022,791	-£4,259,745	-£5,874,519	-£6,857,414
60% LAR : 40% CIR	30%	-£1,920,004	-£4,648,026	-£4,669,232	-£4,711,802	-£4,948,534	-£6,561,971	-£7,544,123
60% LAR : 40% CIR	35%	-£2,692,617	-£5,341,188	-£5,362,353	-£5,404,845	-£5,641,381	-£7,253,643	-£8,235,143
60% LAR : 40% CIR	40%	-£3,473,137	-£6,038,323	-£6,059,454	-£6,101,878	-£6,338,245	-£7,949,493	-£8,940,957
60% LAR : 40% CIR	45%	-£4,257,618	-£6,739,393	-£6,760,494	-£6,802,862	-£7,039,086	-£8,655,720	-£9,651,141
60% LAR : 40% CIR	50%	-£4,703,086	-£7,106,904	-£7,127,984	-£7,170,305	-£7,406,413	-£9,027,944	-£10,022,971

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR in Perp		Value Area	Zone B - Camden Town Office & Resi £1,300 per sq ft

No Units	42	Sales value inflation		Base
Site Area	0.4 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£12,751,068	£9,535,916	£9,514,642	£9,472,021	£9,234,468	£7,610,518	£6,622,526
60% LAR : 40% CIR	5%	£11,909,521	£8,775,725	£8,754,209	£8,711,083	£8,472,961	£6,851,184	£5,864,398
60% LAR : 40% CIR	10%	£11,063,796	£8,009,417	£7,987,977	£7,944,984	£7,707,196	£6,087,421	£5,101,748
60% LAR : 40% CIR	15%	£10,213,933	£7,238,938	£7,217,566	£7,174,696	£6,937,213	£5,319,273	£4,334,617
60% LAR : 40% CIR	20%	£9,359,972	£6,464,327	£6,443,017	£6,400,257	£6,163,052	£4,546,778	£3,563,049
60% LAR : 40% CIR	25%	£8,501,950	£5,685,623	£5,664,368	£5,621,708	£5,384,754	£3,769,980	£2,787,084
60% LAR : 40% CIR	30%	£7,639,908	£4,902,866	£4,881,659	£4,839,089	£4,602,358	£2,988,921	£2,006,768
60% LAR : 40% CIR	35%	£6,773,886	£4,116,097	£4,094,932	£4,052,440	£3,815,904	£2,203,642	£1,222,143
60% LAR : 40% CIR	40%	£5,903,923	£3,325,356	£3,304,225	£3,261,801	£3,025,434	£1,414,186	£433,250
60% LAR : 40% CIR	45%	£5,029,187	£2,530,680	£2,509,578	£2,467,211	£2,230,987	£620,595	-£365,358
60% LAR : 40% CIR	50%	£4,545,353	£2,125,416	£2,104,336	£2,062,016	£1,825,907	£216,213	-£775,515

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£26,308,532	-£29,523,684	-£29,544,958	-£29,587,579	-£29,825,132	-£31,449,082	-£32,437,074
60% LAR : 40% CIR	5%	-£27,150,079	-£30,283,875	-£30,305,391	-£30,348,517	-£30,586,639	-£32,208,416	-£33,195,202
60% LAR : 40% CIR	10%	-£27,995,804	-£31,050,183	-£31,071,623	-£31,114,616	-£31,352,404	-£32,972,179	-£33,957,852
60% LAR : 40% CIR	15%	-£28,845,667	-£31,820,662	-£31,842,034	-£31,884,904	-£32,122,387	-£33,740,327	-£34,724,983
60% LAR : 40% CIR	20%	-£29,699,628	-£32,595,273	-£32,616,583	-£32,659,343	-£32,896,548	-£34,512,822	-£35,496,551
60% LAR : 40% CIR	25%	-£30,557,650	-£33,373,977	-£33,395,232	-£33,437,892	-£33,674,846	-£35,289,620	-£36,272,516
60% LAR : 40% CIR	30%	-£31,419,692	-£34,156,734	-£34,177,941	-£34,220,511	-£34,457,242	-£36,070,679	-£37,052,832
60% LAR : 40% CIR	35%	-£32,285,714	-£34,943,503	-£34,964,668	-£35,007,160	-£35,243,696	-£36,855,958	-£37,837,457
60% LAR : 40% CIR	40%	-£33,155,677	-£35,734,244	-£35,755,375	-£35,797,799	-£36,034,166	-£37,645,414	-£38,626,350
60% LAR : 40% CIR	45%	-£34,030,413	-£36,528,920	-£36,550,022	-£36,592,389	-£36,828,613	-£38,439,005	-£39,424,958
60% LAR : 40% CIR	50%	-£34,514,247	-£36,934,184	-£36,955,264	-£36,997,584	-£37,233,693	-£38,843,387	-£39,835,115

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,123,332	-£13,338,484	-£13,359,758	-£13,402,379	-£13,639,932	-£15,263,882	-£16,251,874
60% LAR : 40% CIR	5%	-£10,964,879	-£14,098,675	-£14,120,191	-£14,163,317	-£14,401,439	-£16,023,216	-£17,010,002
60% LAR : 40% CIR	10%	-£11,810,604	-£14,864,983	-£14,886,423	-£14,929,416	-£15,167,204	-£16,786,979	-£17,772,652
60% LAR : 40% CIR	15%	-£12,660,467	-£15,635,462	-£15,656,834	-£15,699,704	-£15,937,187	-£17,555,127	-£18,539,783
60% LAR : 40% CIR	20%	-£13,514,428	-£16,410,073	-£16,431,383	-£16,474,143	-£16,711,348	-£18,327,622	-£19,311,351
60% LAR : 40% CIR	25%	-£14,372,450	-£17,188,777	-£17,210,032	-£17,252,692	-£17,489,646	-£19,104,420	-£20,087,316
60% LAR : 40% CIR	30%	-£15,234,492	-£17,971,534	-£17,992,741	-£18,035,311	-£18,272,042	-£19,885,479	-£20,867,632
60% LAR : 40% CIR	35%	-£16,100,514	-£18,758,303	-£18,779,468	-£18,821,960	-£19,058,496	-£20,670,758	-£21,652,257
60% LAR : 40% CIR	40%	-£16,970,477	-£19,549,044	-£19,570,175	-£19,612,599	-£19,848,966	-£21,460,214	-£22,441,150
60% LAR : 40% CIR	45%	-£17,845,213	-£20,343,720	-£20,364,822	-£20,407,189	-£20,643,413	-£22,253,805	-£23,239,758
60% LAR : 40% CIR	50%	-£18,329,047	-£20,748,984	-£20,770,064	-£20,812,384	-£21,048,493	-£22,658,187	-£23,649,915

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,416,932	-£6,632,084	-£6,653,358	-£6,695,979	-£6,933,532	-£8,557,482	-£9,545,474
60% LAR : 40% CIR	5%	-£4,258,479	-£7,392,275	-£7,413,791	-£7,456,917	-£7,695,039	-£9,316,816	-£10,303,602
60% LAR : 40% CIR	10%	-£5,104,204	-£8,158,583	-£8,180,023	-£8,223,016	-£8,460,804	-£10,080,579	-£11,066,252
60% LAR : 40% CIR	15%	-£5,954,067	-£8,929,062	-£8,950,434	-£8,993,304	-£9,230,787	-£10,848,727	-£11,833,383
60% LAR : 40% CIR	20%	-£6,808,028	-£9,703,673	-£9,724,983	-£9,767,743	-£10,004,948	-£11,621,222	-£12,604,951
60% LAR : 40% CIR	25%	-£7,666,050	-£10,482,377	-£10,503,632	-£10,546,292	-£10,783,246	-£12,398,020	-£13,380,916
60% LAR : 40% CIR	30%	-£8,528,092	-£11,265,134	-£11,286,341	-£11,328,911	-£11,565,642	-£13,179,079	-£14,161,232
60% LAR : 40% CIR	35%	-£9,394,114	-£12,051,903	-£12,073,068	-£12,115,560	-£12,352,096	-£13,964,358	-£14,945,857
60% LAR : 40% CIR	40%	-£10,264,077	-£12,842,644	-£12,863,775	-£12,906,199	-£13,142,566	-£14,753,814	-£15,734,750
60% LAR : 40% CIR	45%	-£11,138,813	-£13,637,320	-£13,658,422	-£13,700,789	-£13,937,013	-£15,547,405	-£16,533,358
60% LAR : 40% CIR	50%	-£11,622,647	-£14,042,584	-£14,063,664	-£14,105,984	-£14,342,093	-£15,951,787	-£16,943,515

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,510,668	£1,295,516	£1,274,242	£1,231,621	£994,068	-£629,882	-£1,617,874
60% LAR : 40% CIR	5%	£3,669,121	£535,325	£513,809	£470,683	£232,561	-£1,389,216	-£2,376,002
60% LAR : 40% CIR	10%	£2,823,396	-£230,983	-£252,423	-£295,416	-£533,204	-£2,152,979	-£3,138,652
60% LAR : 40% CIR	15%	£1,973,533	-£1,001,462	-£1,022,834	-£1,065,704	-£1,303,187	-£2,921,127	-£3,905,783
60% LAR : 40% CIR	20%	£1,119,572	-£1,776,073	-£1,797,383	-£1,840,143	-£2,077,348	-£3,693,622	-£4,677,351
60% LAR : 40% CIR	25%	£261,550	-£2,554,777	-£2,576,032	-£2,618,692	-£2,855,646	-£4,470,420	-£5,453,316
60% LAR : 40% CIR	30%	-£600,492	-£3,337,534	-£3,358,741	-£3,401,311	-£3,638,042	-£5,251,479	-£6,233,632
60% LAR : 40% CIR	35%	-£1,466,514	-£4,124,303	-£4,145,468	-£4,187,960	-£4,424,496	-£6,036,758	-£7,018,257
60% LAR : 40% CIR	40%	-£2,336,477	-£4,915,044	-£4,936,175	-£4,978,599	-£5,214,966	-£6,826,214	-£7,807,150
60% LAR : 40% CIR	45%	-£3,211,213	-£5,709,720	-£5,730,822	-£5,773,189	-£6,009,413	-£7,619,805	-£8,605,758
60% LAR : 40% CIR	50%	-£3,695,047	-£6,114,984	-£6,136,064	-£6,178,384	-£6,414,493	-£8,024,187	-£9,015,915

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR for 15 Years		Value Area	Zone B - Camden Town Office & Resi £900 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,894,571	£4,730,247	£4,708,649	£4,665,378	£4,426,894	£2,802,944	£1,814,953
60% LAR : 40% CIR	5%	£7,430,028	£4,342,578	£4,321,061	£4,277,936	£4,039,814	£2,418,037	£1,431,251
60% LAR : 40% CIR	10%	£6,961,306	£3,950,697	£3,929,256	£3,886,264	£3,648,475	£2,028,700	£1,043,027
60% LAR : 40% CIR	15%	£6,488,447	£3,554,643	£3,533,272	£3,490,402	£3,252,919	£1,634,978	£650,323
60% LAR : 40% CIR	20%	£6,011,489	£3,154,458	£3,133,148	£3,090,389	£2,853,184	£1,236,909	£253,181
60% LAR : 40% CIR	25%	£5,530,470	£2,750,181	£2,728,926	£2,686,266	£2,449,312	£834,538	-£150,621
60% LAR : 40% CIR	30%	£5,045,432	£2,341,850	£2,320,644	£2,278,074	£2,041,342	£427,905	-£562,703
60% LAR : 40% CIR	35%	£4,556,414	£1,929,507	£1,908,343	£1,865,851	£1,629,315	£17,053	-£979,162
60% LAR : 40% CIR	40%	£4,063,454	£1,513,192	£1,492,062	£1,449,637	£1,213,271	-£404,049	-£1,399,953
60% LAR : 40% CIR	45%	£3,566,592	£1,092,943	£1,071,841	£1,029,474	£793,250	-£829,610	-£1,825,031
60% LAR : 40% CIR	50%	£3,121,780	£724,607	£703,527	£661,207	£425,098	-£1,202,671	-£2,197,699

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£31,165,029	-£34,329,353	-£34,350,951	-£34,394,222	-£34,632,706	-£36,256,656	-£37,244,647
60% LAR : 40% CIR	5%	-£31,629,572	-£34,717,022	-£34,738,539	-£34,781,664	-£35,019,786	-£36,641,563	-£37,628,349
60% LAR : 40% CIR	10%	-£32,098,294	-£35,108,903	-£35,130,344	-£35,173,336	-£35,411,125	-£37,030,900	-£38,016,573
60% LAR : 40% CIR	15%	-£32,571,153	-£35,504,957	-£35,526,328	-£35,569,198	-£35,806,681	-£37,424,622	-£38,409,277
60% LAR : 40% CIR	20%	-£33,048,111	-£35,905,142	-£35,926,452	-£35,969,211	-£36,206,416	-£37,822,691	-£38,806,419
60% LAR : 40% CIR	25%	-£33,529,130	-£36,309,419	-£36,330,674	-£36,373,334	-£36,610,288	-£38,225,062	-£39,210,221
60% LAR : 40% CIR	30%	-£34,014,168	-£36,717,750	-£36,738,956	-£36,781,526	-£37,018,258	-£38,631,695	-£39,622,303
60% LAR : 40% CIR	35%	-£34,503,186	-£37,130,093	-£37,151,257	-£37,193,749	-£37,430,285	-£39,042,547	-£40,038,762
60% LAR : 40% CIR	40%	-£34,996,146	-£37,546,408	-£37,567,538	-£37,609,963	-£37,846,329	-£39,463,649	-£40,459,553
60% LAR : 40% CIR	45%	-£35,493,008	-£37,966,657	-£37,987,759	-£38,030,126	-£38,266,350	-£39,889,210	-£40,884,631
60% LAR : 40% CIR	50%	-£35,937,820	-£38,334,993	-£38,356,073	-£38,398,393	-£38,634,502	-£40,262,271	-£41,257,299

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£14,979,829	-£18,144,153	-£18,165,751	-£18,209,022	-£18,447,506	-£20,071,456	-£21,059,447
60% LAR : 40% CIR	5%	-£15,444,372	-£18,531,822	-£18,553,339	-£18,596,464	-£18,834,586	-£20,456,363	-£21,443,149
60% LAR : 40% CIR	10%	-£15,913,094	-£18,923,703	-£18,945,144	-£18,988,136	-£19,225,925	-£20,845,700	-£21,831,373
60% LAR : 40% CIR	15%	-£16,385,953	-£19,319,757	-£19,341,128	-£19,383,998	-£19,621,481	-£21,239,422	-£22,224,077
60% LAR : 40% CIR	20%	-£16,862,911	-£19,719,942	-£19,741,252	-£19,784,011	-£20,021,216	-£21,637,491	-£22,621,219
60% LAR : 40% CIR	25%	-£17,343,930	-£20,124,219	-£20,145,474	-£20,188,134	-£20,425,088	-£22,039,862	-£23,025,021
60% LAR : 40% CIR	30%	-£17,828,968	-£20,532,550	-£20,553,756	-£20,596,326	-£20,833,058	-£22,446,495	-£23,437,103
60% LAR : 40% CIR	35%	-£18,317,986	-£20,944,893	-£20,966,057	-£21,008,549	-£21,245,085	-£22,857,347	-£23,853,562
60% LAR : 40% CIR	40%	-£18,810,946	-£21,361,208	-£21,382,338	-£21,424,763	-£21,661,129	-£23,278,449	-£24,274,353
60% LAR : 40% CIR	45%	-£19,307,808	-£21,781,457	-£21,802,559	-£21,844,926	-£22,081,150	-£23,704,010	-£24,699,431
60% LAR : 40% CIR	50%	-£19,752,620	-£22,149,793	-£22,170,873	-£22,213,193	-£22,449,302	-£24,077,071	-£25,072,099

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,273,429	-£11,437,753	-£11,459,351	-£11,502,622	-£11,741,106	-£13,365,056	-£14,353,047
60% LAR : 40% CIR	5%	-£8,737,972	-£11,825,422	-£11,846,939	-£11,890,064	-£12,128,186	-£13,749,963	-£14,736,749
60% LAR : 40% CIR	10%	-£9,206,694	-£12,217,303	-£12,238,744	-£12,281,736	-£12,519,525	-£14,139,300	-£15,124,973
60% LAR : 40% CIR	15%	-£9,679,553	-£12,613,357	-£12,634,728	-£12,677,598	-£12,915,081	-£14,533,022	-£15,517,677
60% LAR : 40% CIR	20%	-£10,156,511	-£13,013,542	-£13,034,852	-£13,077,611	-£13,314,816	-£14,931,091	-£15,914,819
60% LAR : 40% CIR	25%	-£10,637,530	-£13,417,819	-£13,439,074	-£13,481,734	-£13,718,688	-£15,333,462	-£16,318,621
60% LAR : 40% CIR	30%	-£11,122,568	-£13,826,150	-£13,847,356	-£13,889,926	-£14,126,658	-£15,740,095	-£16,730,703
60% LAR : 40% CIR	35%	-£11,611,586	-£14,238,493	-£14,259,657	-£14,302,149	-£14,538,685	-£16,150,947	-£17,147,162
60% LAR : 40% CIR	40%	-£12,104,546	-£14,654,808	-£14,675,938	-£14,718,363	-£14,954,729	-£16,572,049	-£17,567,953
60% LAR : 40% CIR	45%	-£12,601,408	-£15,075,057	-£15,096,159	-£15,138,526	-£15,374,750	-£16,997,610	-£17,993,031
60% LAR : 40% CIR	50%	-£13,046,220	-£15,443,393	-£15,464,473	-£15,506,793	-£15,742,902	-£17,370,671	-£18,365,699

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£345,829	-£3,510,153	-£3,531,751	-£3,575,022	-£3,813,506	-£5,437,456	-£6,425,447
60% LAR : 40% CIR	5%	-£810,372	-£3,897,822	-£3,919,339	-£3,962,464	-£4,200,586	-£5,822,363	-£6,809,149
60% LAR : 40% CIR	10%	-£1,279,094	-£4,289,703	-£4,311,144	-£4,354,136	-£4,591,925	-£6,211,700	-£7,197,373
60% LAR : 40% CIR	15%	-£1,751,953	-£4,685,757	-£4,707,128	-£4,749,998	-£4,987,481	-£6,605,422	-£7,590,077
60% LAR : 40% CIR	20%	-£2,228,911	-£5,085,942	-£5,107,252	-£5,150,011	-£5,387,216	-£7,003,491	-£7,987,219
60% LAR : 40% CIR	25%	-£2,709,930	-£5,490,219	-£5,511,474	-£5,554,134	-£5,791,088	-£7,405,862	-£8,391,021
60% LAR : 40% CIR	30%	-£3,194,968	-£5,898,550	-£5,919,756	-£5,962,326	-£6,199,058	-£7,812,495	-£8,803,103
60% LAR : 40% CIR	35%	-£3,683,986	-£6,310,893	-£6,332,057	-£6,374,549	-£6,611,085	-£8,223,347	-£9,219,562
60% LAR : 40% CIR	40%	-£4,176,946	-£6,727,208	-£6,748,338	-£6,790,763	-£7,027,129	-£8,644,449	-£9,640,353
60% LAR : 40% CIR	45%	-£4,673,808	-£7,147,457	-£7,168,559	-£7,210,926	-£7,447,150	-£9,070,010	-£10,065,431
60% LAR : 40% CIR	50%	-£5,118,620	-£7,515,793	-£7,536,873	-£7,579,193	-£7,815,302	-£9,443,071	-£10,438,099

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR for 15 Years

Value Area	Zone B - Camden Town Office & Resi £1,000 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£9,779,589	£6,602,378	£6,580,780	£6,537,509	£6,299,025	£4,675,076	£3,687,084
60% LAR : 40% CIR	5%	£9,220,794	£6,121,103	£6,099,587	£6,056,460	£5,818,339	£4,196,562	£3,209,776
60% LAR : 40% CIR	10%	£8,657,822	£5,635,615	£5,614,174	£5,571,182	£5,333,394	£3,713,619	£2,727,945
60% LAR : 40% CIR	15%	£8,090,712	£5,145,955	£5,124,583	£5,081,713	£4,844,230	£3,226,289	£2,241,634
60% LAR : 40% CIR	20%	£7,519,502	£4,652,164	£4,630,854	£4,588,094	£4,350,889	£2,734,615	£1,750,886
60% LAR : 40% CIR	25%	£6,944,233	£4,154,279	£4,133,025	£4,090,365	£3,853,411	£2,238,637	£1,255,741
60% LAR : 40% CIR	30%	£6,364,944	£3,652,343	£3,631,136	£3,588,566	£3,351,835	£1,738,397	£756,245
60% LAR : 40% CIR	35%	£5,781,674	£3,146,394	£3,125,228	£3,082,736	£2,846,200	£1,233,939	£252,440
60% LAR : 40% CIR	40%	£5,194,464	£2,636,471	£2,615,341	£2,572,916	£2,336,550	£725,302	-£259,534
60% LAR : 40% CIR	45%	£4,603,351	£2,122,616	£2,101,514	£2,059,147	£1,822,922	£212,531	-£779,648
60% LAR : 40% CIR	50%	£4,181,214	£1,769,630	£1,748,551	£1,706,230	£1,470,122	-£141,702	-£1,136,730

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£29,280,011	-£32,457,222	-£32,478,820	-£32,522,091	-£32,760,575	-£34,384,524	-£35,372,516
60% LAR : 40% CIR	5%	-£29,838,806	-£32,938,497	-£32,960,013	-£33,003,140	-£33,241,261	-£34,863,038	-£35,849,824
60% LAR : 40% CIR	10%	-£30,401,778	-£33,423,985	-£33,445,426	-£33,488,418	-£33,726,206	-£35,345,981	-£36,331,655
60% LAR : 40% CIR	15%	-£30,968,888	-£33,913,645	-£33,935,017	-£33,977,887	-£34,215,370	-£35,833,311	-£36,817,966
60% LAR : 40% CIR	20%	-£31,540,098	-£34,407,436	-£34,428,746	-£34,471,506	-£34,708,711	-£36,324,985	-£37,308,714
60% LAR : 40% CIR	25%	-£32,115,367	-£34,905,321	-£34,926,575	-£34,969,235	-£35,206,189	-£36,820,963	-£37,803,859
60% LAR : 40% CIR	30%	-£32,694,656	-£35,407,257	-£35,428,464	-£35,471,034	-£35,707,765	-£37,321,203	-£38,303,355
60% LAR : 40% CIR	35%	-£33,277,926	-£35,913,206	-£35,934,372	-£35,976,864	-£36,213,400	-£37,825,661	-£38,807,160
60% LAR : 40% CIR	40%	-£33,865,136	-£36,423,129	-£36,444,259	-£36,486,684	-£36,723,050	-£38,334,298	-£39,319,134
60% LAR : 40% CIR	45%	-£34,456,249	-£36,936,984	-£36,958,086	-£37,000,453	-£37,236,678	-£38,847,069	-£39,839,248
60% LAR : 40% CIR	50%	-£34,878,386	-£37,289,970	-£37,311,049	-£37,353,370	-£37,589,478	-£39,201,302	-£40,196,330

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£13,094,811	-£16,272,022	-£16,293,620	-£16,336,891	-£16,575,375	-£18,199,324	-£19,187,316
60% LAR : 40% CIR	5%	-£13,653,606	-£16,753,297	-£16,774,813	-£16,817,940	-£17,056,061	-£18,677,838	-£19,664,624
60% LAR : 40% CIR	10%	-£14,216,578	-£17,238,785	-£17,260,226	-£17,303,218	-£17,541,006	-£19,160,781	-£20,146,455
60% LAR : 40% CIR	15%	-£14,783,688	-£17,728,445	-£17,749,817	-£17,792,687	-£18,030,170	-£19,648,111	-£20,632,766
60% LAR : 40% CIR	20%	-£15,354,898	-£18,222,236	-£18,243,546	-£18,286,306	-£18,523,511	-£20,139,785	-£21,123,514
60% LAR : 40% CIR	25%	-£15,930,167	-£18,720,121	-£18,741,375	-£18,784,035	-£19,020,989	-£20,635,763	-£21,618,659
60% LAR : 40% CIR	30%	-£16,509,456	-£19,222,057	-£19,243,264	-£19,285,834	-£19,522,565	-£21,136,003	-£22,118,155
60% LAR : 40% CIR	35%	-£17,092,726	-£19,728,006	-£19,749,172	-£19,791,664	-£20,028,200	-£21,640,461	-£22,621,960
60% LAR : 40% CIR	40%	-£17,679,936	-£20,237,929	-£20,259,059	-£20,301,484	-£20,537,850	-£22,149,098	-£23,133,934
60% LAR : 40% CIR	45%	-£18,271,049	-£20,751,784	-£20,772,886	-£20,815,253	-£21,051,478	-£22,661,869	-£23,654,048
60% LAR : 40% CIR	50%	-£18,693,186	-£21,104,770	-£21,125,849	-£21,168,170	-£21,404,278	-£23,016,102	-£24,011,130

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,388,411	-£9,565,622	-£9,587,220	-£9,630,491	-£9,868,975	-£11,492,924	-£12,480,916
60% LAR : 40% CIR	5%	-£6,947,206	-£10,046,897	-£10,068,413	-£10,111,540	-£10,349,661	-£11,971,438	-£12,958,224
60% LAR : 40% CIR	10%	-£7,510,178	-£10,532,385	-£10,553,826	-£10,596,818	-£10,834,606	-£12,454,381	-£13,440,055
60% LAR : 40% CIR	15%	-£8,077,288	-£11,022,045	-£11,043,417	-£11,086,287	-£11,323,770	-£12,941,711	-£13,926,366
60% LAR : 40% CIR	20%	-£8,648,498	-£11,515,836	-£11,537,146	-£11,579,906	-£11,817,111	-£13,433,385	-£14,417,114
60% LAR : 40% CIR	25%	-£9,223,767	-£12,013,721	-£12,034,975	-£12,077,635	-£12,314,589	-£13,929,363	-£14,912,259
60% LAR : 40% CIR	30%	-£9,803,056	-£12,515,657	-£12,536,864	-£12,579,434	-£12,816,165	-£14,429,603	-£15,411,755
60% LAR : 40% CIR	35%	-£10,386,326	-£13,021,606	-£13,042,772	-£13,085,264	-£13,321,800	-£14,934,061	-£15,915,560
60% LAR : 40% CIR	40%	-£10,973,536	-£13,531,529	-£13,552,659	-£13,595,084	-£13,831,450	-£15,442,698	-£16,427,534
60% LAR : 40% CIR	45%	-£11,564,649	-£14,045,384	-£14,066,486	-£14,108,853	-£14,345,078	-£15,955,469	-£16,947,648
60% LAR : 40% CIR	50%	-£11,986,786	-£14,398,370	-£14,419,449	-£14,461,770	-£14,697,878	-£16,309,702	-£17,304,730

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,539,189	-£1,638,022	-£1,659,620	-£1,702,891	-£1,941,375	-£3,565,324	-£4,553,316
60% LAR : 40% CIR	5%	£980,394	-£2,119,297	-£2,140,813	-£2,183,940	-£2,422,061	-£4,043,838	-£5,030,624
60% LAR : 40% CIR	10%	£417,422	-£2,604,785	-£2,626,226	-£2,669,218	-£2,907,006	-£4,526,781	-£5,512,455
60% LAR : 40% CIR	15%	-£149,688	-£3,094,445	-£3,115,817	-£3,158,687	-£3,396,170	-£5,014,111	-£5,998,766
60% LAR : 40% CIR	20%	-£720,898	-£3,588,236	-£3,609,546	-£3,652,306	-£3,889,511	-£5,505,785	-£6,489,514
60% LAR : 40% CIR	25%	-£1,296,167	-£4,086,121	-£4,107,375	-£4,150,035	-£4,386,989	-£6,001,763	-£6,984,659
60% LAR : 40% CIR	30%	-£1,875,456	-£4,588,057	-£4,609,264	-£4,651,834	-£4,888,565	-£6,502,003	-£7,484,155
60% LAR : 40% CIR	35%	-£2,458,726	-£5,094,006	-£5,115,172	-£5,157,664	-£5,394,200	-£7,006,461	-£7,987,960
60% LAR : 40% CIR	40%	-£3,045,936	-£5,603,929	-£5,625,059	-£5,667,484	-£5,903,850	-£7,515,098	-£8,499,934
60% LAR : 40% CIR	45%	-£3,637,049	-£6,117,784	-£6,138,886	-£6,181,253	-£6,417,478	-£8,027,869	-£9,020,048
60% LAR : 40% CIR	50%	-£4,059,186	-£6,470,770	-£6,491,849	-£6,534,170	-£6,770,278	-£8,382,102	-£9,377,130

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR for 15 Years

Value Area	**Zone B - Camden Town Office & Resi £1,100 per sq ft**

No Units	**42**
Site Area	**0.4 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£11,664,605	£8,466,826	£8,445,552	£8,402,932	£8,168,032	£6,547,209	£5,559,216
60% LAR : 40% CIR	5%	£11,011,560	£7,894,315	£7,873,122	£7,830,644	£7,596,101	£5,975,087	£4,988,302
60% LAR : 40% CIR	10%	£10,354,337	£7,317,655	£7,296,537	£7,254,190	£7,018,312	£5,398,537	£4,412,864
60% LAR : 40% CIR	15%	£9,692,976	£6,736,887	£6,715,836	£6,673,025	£6,435,543	£4,817,601	£3,832,947
60% LAR : 40% CIR	20%	£9,027,516	£6,149,869	£6,128,559	£6,085,800	£5,848,594	£4,232,320	£3,248,591
60% LAR : 40% CIR	25%	£8,357,996	£5,558,378	£5,537,123	£5,494,464	£5,257,510	£3,642,736	£2,659,840
60% LAR : 40% CIR	30%	£7,684,457	£4,962,835	£4,941,628	£4,899,058	£4,662,326	£3,048,890	£2,066,738
60% LAR : 40% CIR	35%	£7,006,935	£4,363,279	£4,342,114	£4,299,622	£4,063,087	£2,450,824	£1,469,325
60% LAR : 40% CIR	40%	£6,325,474	£3,759,750	£3,738,620	£3,696,195	£3,459,829	£1,848,581	£867,645
60% LAR : 40% CIR	45%	£5,640,111	£3,152,288	£3,131,186	£3,088,820	£2,852,595	£1,242,202	£261,742
60% LAR : 40% CIR	50%	£5,233,496	£2,814,655	£2,793,575	£2,751,255	£2,515,146	£905,452	-£75,760

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£27,394,995	-£30,592,774	-£30,614,048	-£30,656,668	-£30,891,568	-£32,512,391	-£33,500,384
60% LAR : 40% CIR	5%	-£28,048,040	-£31,165,285	-£31,186,478	-£31,228,956	-£31,463,499	-£33,084,513	-£34,071,298
60% LAR : 40% CIR	10%	-£28,705,263	-£31,741,945	-£31,763,063	-£31,805,410	-£32,041,288	-£33,661,063	-£34,646,736
60% LAR : 40% CIR	15%	-£29,366,624	-£32,322,713	-£32,343,764	-£32,386,575	-£32,624,057	-£34,241,999	-£35,226,653
60% LAR : 40% CIR	20%	-£30,032,084	-£32,909,731	-£32,931,041	-£32,973,800	-£33,211,006	-£34,827,280	-£35,811,009
60% LAR : 40% CIR	25%	-£30,701,604	-£33,501,222	-£33,522,477	-£33,565,136	-£33,802,090	-£35,416,864	-£36,399,760
60% LAR : 40% CIR	30%	-£31,375,143	-£34,096,765	-£34,117,972	-£34,160,542	-£34,397,274	-£36,010,710	-£36,992,862
60% LAR : 40% CIR	35%	-£32,052,665	-£34,696,321	-£34,717,486	-£34,759,978	-£34,996,513	-£36,608,776	-£37,590,275
60% LAR : 40% CIR	40%	-£32,734,126	-£35,299,850	-£35,320,980	-£35,363,405	-£35,599,771	-£37,211,019	-£38,191,955
60% LAR : 40% CIR	45%	-£33,419,489	-£35,907,312	-£35,928,414	-£35,970,780	-£36,207,005	-£37,817,398	-£38,797,858
60% LAR : 40% CIR	50%	-£33,826,104	-£36,244,945	-£36,266,025	-£36,308,345	-£36,544,454	-£38,154,148	-£39,135,360

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,209,795	-£14,407,574	-£14,428,848	-£14,471,468	-£14,706,368	-£16,327,191	-£17,315,184
60% LAR : 40% CIR	5%	-£11,862,840	-£14,980,085	-£15,001,278	-£15,043,756	-£15,278,299	-£16,899,313	-£17,886,098
60% LAR : 40% CIR	10%	-£12,520,063	-£15,556,745	-£15,577,863	-£15,620,210	-£15,856,088	-£17,475,863	-£18,461,536
60% LAR : 40% CIR	15%	-£13,181,424	-£16,137,513	-£16,158,564	-£16,201,375	-£16,438,857	-£18,056,799	-£19,041,453
60% LAR : 40% CIR	20%	-£13,846,884	-£16,724,531	-£16,745,841	-£16,788,600	-£17,025,806	-£18,642,080	-£19,625,809
60% LAR : 40% CIR	25%	-£14,516,404	-£17,316,022	-£17,337,277	-£17,379,936	-£17,616,890	-£19,231,664	-£20,214,560
60% LAR : 40% CIR	30%	-£15,189,943	-£17,911,565	-£17,932,772	-£17,975,342	-£18,212,074	-£19,825,510	-£20,807,662
60% LAR : 40% CIR	35%	-£15,867,465	-£18,511,121	-£18,532,286	-£18,574,778	-£18,811,313	-£20,423,576	-£21,405,075
60% LAR : 40% CIR	40%	-£16,548,926	-£19,114,650	-£19,135,780	-£19,178,205	-£19,414,571	-£21,025,819	-£22,006,755
60% LAR : 40% CIR	45%	-£17,234,289	-£19,722,112	-£19,743,214	-£19,785,580	-£20,021,805	-£21,632,198	-£22,612,658
60% LAR : 40% CIR	50%	-£17,640,904	-£20,059,745	-£20,080,825	-£20,123,145	-£20,359,254	-£21,968,948	-£22,950,160

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,503,395	-£7,701,174	-£7,722,448	-£7,765,068	-£7,999,968	-£9,620,791	-£10,608,784
60% LAR : 40% CIR	5%	-£5,156,440	-£8,273,685	-£8,294,878	-£8,337,356	-£8,571,899	-£10,192,913	-£11,179,698
60% LAR : 40% CIR	10%	-£5,813,663	-£8,850,345	-£8,871,463	-£8,913,810	-£9,149,688	-£10,769,463	-£11,755,136
60% LAR : 40% CIR	15%	-£6,475,024	-£9,431,113	-£9,452,164	-£9,494,975	-£9,732,457	-£11,350,399	-£12,335,053
60% LAR : 40% CIR	20%	-£7,140,484	-£10,018,131	-£10,039,441	-£10,082,200	-£10,319,406	-£11,935,680	-£12,919,409
60% LAR : 40% CIR	25%	-£7,810,004	-£10,609,622	-£10,630,877	-£10,673,536	-£10,910,490	-£12,525,264	-£13,508,160
60% LAR : 40% CIR	30%	-£8,483,543	-£11,205,165	-£11,226,372	-£11,268,942	-£11,505,674	-£13,119,110	-£14,101,262
60% LAR : 40% CIR	35%	-£9,161,065	-£11,804,721	-£11,825,886	-£11,868,378	-£12,104,913	-£13,717,176	-£14,698,675
60% LAR : 40% CIR	40%	-£9,842,526	-£12,408,250	-£12,429,380	-£12,471,805	-£12,708,171	-£14,319,419	-£15,300,355
60% LAR : 40% CIR	45%	-£10,527,889	-£13,015,712	-£13,036,814	-£13,079,180	-£13,315,405	-£14,925,798	-£15,906,258
60% LAR : 40% CIR	50%	-£10,934,504	-£13,353,345	-£13,374,425	-£13,416,745	-£13,652,854	-£15,262,548	-£16,243,760

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,424,205	£226,426	£205,152	£162,532	-£72,368	-£1,693,191	-£2,681,184
60% LAR : 40% CIR	5%	£2,771,160	-£346,085	-£367,278	-£409,756	-£644,299	-£2,265,313	-£3,252,098
60% LAR : 40% CIR	10%	£2,113,937	-£922,745	-£943,863	-£986,210	-£1,222,088	-£2,841,863	-£3,827,536
60% LAR : 40% CIR	15%	£1,452,576	-£1,503,513	-£1,524,564	-£1,567,375	-£1,804,857	-£3,422,799	-£4,407,453
60% LAR : 40% CIR	20%	£787,116	-£2,090,531	-£2,111,841	-£2,154,600	-£2,391,806	-£4,008,080	-£4,991,809
60% LAR : 40% CIR	25%	£117,596	-£2,682,022	-£2,703,277	-£2,745,936	-£2,982,890	-£4,597,664	-£5,580,560
60% LAR : 40% CIR	30%	-£555,943	-£3,277,565	-£3,298,772	-£3,341,342	-£3,578,074	-£5,191,510	-£6,173,662
60% LAR : 40% CIR	35%	-£1,233,465	-£3,877,121	-£3,898,286	-£3,940,778	-£4,177,313	-£5,789,576	-£6,771,075
60% LAR : 40% CIR	40%	-£1,914,926	-£4,480,650	-£4,501,780	-£4,544,205	-£4,780,571	-£6,391,819	-£7,372,755
60% LAR : 40% CIR	45%	-£2,600,289	-£5,088,112	-£5,109,214	-£5,151,580	-£5,387,805	-£6,998,198	-£7,978,658
60% LAR : 40% CIR	50%	-£3,006,904	-£5,425,745	-£5,446,825	-£5,489,145	-£5,725,254	-£7,334,948	-£8,316,160

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR for 15 Years		Value Area	Zone B - Camden Town Office & Resi £1,200 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£13,549,623	£10,321,702	£10,300,428	£10,257,807	£10,022,907	£8,419,340	£7,431,348
60% LAR : 40% CIR	5%	£12,802,327	£9,656,446	£9,635,254	£9,592,776	£9,358,232	£7,753,613	£6,766,827
60% LAR : 40% CIR	10%	£12,050,853	£8,987,043	£8,965,925	£8,923,578	£8,689,364	£7,083,456	£6,097,783
60% LAR : 40% CIR	15%	£11,295,241	£8,313,530	£8,292,480	£8,250,254	£8,016,341	£6,408,913	£5,424,259
60% LAR : 40% CIR	20%	£10,535,529	£7,635,948	£7,614,958	£7,572,842	£7,339,202	£5,730,025	£4,746,297
60% LAR : 40% CIR	25%	£9,771,759	£6,954,335	£6,933,400	£6,891,381	£6,657,988	£5,046,834	£4,063,939
60% LAR : 40% CIR	30%	£9,003,968	£6,268,730	£6,247,842	£6,205,912	£5,972,738	£4,359,382	£3,377,230
60% LAR : 40% CIR	35%	£8,232,197	£5,579,173	£5,558,326	£5,516,473	£5,279,972	£3,667,710	£2,686,210
60% LAR : 40% CIR	40%	£7,456,485	£4,883,029	£4,861,899	£4,819,474	£4,583,108	£2,971,860	£1,990,924
60% LAR : 40% CIR	45%	£6,676,870	£4,181,960	£4,160,859	£4,118,491	£3,882,267	£2,271,875	£1,291,414
60% LAR : 40% CIR	50%	£6,240,210	£3,814,449	£3,793,369	£3,751,048	£3,514,940	£1,905,246	£925,172

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£25,509,977	-£28,737,898	-£28,759,172	-£28,801,793	-£29,036,693	-£30,640,260	-£31,628,252
60% LAR : 40% CIR	5%	-£26,257,273	-£29,403,154	-£29,424,346	-£29,466,824	-£29,701,368	-£31,305,987	-£32,292,773
60% LAR : 40% CIR	10%	-£27,008,747	-£30,072,557	-£30,093,675	-£30,136,022	-£30,370,236	-£31,976,144	-£32,961,817
60% LAR : 40% CIR	15%	-£27,764,359	-£30,746,070	-£30,767,120	-£30,809,346	-£31,043,259	-£32,650,687	-£33,635,341
60% LAR : 40% CIR	20%	-£28,524,071	-£31,423,652	-£31,444,642	-£31,486,758	-£31,720,398	-£33,329,575	-£34,313,303
60% LAR : 40% CIR	25%	-£29,287,841	-£32,105,265	-£32,126,200	-£32,168,219	-£32,401,612	-£34,012,766	-£34,995,661
60% LAR : 40% CIR	30%	-£30,055,632	-£32,790,870	-£32,811,758	-£32,853,688	-£33,086,862	-£34,700,218	-£35,682,370
60% LAR : 40% CIR	35%	-£30,827,403	-£33,480,427	-£33,501,274	-£33,543,127	-£33,779,628	-£35,391,890	-£36,373,390
60% LAR : 40% CIR	40%	-£31,603,115	-£34,176,571	-£34,197,701	-£34,240,126	-£34,476,492	-£36,087,740	-£37,068,676
60% LAR : 40% CIR	45%	-£32,382,730	-£34,877,640	-£34,898,741	-£34,941,109	-£35,177,333	-£36,787,725	-£37,768,186
60% LAR : 40% CIR	50%	-£32,819,390	-£35,245,151	-£35,266,231	-£35,308,552	-£35,544,660	-£37,154,354	-£38,134,428

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,324,777	-£12,552,698	-£12,573,972	-£12,616,593	-£12,851,493	-£14,455,060	-£15,443,052
60% LAR : 40% CIR	5%	-£10,072,073	-£13,217,954	-£13,239,146	-£13,281,624	-£13,516,168	-£15,120,787	-£16,107,573
60% LAR : 40% CIR	10%	-£10,823,547	-£13,887,357	-£13,908,475	-£13,950,822	-£14,185,036	-£15,790,944	-£16,776,617
60% LAR : 40% CIR	15%	-£11,579,159	-£14,560,870	-£14,581,920	-£14,624,146	-£14,858,059	-£16,465,487	-£17,450,141
60% LAR : 40% CIR	20%	-£12,338,871	-£15,238,452	-£15,259,442	-£15,301,558	-£15,535,198	-£17,144,375	-£18,128,103
60% LAR : 40% CIR	25%	-£13,102,641	-£15,920,065	-£15,941,000	-£15,983,019	-£16,216,412	-£17,827,566	-£18,810,461
60% LAR : 40% CIR	30%	-£13,870,432	-£16,605,670	-£16,626,558	-£16,668,488	-£16,901,662	-£18,515,018	-£19,497,170
60% LAR : 40% CIR	35%	-£14,642,203	-£17,295,227	-£17,316,074	-£17,357,927	-£17,594,428	-£19,206,690	-£20,188,190
60% LAR : 40% CIR	40%	-£15,417,915	-£17,991,371	-£18,012,501	-£18,054,926	-£18,291,292	-£19,902,540	-£20,883,476
60% LAR : 40% CIR	45%	-£16,197,530	-£18,692,440	-£18,713,541	-£18,755,909	-£18,992,133	-£20,602,525	-£21,582,986
60% LAR : 40% CIR	50%	-£16,634,190	-£19,059,951	-£19,081,031	-£19,123,352	-£19,359,460	-£20,969,154	-£21,949,228

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,618,377	-£5,846,298	-£5,867,572	-£5,910,193	-£6,145,093	-£7,748,660	-£8,736,652
60% LAR : 40% CIR	5%	-£3,365,673	-£6,511,554	-£6,532,746	-£6,575,224	-£6,809,768	-£8,414,387	-£9,401,173
60% LAR : 40% CIR	10%	-£4,117,147	-£7,180,957	-£7,202,075	-£7,244,422	-£7,478,636	-£9,084,544	-£10,070,217
60% LAR : 40% CIR	15%	-£4,872,759	-£7,854,470	-£7,875,520	-£7,917,746	-£8,151,659	-£9,759,087	-£10,743,741
60% LAR : 40% CIR	20%	-£5,632,471	-£8,532,052	-£8,553,042	-£8,595,158	-£8,828,798	-£10,437,975	-£11,421,703
60% LAR : 40% CIR	25%	-£6,396,241	-£9,213,665	-£9,234,600	-£9,276,619	-£9,510,012	-£11,121,166	-£12,104,061
60% LAR : 40% CIR	30%	-£7,164,032	-£9,899,270	-£9,920,158	-£9,962,088	-£10,195,262	-£11,808,618	-£12,790,770
60% LAR : 40% CIR	35%	-£7,935,803	-£10,588,827	-£10,609,674	-£10,651,527	-£10,888,028	-£12,500,290	-£13,481,790
60% LAR : 40% CIR	40%	-£8,711,515	-£11,284,971	-£11,306,101	-£11,348,526	-£11,584,892	-£13,196,140	-£14,177,076
60% LAR : 40% CIR	45%	-£9,491,130	-£11,986,040	-£12,007,141	-£12,049,509	-£12,285,733	-£13,896,125	-£14,876,586
60% LAR : 40% CIR	50%	-£9,927,790	-£12,353,551	-£12,374,631	-£12,416,952	-£12,653,060	-£14,262,754	-£15,242,828

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,309,223	£2,081,302	£2,060,028	£2,017,407	£1,782,507	£178,940	-£809,052
60% LAR : 40% CIR	5%	£4,561,927	£1,416,046	£1,394,854	£1,352,376	£1,117,832	-£486,787	-£1,473,573
60% LAR : 40% CIR	10%	£3,810,453	£746,643	£725,525	£683,178	£448,964	-£1,156,944	-£2,142,617
60% LAR : 40% CIR	15%	£3,054,841	£73,130	£52,080	£9,854	-£224,059	-£1,831,487	-£2,816,141
60% LAR : 40% CIR	20%	£2,295,129	-£604,452	-£625,442	-£667,558	-£901,198	-£2,510,375	-£3,494,103
60% LAR : 40% CIR	25%	£1,531,359	-£1,286,065	-£1,307,000	-£1,349,019	-£1,582,412	-£3,193,566	-£4,176,461
60% LAR : 40% CIR	30%	£763,568	-£1,971,670	-£1,992,558	-£2,034,488	-£2,267,662	-£3,881,018	-£4,863,170
60% LAR : 40% CIR	35%	-£8,203	-£2,661,227	-£2,682,074	-£2,723,927	-£2,960,428	-£4,572,690	-£5,554,190
60% LAR : 40% CIR	40%	-£783,915	-£3,357,371	-£3,378,501	-£3,420,926	-£3,657,292	-£5,268,540	-£6,249,476
60% LAR : 40% CIR	45%	-£1,563,530	-£4,058,440	-£4,079,541	-£4,121,909	-£4,358,133	-£5,968,525	-£6,948,986
60% LAR : 40% CIR	50%	-£2,000,190	-£4,425,951	-£4,447,031	-£4,489,352	-£4,725,460	-£6,335,154	-£7,315,228

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR for 15 Years		Value Area	Zone B - Camden Town Office & Resi £1,300 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£15,434,640	£12,176,576	£12,155,303	£12,112,682	£11,877,783	£10,278,240	£9,303,479
60% LAR : 40% CIR	5%	£14,593,093	£11,418,578	£11,397,385	£11,354,907	£11,120,365	£9,522,961	£8,545,352
60% LAR : 40% CIR	10%	£13,747,368	£10,656,431	£10,635,313	£10,592,967	£10,358,752	£8,763,321	£7,782,701
60% LAR : 40% CIR	15%	£12,897,505	£9,890,174	£9,869,124	£9,826,898	£9,592,985	£7,999,360	£7,015,570
60% LAR : 40% CIR	20%	£12,043,544	£9,119,848	£9,098,859	£9,056,742	£8,823,102	£7,227,731	£6,244,002
60% LAR : 40% CIR	25%	£11,185,522	£8,345,491	£8,324,556	£8,282,538	£8,049,144	£6,450,933	£5,468,038
60% LAR : 40% CIR	30%	£10,323,481	£7,567,143	£7,546,255	£7,504,324	£7,271,151	£5,669,874	£4,687,722
60% LAR : 40% CIR	35%	£9,457,458	£6,784,842	£6,763,995	£6,722,141	£6,489,161	£4,884,595	£3,903,096
60% LAR : 40% CIR	40%	£8,587,495	£5,998,628	£5,977,815	£5,936,028	£5,703,214	£4,095,139	£3,114,203
60% LAR : 40% CIR	45%	£7,713,630	£5,208,539	£5,187,754	£5,146,024	£4,911,940	£3,301,548	£2,321,086
60% LAR : 40% CIR	50%	£7,238,990	£4,806,369	£4,785,289	£4,742,969	£4,506,860	£2,897,166	£1,917,092

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£23,624,960	-£26,883,024	-£26,904,297	-£26,946,918	-£27,181,817	-£28,781,360	-£29,756,121
60% LAR : 40% CIR	5%	-£24,466,507	-£27,641,022	-£27,662,215	-£27,704,693	-£27,939,235	-£29,536,639	-£30,514,248
60% LAR : 40% CIR	10%	-£25,312,232	-£28,403,169	-£28,424,287	-£28,466,633	-£28,700,848	-£30,296,279	-£31,276,899
60% LAR : 40% CIR	15%	-£26,162,095	-£29,169,426	-£29,190,476	-£29,232,702	-£29,466,615	-£31,060,240	-£32,044,030
60% LAR : 40% CIR	20%	-£27,016,056	-£29,939,752	-£29,960,741	-£30,002,858	-£30,236,498	-£31,831,869	-£32,815,598
60% LAR : 40% CIR	25%	-£27,874,078	-£30,714,109	-£30,735,044	-£30,777,062	-£31,010,456	-£32,608,667	-£33,591,562
60% LAR : 40% CIR	30%	-£28,736,119	-£31,492,457	-£31,513,345	-£31,555,276	-£31,788,449	-£33,389,726	-£34,371,878
60% LAR : 40% CIR	35%	-£29,602,142	-£32,274,758	-£32,295,605	-£32,337,459	-£32,570,439	-£34,175,005	-£35,156,504
60% LAR : 40% CIR	40%	-£30,472,105	-£33,060,972	-£33,081,785	-£33,123,572	-£33,356,386	-£34,964,461	-£35,945,397
60% LAR : 40% CIR	45%	-£31,345,970	-£33,851,061	-£33,871,846	-£33,913,576	-£34,147,660	-£35,758,052	-£36,738,514
60% LAR : 40% CIR	50%	-£31,820,610	-£34,253,231	-£34,274,311	-£34,316,631	-£34,552,740	-£36,162,434	-£37,142,508

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,439,760	-£10,697,824	-£10,719,097	-£10,761,718	-£10,996,617	-£12,596,160	-£13,570,921
60% LAR : 40% CIR	5%	-£8,281,307	-£11,455,822	-£11,477,015	-£11,519,493	-£11,754,035	-£13,351,439	-£14,329,048
60% LAR : 40% CIR	10%	-£9,127,032	-£12,217,969	-£12,239,087	-£12,281,433	-£12,515,648	-£14,111,079	-£15,091,699
60% LAR : 40% CIR	15%	-£9,976,895	-£12,984,226	-£13,005,276	-£13,047,502	-£13,281,415	-£14,875,040	-£15,858,830
60% LAR : 40% CIR	20%	-£10,830,856	-£13,754,552	-£13,775,541	-£13,817,658	-£14,051,298	-£15,646,669	-£16,630,398
60% LAR : 40% CIR	25%	-£11,688,878	-£14,528,909	-£14,549,844	-£14,591,862	-£14,825,256	-£16,423,467	-£17,406,362
60% LAR : 40% CIR	30%	-£12,550,919	-£15,307,257	-£15,328,145	-£15,370,076	-£15,603,249	-£17,204,526	-£18,186,678
60% LAR : 40% CIR	35%	-£13,416,942	-£16,089,558	-£16,110,405	-£16,152,259	-£16,385,239	-£17,989,805	-£18,971,304
60% LAR : 40% CIR	40%	-£14,286,905	-£16,875,772	-£16,896,585	-£16,938,372	-£17,171,186	-£18,779,261	-£19,760,197
60% LAR : 40% CIR	45%	-£15,160,770	-£17,665,861	-£17,686,646	-£17,728,376	-£17,962,460	-£19,572,852	-£20,553,314
60% LAR : 40% CIR	50%	-£15,635,410	-£18,068,031	-£18,089,111	-£18,131,431	-£18,367,540	-£19,977,234	-£20,957,308

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£733,360	-£3,991,424	-£4,012,697	-£4,055,318	-£4,290,217	-£5,889,760	-£6,864,521
60% LAR : 40% CIR	5%	-£1,574,907	-£4,749,422	-£4,770,615	-£4,813,093	-£5,047,635	-£6,645,039	-£7,622,648
60% LAR : 40% CIR	10%	-£2,420,632	-£5,511,569	-£5,532,687	-£5,575,033	-£5,809,248	-£7,404,679	-£8,385,299
60% LAR : 40% CIR	15%	-£3,270,495	-£6,277,826	-£6,298,876	-£6,341,102	-£6,575,015	-£8,168,640	-£9,152,430
60% LAR : 40% CIR	20%	-£4,124,456	-£7,048,152	-£7,069,141	-£7,111,258	-£7,344,898	-£8,940,269	-£9,923,998
60% LAR : 40% CIR	25%	-£4,982,478	-£7,822,509	-£7,843,444	-£7,885,462	-£8,118,856	-£9,717,067	-£10,699,962
60% LAR : 40% CIR	30%	-£5,844,519	-£8,600,857	-£8,621,745	-£8,663,676	-£8,896,849	-£10,498,126	-£11,480,278
60% LAR : 40% CIR	35%	-£6,710,542	-£9,383,158	-£9,404,005	-£9,445,859	-£9,678,839	-£11,283,405	-£12,264,904
60% LAR : 40% CIR	40%	-£7,580,505	-£10,169,372	-£10,190,185	-£10,231,972	-£10,464,786	-£12,072,861	-£13,053,797
60% LAR : 40% CIR	45%	-£8,454,370	-£10,959,461	-£10,980,246	-£11,021,976	-£11,256,060	-£12,866,452	-£13,846,914
60% LAR : 40% CIR	50%	-£8,929,010	-£11,361,631	-£11,382,711	-£11,425,031	-£11,661,140	-£13,270,834	-£14,250,908

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,194,240	£3,936,176	£3,914,903	£3,872,282	£3,637,383	£2,037,840	£1,063,079
60% LAR : 40% CIR	5%	£6,352,693	£3,178,178	£3,156,985	£3,114,507	£2,879,965	£1,282,561	£304,952
60% LAR : 40% CIR	10%	£5,506,968	£2,416,031	£2,394,913	£2,352,567	£2,118,352	£522,921	-£457,699
60% LAR : 40% CIR	15%	£4,657,105	£1,649,774	£1,628,724	£1,586,498	£1,352,585	-£241,040	-£1,224,830
60% LAR : 40% CIR	20%	£3,803,144	£879,448	£858,459	£816,342	£582,702	-£1,012,669	-£1,996,398
60% LAR : 40% CIR	25%	£2,945,122	£105,091	£84,156	£42,138	-£191,256	-£1,789,467	-£2,772,362
60% LAR : 40% CIR	30%	£2,083,081	-£673,257	-£694,145	-£736,076	-£969,249	-£2,570,526	-£3,552,678
60% LAR : 40% CIR	35%	£1,217,058	-£1,455,558	-£1,476,405	-£1,518,259	-£1,751,239	-£3,355,805	-£4,337,304
60% LAR : 40% CIR	40%	£347,095	-£2,241,772	-£2,262,585	-£2,304,372	-£2,537,186	-£4,145,261	-£5,126,197
60% LAR : 40% CIR	45%	-£526,770	-£3,031,861	-£3,052,646	-£3,094,376	-£3,328,460	-£4,938,852	-£5,919,314
60% LAR : 40% CIR	50%	-£1,001,410	-£3,434,031	-£3,455,111	-£3,497,431	-£3,733,540	-£5,343,234	-£6,323,308

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR for 15 Years	
Value Area	Zone B - Camden Town Office & Resi £900 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£6,892,761	£3,729,414	£3,707,816	£3,664,545	£3,426,061	£1,802,111	£814,119
60% LAR : 40% CIR	5%	£6,428,217	£3,341,745	£3,320,229	£3,277,103	£3,038,981	£1,417,204	£430,418
60% LAR : 40% CIR	10%	£5,959,496	£2,949,863	£2,928,423	£2,885,430	£2,647,642	£1,027,867	£42,194
60% LAR : 40% CIR	15%	£5,485,360	£2,553,810	£2,532,439	£2,489,568	£2,252,086	£634,144	-£355,858
60% LAR : 40% CIR	20%	£5,006,468	£2,153,626	£2,132,315	£2,089,556	£1,852,351	£236,077	-£759,061
60% LAR : 40% CIR	25%	£4,523,456	£1,749,347	£1,728,093	£1,685,433	£1,448,479	-£168,833	-£1,166,725
60% LAR : 40% CIR	30%	£4,036,361	£1,341,018	£1,319,811	£1,277,241	£1,040,509	-£581,670	-£1,578,808
60% LAR : 40% CIR	35%	£3,545,225	£928,675	£907,510	£865,018	£628,482	-£998,791	-£1,995,266
60% LAR : 40% CIR	40%	£3,050,088	£512,360	£491,229	£448,805	£212,438	-£1,420,153	-£2,416,056
60% LAR : 40% CIR	45%	£2,550,990	£92,111	£71,008	£28,641	-£210,750	-£1,845,714	-£2,841,136
60% LAR : 40% CIR	50%	£2,104,683	-£280,442	-£301,843	-£344,809	-£584,520	-£2,218,775	-£3,213,803

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£32,166,839	-£35,330,186	-£35,351,784	-£35,395,055	-£35,633,539	-£37,257,489	-£38,245,481
60% LAR : 40% CIR	5%	-£32,631,383	-£35,717,855	-£35,739,371	-£35,782,497	-£36,020,619	-£37,642,396	-£38,629,182
60% LAR : 40% CIR	10%	-£33,100,104	-£36,109,737	-£36,131,177	-£36,174,170	-£36,411,958	-£38,031,733	-£39,017,406
60% LAR : 40% CIR	15%	-£33,574,240	-£36,505,790	-£36,527,161	-£36,570,032	-£36,807,514	-£38,425,456	-£39,415,458
60% LAR : 40% CIR	20%	-£34,053,132	-£36,905,974	-£36,927,285	-£36,970,044	-£37,207,249	-£38,823,523	-£39,818,661
60% LAR : 40% CIR	25%	-£34,536,144	-£37,310,253	-£37,331,507	-£37,374,167	-£37,611,121	-£39,228,433	-£40,226,325
60% LAR : 40% CIR	30%	-£35,023,239	-£37,718,582	-£37,739,789	-£37,782,359	-£38,019,091	-£39,641,270	-£40,638,408
60% LAR : 40% CIR	35%	-£35,514,375	-£38,130,925	-£38,152,090	-£38,194,582	-£38,431,118	-£40,058,391	-£41,054,866
60% LAR : 40% CIR	40%	-£36,009,512	-£38,547,240	-£38,568,371	-£38,610,795	-£38,847,162	-£40,479,753	-£41,475,656
60% LAR : 40% CIR	45%	-£36,508,610	-£38,967,489	-£38,988,592	-£39,030,959	-£39,270,350	-£40,905,314	-£41,900,736
60% LAR : 40% CIR	50%	-£36,954,917	-£39,340,042	-£39,361,443	-£39,404,409	-£39,644,120	-£41,278,375	-£42,273,403

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,981,639	-£19,144,986	-£19,166,584	-£19,209,855	-£19,448,339	-£21,072,289	-£22,060,281
60% LAR : 40% CIR	5%	-£16,446,183	-£19,532,655	-£19,554,171	-£19,597,297	-£19,835,419	-£21,457,196	-£22,443,982
60% LAR : 40% CIR	10%	-£16,914,904	-£19,924,537	-£19,945,977	-£19,988,970	-£20,226,758	-£21,846,533	-£22,832,206
60% LAR : 40% CIR	15%	-£17,389,040	-£20,320,590	-£20,341,961	-£20,384,832	-£20,622,314	-£22,240,256	-£23,230,258
60% LAR : 40% CIR	20%	-£17,867,932	-£20,720,774	-£20,742,085	-£20,784,844	-£21,022,049	-£22,638,323	-£23,633,461
60% LAR : 40% CIR	25%	-£18,350,944	-£21,125,053	-£21,146,307	-£21,188,967	-£21,425,921	-£23,043,233	-£24,041,125
60% LAR : 40% CIR	30%	-£18,838,039	-£21,533,382	-£21,554,589	-£21,597,159	-£21,833,891	-£23,456,070	-£24,453,208
60% LAR : 40% CIR	35%	-£19,329,175	-£21,945,725	-£21,966,890	-£22,009,382	-£22,245,918	-£23,873,191	-£24,869,666
60% LAR : 40% CIR	40%	-£19,824,312	-£22,362,040	-£22,383,171	-£22,425,595	-£22,661,962	-£24,294,553	-£25,290,456
60% LAR : 40% CIR	45%	-£20,323,410	-£22,782,289	-£22,803,392	-£22,845,759	-£23,085,150	-£24,720,114	-£25,715,536
60% LAR : 40% CIR	50%	-£20,769,717	-£23,154,842	-£23,176,243	-£23,219,209	-£23,458,920	-£25,093,175	-£26,088,203

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,275,239	-£12,438,586	-£12,460,184	-£12,503,455	-£12,741,939	-£14,365,889	-£15,353,881
60% LAR : 40% CIR	5%	-£9,739,783	-£12,826,255	-£12,847,771	-£12,890,897	-£13,129,019	-£14,750,796	-£15,737,582
60% LAR : 40% CIR	10%	-£10,208,504	-£13,218,137	-£13,239,577	-£13,282,570	-£13,520,358	-£15,140,133	-£16,125,806
60% LAR : 40% CIR	15%	-£10,682,640	-£13,614,190	-£13,635,561	-£13,678,432	-£13,915,914	-£15,533,856	-£16,523,858
60% LAR : 40% CIR	20%	-£11,161,532	-£14,014,374	-£14,035,685	-£14,078,444	-£14,315,649	-£15,931,923	-£16,927,061
60% LAR : 40% CIR	25%	-£11,644,544	-£14,418,653	-£14,439,907	-£14,482,567	-£14,719,521	-£16,336,833	-£17,334,725
60% LAR : 40% CIR	30%	-£12,131,639	-£14,826,982	-£14,848,189	-£14,890,759	-£15,127,491	-£16,749,670	-£17,746,808
60% LAR : 40% CIR	35%	-£12,622,775	-£15,239,325	-£15,260,490	-£15,302,982	-£15,539,518	-£17,166,791	-£18,163,266
60% LAR : 40% CIR	40%	-£13,117,912	-£15,655,640	-£15,676,771	-£15,719,195	-£15,955,562	-£17,588,153	-£18,584,056
60% LAR : 40% CIR	45%	-£13,617,010	-£16,075,889	-£16,096,992	-£16,139,359	-£16,378,750	-£18,013,714	-£19,009,136
60% LAR : 40% CIR	50%	-£14,063,317	-£16,448,442	-£16,469,843	-£16,512,809	-£16,752,520	-£18,386,775	-£19,381,803

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,347,639	-£4,510,986	-£4,532,584	-£4,575,855	-£4,814,339	-£6,438,289	-£7,426,281
60% LAR : 40% CIR	5%	-£1,812,183	-£4,898,655	-£4,920,171	-£4,963,297	-£5,201,419	-£6,823,196	-£7,809,982
60% LAR : 40% CIR	10%	-£2,280,904	-£5,290,537	-£5,311,977	-£5,354,970	-£5,592,758	-£7,212,533	-£8,198,206
60% LAR : 40% CIR	15%	-£2,755,040	-£5,686,590	-£5,707,961	-£5,750,832	-£5,988,314	-£7,606,256	-£8,596,258
60% LAR : 40% CIR	20%	-£3,233,932	-£6,086,774	-£6,108,085	-£6,150,844	-£6,388,049	-£8,004,323	-£8,999,461
60% LAR : 40% CIR	25%	-£3,716,944	-£6,491,053	-£6,512,307	-£6,554,967	-£6,791,921	-£8,409,233	-£9,407,125
60% LAR : 40% CIR	30%	-£4,204,039	-£6,899,382	-£6,920,589	-£6,963,159	-£7,199,891	-£8,822,070	-£9,819,208
60% LAR : 40% CIR	35%	-£4,695,175	-£7,311,725	-£7,332,890	-£7,375,382	-£7,611,918	-£9,239,191	-£10,235,666
60% LAR : 40% CIR	40%	-£5,190,312	-£7,728,040	-£7,749,171	-£7,791,595	-£8,027,962	-£9,660,553	-£10,656,456
60% LAR : 40% CIR	45%	-£5,689,410	-£8,148,289	-£8,169,392	-£8,211,759	-£8,451,150	-£10,086,114	-£11,081,536
60% LAR : 40% CIR	50%	-£6,135,717	-£8,520,842	-£8,542,243	-£8,585,209	-£8,824,920	-£10,459,175	-£11,454,203

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR for 15 Years

Value Area	**Zone B - Camden Town Office & Resi £1,000 per sq ft**

No Units	**42**
Site Area	**0.4 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£8,777,778	£5,601,546	£5,579,947	£5,536,676	£5,298,193	£3,674,243	£2,686,250
60% LAR : 40% CIR	5%	£8,218,984	£5,120,270	£5,098,754	£5,055,627	£4,817,506	£3,195,729	£2,208,943
60% LAR : 40% CIR	10%	£7,656,012	£4,634,782	£4,613,341	£4,570,349	£4,332,561	£2,712,786	£1,727,112
60% LAR : 40% CIR	15%	£7,088,901	£4,145,122	£4,123,751	£4,080,880	£3,843,397	£2,225,457	£1,240,801
60% LAR : 40% CIR	20%	£6,517,691	£3,651,331	£3,630,021	£3,587,261	£3,350,056	£1,733,782	£750,053
60% LAR : 40% CIR	25%	£5,942,423	£3,153,446	£3,132,191	£3,089,532	£2,852,578	£1,237,804	£254,909
60% LAR : 40% CIR	30%	£5,363,133	£2,651,510	£2,630,303	£2,587,732	£2,351,002	£737,564	-£248,319
60% LAR : 40% CIR	35%	£4,779,864	£2,145,561	£2,124,395	£2,081,903	£1,845,367	£233,105	-£759,813
60% LAR : 40% CIR	40%	£4,191,621	£1,635,639	£1,614,508	£1,572,084	£1,335,717	-£279,735	-£1,275,638
60% LAR : 40% CIR	45%	£3,597,395	£1,121,782	£1,100,681	£1,058,314	£822,089	-£800,331	-£1,795,752
60% LAR : 40% CIR	50%	£3,166,689	£768,797	£747,717	£705,397	£469,289	-£1,157,806	-£2,152,833

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£30,281,822	-£33,458,054	-£33,479,653	-£33,522,924	-£33,761,407	-£35,385,357	-£36,373,350
60% LAR : 40% CIR	5%	-£30,840,616	-£33,939,330	-£33,960,846	-£34,003,973	-£34,242,094	-£35,863,871	-£36,850,657
60% LAR : 40% CIR	10%	-£31,403,588	-£34,424,818	-£34,446,259	-£34,489,251	-£34,727,039	-£36,346,814	-£37,332,488
60% LAR : 40% CIR	15%	-£31,970,699	-£34,914,478	-£34,935,849	-£34,978,720	-£35,216,203	-£36,834,143	-£37,818,799
60% LAR : 40% CIR	20%	-£32,541,909	-£35,408,269	-£35,429,579	-£35,472,339	-£35,709,544	-£37,325,818	-£38,309,547
60% LAR : 40% CIR	25%	-£33,117,177	-£35,906,154	-£35,927,409	-£35,970,068	-£36,207,022	-£37,821,796	-£38,804,691
60% LAR : 40% CIR	30%	-£33,696,467	-£36,408,090	-£36,429,297	-£36,471,868	-£36,708,598	-£38,322,036	-£39,307,919
60% LAR : 40% CIR	35%	-£34,279,736	-£36,914,039	-£36,935,205	-£36,977,697	-£37,214,233	-£38,826,495	-£39,819,413
60% LAR : 40% CIR	40%	-£34,867,979	-£37,423,961	-£37,445,092	-£37,487,516	-£37,723,883	-£39,339,335	-£40,335,238
60% LAR : 40% CIR	45%	-£35,462,205	-£37,937,818	-£37,958,919	-£38,001,286	-£38,237,511	-£39,859,931	-£40,855,352
60% LAR : 40% CIR	50%	-£35,892,911	-£38,290,803	-£38,311,883	-£38,354,203	-£38,590,311	-£40,217,406	-£41,212,433

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£14,096,622	-£17,272,854	-£17,294,453	-£17,337,724	-£17,576,207	-£19,200,157	-£20,188,150
60% LAR : 40% CIR	5%	-£14,655,416	-£17,754,130	-£17,775,646	-£17,818,773	-£18,056,894	-£19,678,671	-£20,665,457
60% LAR : 40% CIR	10%	-£15,218,388	-£18,239,618	-£18,261,059	-£18,304,051	-£18,541,839	-£20,161,614	-£21,147,288
60% LAR : 40% CIR	15%	-£15,785,499	-£18,729,278	-£18,750,649	-£18,793,520	-£19,031,003	-£20,648,943	-£21,633,599
60% LAR : 40% CIR	20%	-£16,356,709	-£19,223,069	-£19,244,379	-£19,287,139	-£19,524,344	-£21,140,618	-£22,124,347
60% LAR : 40% CIR	25%	-£16,931,977	-£19,720,954	-£19,742,209	-£19,784,868	-£20,021,822	-£21,636,596	-£22,619,491
60% LAR : 40% CIR	30%	-£17,511,267	-£20,222,890	-£20,244,097	-£20,286,668	-£20,523,398	-£22,136,836	-£23,122,719
60% LAR : 40% CIR	35%	-£18,094,536	-£20,728,839	-£20,750,005	-£20,792,497	-£21,029,033	-£22,641,295	-£23,634,213
60% LAR : 40% CIR	40%	-£18,682,779	-£21,238,761	-£21,259,892	-£21,302,316	-£21,538,683	-£23,154,135	-£24,150,038
60% LAR : 40% CIR	45%	-£19,277,005	-£21,752,618	-£21,773,719	-£21,816,086	-£22,052,311	-£23,674,731	-£24,670,152
60% LAR : 40% CIR	50%	-£19,707,711	-£22,105,603	-£22,126,683	-£22,169,003	-£22,405,111	-£24,032,206	-£25,027,233

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,390,222	-£10,566,454	-£10,588,053	-£10,631,324	-£10,869,807	-£12,493,757	-£13,481,750
60% LAR : 40% CIR	5%	-£7,949,016	-£11,047,730	-£11,069,246	-£11,112,373	-£11,350,494	-£12,972,271	-£13,959,057
60% LAR : 40% CIR	10%	-£8,511,988	-£11,533,218	-£11,554,659	-£11,597,651	-£11,835,439	-£13,455,214	-£14,440,888
60% LAR : 40% CIR	15%	-£9,079,099	-£12,022,878	-£12,044,249	-£12,087,120	-£12,324,603	-£13,942,543	-£14,927,199
60% LAR : 40% CIR	20%	-£9,650,309	-£12,516,669	-£12,537,979	-£12,580,739	-£12,817,944	-£14,434,218	-£15,417,947
60% LAR : 40% CIR	25%	-£10,225,577	-£13,014,554	-£13,035,809	-£13,078,468	-£13,315,422	-£14,930,196	-£15,913,091
60% LAR : 40% CIR	30%	-£10,804,867	-£13,516,490	-£13,537,697	-£13,580,268	-£13,816,998	-£15,430,436	-£16,416,319
60% LAR : 40% CIR	35%	-£11,388,136	-£14,022,439	-£14,043,605	-£14,086,097	-£14,322,633	-£15,934,895	-£16,927,813
60% LAR : 40% CIR	40%	-£11,976,379	-£14,532,361	-£14,553,492	-£14,595,916	-£14,832,283	-£16,447,735	-£17,443,638
60% LAR : 40% CIR	45%	-£12,570,605	-£15,046,218	-£15,067,319	-£15,109,686	-£15,345,911	-£16,968,331	-£17,963,752
60% LAR : 40% CIR	50%	-£13,001,311	-£15,399,203	-£15,420,283	-£15,462,603	-£15,698,711	-£17,325,806	-£18,320,833

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£537,378	-£2,638,854	-£2,660,453	-£2,703,724	-£2,942,207	-£4,566,157	-£5,554,150
60% LAR : 40% CIR	5%	-£21,416	-£3,120,130	-£3,141,646	-£3,184,773	-£3,422,894	-£5,044,671	-£6,031,457
60% LAR : 40% CIR	10%	-£584,388	-£3,605,618	-£3,627,059	-£3,670,051	-£3,907,839	-£5,527,614	-£6,513,288
60% LAR : 40% CIR	15%	-£1,151,499	-£4,095,278	-£4,116,649	-£4,159,520	-£4,397,003	-£6,014,943	-£6,999,599
60% LAR : 40% CIR	20%	-£1,722,709	-£4,589,069	-£4,610,379	-£4,653,139	-£4,890,344	-£6,506,618	-£7,490,347
60% LAR : 40% CIR	25%	-£2,297,977	-£5,086,954	-£5,108,209	-£5,150,868	-£5,387,822	-£7,002,596	-£7,985,491
60% LAR : 40% CIR	30%	-£2,877,267	-£5,588,890	-£5,610,097	-£5,652,668	-£5,889,398	-£7,502,836	-£8,488,719
60% LAR : 40% CIR	35%	-£3,460,536	-£6,094,839	-£6,116,005	-£6,158,497	-£6,395,033	-£8,007,295	-£9,000,213
60% LAR : 40% CIR	40%	-£4,048,779	-£6,604,761	-£6,625,892	-£6,668,316	-£6,904,683	-£8,520,135	-£9,516,038
60% LAR : 40% CIR	45%	-£4,643,005	-£7,118,618	-£7,139,719	-£7,182,086	-£7,418,311	-£9,040,731	-£10,036,152
60% LAR : 40% CIR	50%	-£5,073,711	-£7,471,603	-£7,492,683	-£7,535,003	-£7,771,111	-£9,398,206	-£10,393,233

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR for 15 Years

Value Area	Zone B - Camden Town Office & Resi £1,100 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£10,662,795	£7,473,677	£7,452,079	£7,408,808	£7,170,324	£5,546,375	£4,558,382
60% LAR : 40% CIR	5%	£10,009,750	£6,898,794	£6,877,279	£6,834,153	£6,596,032	£4,974,255	£3,987,469
60% LAR : 40% CIR	10%	£9,352,527	£6,319,700	£6,298,260	£6,255,267	£6,017,479	£4,397,704	£3,412,032
60% LAR : 40% CIR	15%	£8,691,166	£5,736,434	£5,715,062	£5,672,192	£5,434,709	£3,816,768	£2,832,114
60% LAR : 40% CIR	20%	£8,025,706	£5,149,036	£5,127,726	£5,084,967	£4,847,762	£3,231,487	£2,247,758
60% LAR : 40% CIR	25%	£7,356,186	£4,557,545	£4,536,290	£4,493,631	£4,256,676	£2,641,902	£1,659,008
60% LAR : 40% CIR	30%	£6,682,645	£3,962,002	£3,940,795	£3,898,225	£3,661,493	£2,048,057	£1,065,904
60% LAR : 40% CIR	35%	£6,005,125	£3,362,446	£3,341,281	£3,298,789	£3,062,253	£1,449,992	£468,492
60% LAR : 40% CIR	40%	£5,323,663	£2,758,918	£2,737,787	£2,695,363	£2,458,996	£847,748	-£135,220
60% LAR : 40% CIR	45%	£4,638,300	£2,151,455	£2,130,353	£2,087,987	£1,851,762	£241,369	-£750,369
60% LAR : 40% CIR	50%	£4,228,696	£1,813,822	£1,792,742	£1,750,422	£1,514,314	-£96,837	-£1,091,864

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£28,396,805	-£31,585,923	-£31,607,521	-£31,650,792	-£31,889,276	-£33,513,225	-£34,501,218
60% LAR : 40% CIR	5%	-£29,049,850	-£32,160,806	-£32,182,321	-£32,225,447	-£32,463,568	-£34,085,345	-£35,072,131
60% LAR : 40% CIR	10%	-£29,707,073	-£32,739,900	-£32,761,340	-£32,804,333	-£33,042,121	-£34,661,896	-£35,647,568
60% LAR : 40% CIR	15%	-£30,368,434	-£33,323,166	-£33,344,538	-£33,387,408	-£33,624,891	-£35,242,832	-£36,227,486
60% LAR : 40% CIR	20%	-£31,033,894	-£33,910,564	-£33,931,874	-£33,974,633	-£34,211,838	-£35,828,113	-£36,811,842
60% LAR : 40% CIR	25%	-£31,703,414	-£34,502,055	-£34,523,310	-£34,565,969	-£34,802,924	-£36,417,698	-£37,400,592
60% LAR : 40% CIR	30%	-£32,376,955	-£35,097,598	-£35,118,805	-£35,161,375	-£35,398,107	-£37,011,543	-£37,993,696
60% LAR : 40% CIR	35%	-£33,054,475	-£35,697,154	-£35,718,319	-£35,760,811	-£35,997,347	-£37,609,608	-£38,591,108
60% LAR : 40% CIR	40%	-£33,735,937	-£36,300,682	-£36,321,813	-£36,364,237	-£36,600,604	-£38,211,852	-£39,194,820
60% LAR : 40% CIR	45%	-£34,421,300	-£36,908,145	-£36,929,247	-£36,971,613	-£37,207,838	-£38,818,231	-£39,809,969
60% LAR : 40% CIR	50%	-£34,830,904	-£37,245,778	-£37,266,858	-£37,309,178	-£37,545,286	-£39,156,437	-£40,151,464

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,211,605	-£15,400,723	-£15,422,321	-£15,465,592	-£15,704,076	-£17,328,025	-£18,316,018
60% LAR : 40% CIR	5%	-£12,864,650	-£15,975,606	-£15,997,121	-£16,040,247	-£16,278,368	-£17,900,145	-£18,886,931
60% LAR : 40% CIR	10%	-£13,521,873	-£16,554,700	-£16,576,140	-£16,619,133	-£16,856,921	-£18,476,696	-£19,462,368
60% LAR : 40% CIR	15%	-£14,183,234	-£17,137,966	-£17,159,338	-£17,202,208	-£17,439,691	-£19,057,632	-£20,042,286
60% LAR : 40% CIR	20%	-£14,848,694	-£17,725,364	-£17,746,674	-£17,789,433	-£18,026,638	-£19,642,913	-£20,626,642
60% LAR : 40% CIR	25%	-£15,518,214	-£18,316,855	-£18,338,110	-£18,380,769	-£18,617,724	-£20,232,498	-£21,215,392
60% LAR : 40% CIR	30%	-£16,191,755	-£18,912,398	-£18,933,605	-£18,976,175	-£19,212,907	-£20,826,343	-£21,808,496
60% LAR : 40% CIR	35%	-£16,869,275	-£19,511,954	-£19,533,119	-£19,575,611	-£19,812,147	-£21,424,408	-£22,405,908
60% LAR : 40% CIR	40%	-£17,550,737	-£20,115,482	-£20,136,613	-£20,179,037	-£20,415,404	-£22,026,652	-£23,009,620
60% LAR : 40% CIR	45%	-£18,236,100	-£20,722,945	-£20,744,047	-£20,786,413	-£21,022,638	-£22,633,031	-£23,624,769
60% LAR : 40% CIR	50%	-£18,645,704	-£21,060,578	-£21,081,658	-£21,123,978	-£21,360,086	-£22,971,237	-£23,966,264

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,505,205	-£8,694,323	-£8,715,921	-£8,759,192	-£8,997,676	-£10,621,625	-£11,609,618
60% LAR : 40% CIR	5%	-£6,158,250	-£9,269,206	-£9,290,721	-£9,333,847	-£9,571,968	-£11,193,745	-£12,180,531
60% LAR : 40% CIR	10%	-£6,815,473	-£9,848,300	-£9,869,740	-£9,912,733	-£10,150,521	-£11,770,296	-£12,755,968
60% LAR : 40% CIR	15%	-£7,476,834	-£10,431,566	-£10,452,938	-£10,495,808	-£10,733,291	-£12,351,232	-£13,335,886
60% LAR : 40% CIR	20%	-£8,142,294	-£11,018,964	-£11,040,274	-£11,083,033	-£11,320,238	-£12,936,513	-£13,920,242
60% LAR : 40% CIR	25%	-£8,811,814	-£11,610,455	-£11,631,710	-£11,674,369	-£11,911,324	-£13,526,098	-£14,508,992
60% LAR : 40% CIR	30%	-£9,485,355	-£12,205,998	-£12,227,205	-£12,269,775	-£12,506,507	-£14,119,943	-£15,102,096
60% LAR : 40% CIR	35%	-£10,162,875	-£12,805,554	-£12,826,719	-£12,869,211	-£13,105,747	-£14,718,008	-£15,699,508
60% LAR : 40% CIR	40%	-£10,844,337	-£13,409,082	-£13,430,213	-£13,472,637	-£13,709,004	-£15,320,252	-£16,303,220
60% LAR : 40% CIR	45%	-£11,529,700	-£14,016,545	-£14,037,647	-£14,080,013	-£14,316,238	-£15,926,631	-£16,918,369
60% LAR : 40% CIR	50%	-£11,939,304	-£14,354,178	-£14,375,258	-£14,417,578	-£14,653,686	-£16,264,837	-£17,259,864

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,422,395	-£766,723	-£788,321	-£831,592	-£1,070,076	-£2,694,025	-£3,682,018
60% LAR : 40% CIR	5%	£1,769,350	-£1,341,606	-£1,363,121	-£1,406,247	-£1,644,368	-£3,266,145	-£4,252,931
60% LAR : 40% CIR	10%	£1,112,127	-£1,920,700	-£1,942,140	-£1,985,133	-£2,222,921	-£3,842,696	-£4,828,368
60% LAR : 40% CIR	15%	£450,766	-£2,503,966	-£2,525,338	-£2,568,208	-£2,805,691	-£4,423,632	-£5,408,286
60% LAR : 40% CIR	20%	-£214,694	-£3,091,364	-£3,112,674	-£3,155,433	-£3,392,638	-£5,008,913	-£5,992,642
60% LAR : 40% CIR	25%	-£884,214	-£3,682,855	-£3,704,110	-£3,746,769	-£3,983,724	-£5,598,498	-£6,581,392
60% LAR : 40% CIR	30%	-£1,557,755	-£4,278,398	-£4,299,605	-£4,342,175	-£4,578,907	-£6,192,343	-£7,174,496
60% LAR : 40% CIR	35%	-£2,235,275	-£4,877,954	-£4,899,119	-£4,941,611	-£5,178,147	-£6,790,408	-£7,771,908
60% LAR : 40% CIR	40%	-£2,916,737	-£5,481,482	-£5,502,613	-£5,545,037	-£5,781,404	-£7,392,652	-£8,375,620
60% LAR : 40% CIR	45%	-£3,602,100	-£6,088,945	-£6,110,047	-£6,152,413	-£6,388,638	-£7,999,031	-£8,990,769
60% LAR : 40% CIR	50%	-£4,011,704	-£6,426,578	-£6,447,658	-£6,489,978	-£6,726,086	-£8,337,237	-£9,332,264

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR for 15 Years		Value Area	Zone B - Camden Town Office & Resi £1,200 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£12,547,812	£9,335,909	£9,314,636	£9,272,015	£9,037,116	£7,418,507	£6,430,514
60% LAR : 40% CIR	5%	£11,800,516	£8,670,654	£8,649,462	£8,606,985	£8,372,441	£6,752,779	£5,765,994
60% LAR : 40% CIR	10%	£11,049,043	£8,001,252	£7,980,134	£7,937,787	£7,702,398	£6,082,623	£5,096,950
60% LAR : 40% CIR	15%	£10,293,430	£7,327,739	£7,306,375	£7,263,504	£7,026,022	£5,408,080	£4,423,426
60% LAR : 40% CIR	20%	£9,533,719	£6,646,742	£6,625,431	£6,582,672	£6,345,467	£4,729,193	£3,745,464
60% LAR : 40% CIR	25%	£8,769,949	£5,961,644	£5,940,389	£5,897,730	£5,660,775	£4,046,001	£3,063,107
60% LAR : 40% CIR	30%	£8,002,158	£5,272,495	£5,251,288	£5,208,718	£4,971,986	£3,358,549	£2,376,397
60% LAR : 40% CIR	35%	£7,230,386	£4,579,332	£4,558,167	£4,515,675	£4,279,139	£2,666,877	£1,685,378
60% LAR : 40% CIR	40%	£6,454,673	£3,882,197	£3,861,066	£3,818,642	£3,582,275	£1,971,027	£990,092
60% LAR : 40% CIR	45%	£5,675,060	£3,181,128	£3,160,026	£3,117,658	£2,881,435	£1,271,042	£290,581
60% LAR : 40% CIR	50%	£5,238,399	£2,813,616	£2,792,536	£2,750,216	£2,514,107	£904,413	-£76,815

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£26,511,788	-£29,723,691	-£29,744,964	-£29,787,585	-£30,022,484	-£31,641,093	-£32,629,086
60% LAR : 40% CIR	5%	-£27,259,084	-£30,388,946	-£30,410,138	-£30,452,615	-£30,687,159	-£32,306,821	-£33,293,606
60% LAR : 40% CIR	10%	-£28,010,557	-£31,058,348	-£31,079,466	-£31,121,813	-£31,357,202	-£32,976,977	-£33,962,650
60% LAR : 40% CIR	15%	-£28,766,170	-£31,731,861	-£31,753,225	-£31,796,096	-£32,033,578	-£33,651,520	-£34,636,174
60% LAR : 40% CIR	20%	-£29,525,881	-£32,412,858	-£32,434,169	-£32,476,928	-£32,714,133	-£34,330,407	-£35,314,136
60% LAR : 40% CIR	25%	-£30,289,651	-£33,097,956	-£33,119,211	-£33,161,870	-£33,398,825	-£35,013,599	-£35,996,493
60% LAR : 40% CIR	30%	-£31,057,442	-£33,787,105	-£33,808,312	-£33,850,882	-£34,087,614	-£35,701,051	-£36,683,203
60% LAR : 40% CIR	35%	-£31,829,214	-£34,480,268	-£34,501,433	-£34,543,925	-£34,780,461	-£36,392,723	-£37,374,222
60% LAR : 40% CIR	40%	-£32,604,927	-£35,177,403	-£35,198,534	-£35,240,958	-£35,477,325	-£37,088,573	-£38,069,508
60% LAR : 40% CIR	45%	-£33,384,540	-£35,878,472	-£35,899,574	-£35,941,942	-£36,178,165	-£37,788,558	-£38,769,019
60% LAR : 40% CIR	50%	-£33,821,201	-£36,245,984	-£36,267,064	-£36,309,384	-£36,545,493	-£38,155,187	-£39,136,415

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,326,588	-£13,538,491	-£13,559,764	-£13,602,385	-£13,837,284	-£15,455,893	-£16,443,886
60% LAR : 40% CIR	5%	-£11,073,884	-£14,203,746	-£14,224,938	-£14,267,415	-£14,501,959	-£16,121,621	-£17,108,406
60% LAR : 40% CIR	10%	-£11,825,357	-£14,873,148	-£14,894,266	-£14,936,613	-£15,172,002	-£16,791,777	-£17,777,450
60% LAR : 40% CIR	15%	-£12,580,970	-£15,546,661	-£15,568,025	-£15,610,896	-£15,848,378	-£17,466,320	-£18,450,974
60% LAR : 40% CIR	20%	-£13,340,681	-£16,227,658	-£16,248,969	-£16,291,728	-£16,528,933	-£18,145,207	-£19,128,936
60% LAR : 40% CIR	25%	-£14,104,451	-£16,912,756	-£16,934,011	-£16,976,670	-£17,213,625	-£18,828,399	-£19,811,293
60% LAR : 40% CIR	30%	-£14,872,242	-£17,601,905	-£17,623,112	-£17,665,682	-£17,902,414	-£19,515,851	-£20,498,003
60% LAR : 40% CIR	35%	-£15,644,014	-£18,295,068	-£18,316,233	-£18,358,725	-£18,595,261	-£20,207,523	-£21,189,022
60% LAR : 40% CIR	40%	-£16,419,727	-£18,992,203	-£19,013,334	-£19,055,758	-£19,292,125	-£20,903,373	-£21,884,308
60% LAR : 40% CIR	45%	-£17,199,340	-£19,693,272	-£19,714,374	-£19,756,742	-£19,992,965	-£21,603,358	-£22,583,819
60% LAR : 40% CIR	50%	-£17,636,001	-£20,060,784	-£20,081,864	-£20,124,184	-£20,360,293	-£21,969,987	-£22,951,215

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,620,188	-£6,832,091	-£6,853,364	-£6,895,985	-£7,130,884	-£8,749,493	-£9,737,486
60% LAR : 40% CIR	5%	-£4,367,484	-£7,497,346	-£7,518,538	-£7,561,015	-£7,795,559	-£9,415,221	-£10,402,006
60% LAR : 40% CIR	10%	-£5,118,957	-£8,166,748	-£8,187,866	-£8,230,213	-£8,465,602	-£10,085,377	-£11,071,050
60% LAR : 40% CIR	15%	-£5,874,570	-£8,840,261	-£8,861,625	-£8,904,496	-£9,141,978	-£10,759,920	-£11,744,574
60% LAR : 40% CIR	20%	-£6,634,281	-£9,521,258	-£9,542,569	-£9,585,328	-£9,822,533	-£11,438,807	-£12,422,536
60% LAR : 40% CIR	25%	-£7,398,051	-£10,206,356	-£10,227,611	-£10,270,270	-£10,507,225	-£12,121,999	-£13,104,893
60% LAR : 40% CIR	30%	-£8,165,842	-£10,895,505	-£10,916,712	-£10,959,282	-£11,196,014	-£12,809,451	-£13,791,603
60% LAR : 40% CIR	35%	-£8,937,614	-£11,588,668	-£11,609,833	-£11,652,325	-£11,888,861	-£13,501,123	-£14,482,622
60% LAR : 40% CIR	40%	-£9,713,327	-£12,285,803	-£12,306,934	-£12,349,358	-£12,585,725	-£14,196,973	-£15,177,908
60% LAR : 40% CIR	45%	-£10,492,940	-£12,986,872	-£13,007,974	-£13,050,342	-£13,286,565	-£14,896,958	-£15,877,419
60% LAR : 40% CIR	50%	-£10,929,601	-£13,354,384	-£13,375,464	-£13,417,784	-£13,653,893	-£15,263,587	-£16,244,815

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,307,412	£1,095,509	£1,074,236	£1,031,615	£796,716	-£821,893	-£1,809,886
60% LAR : 40% CIR	5%	£3,560,116	£430,254	£409,062	£366,585	£132,041	-£1,487,621	-£2,474,406
60% LAR : 40% CIR	10%	£2,808,643	-£239,148	-£260,266	-£302,613	-£538,002	-£2,157,777	-£3,143,450
60% LAR : 40% CIR	15%	£2,053,030	-£912,661	-£934,025	-£976,896	-£1,214,378	-£2,832,320	-£3,816,974
60% LAR : 40% CIR	20%	£1,293,319	-£1,593,658	-£1,614,969	-£1,657,728	-£1,894,933	-£3,511,207	-£4,494,936
60% LAR : 40% CIR	25%	£529,549	-£2,278,756	-£2,300,011	-£2,342,670	-£2,579,625	-£4,194,399	-£5,177,293
60% LAR : 40% CIR	30%	-£238,242	-£2,967,905	-£2,989,112	-£3,031,682	-£3,268,414	-£4,881,851	-£5,864,003
60% LAR : 40% CIR	35%	-£1,010,014	-£3,661,068	-£3,682,233	-£3,724,725	-£3,961,261	-£5,573,523	-£6,555,022
60% LAR : 40% CIR	40%	-£1,785,727	-£4,358,203	-£4,379,334	-£4,421,758	-£4,658,125	-£6,269,373	-£7,250,308
60% LAR : 40% CIR	45%	-£2,565,340	-£5,059,272	-£5,080,374	-£5,122,742	-£5,358,965	-£6,969,358	-£7,949,819
60% LAR : 40% CIR	50%	-£3,002,001	-£5,426,784	-£5,447,864	-£5,490,184	-£5,726,293	-£7,335,987	-£8,317,215

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR for 15 Years

Value Area	Zone B - Camden Town Office & Resi £1,300 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£14,432,829	£11,190,785	£11,169,511	£11,126,891	£10,891,991	£9,290,638	£8,302,647
60% LAR : 40% CIR	5%	£13,591,282	£10,432,787	£10,411,594	£10,369,116	£10,134,573	£8,531,304	£7,544,519
60% LAR : 40% CIR	10%	£12,745,558	£9,670,639	£9,649,522	£9,607,174	£9,372,960	£7,767,541	£6,781,869
60% LAR : 40% CIR	15%	£11,895,695	£8,904,383	£8,883,333	£8,841,107	£8,607,193	£6,999,393	£6,014,737
60% LAR : 40% CIR	20%	£11,041,733	£8,134,057	£8,113,067	£8,070,950	£7,837,311	£6,226,898	£5,243,169
60% LAR : 40% CIR	25%	£10,183,711	£7,359,700	£7,338,765	£7,296,746	£7,063,353	£5,450,100	£4,467,205
60% LAR : 40% CIR	30%	£9,321,669	£6,581,352	£6,560,464	£6,518,533	£6,282,478	£4,669,041	£3,686,889
60% LAR : 40% CIR	35%	£8,455,647	£5,796,217	£5,775,052	£5,732,561	£5,496,025	£3,883,762	£2,902,263
60% LAR : 40% CIR	40%	£7,585,684	£5,005,476	£4,984,345	£4,941,921	£4,705,554	£3,094,306	£2,113,371
60% LAR : 40% CIR	45%	£6,711,818	£4,210,800	£4,189,698	£4,147,331	£3,911,107	£2,300,715	£1,320,253
60% LAR : 40% CIR	50%	£6,237,180	£3,805,536	£3,784,456	£3,742,136	£3,506,027	£1,896,333	£916,259

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£24,626,771	-£27,868,815	-£27,890,089	-£27,932,709	-£28,167,609	-£29,768,962	-£30,756,953
60% LAR : 40% CIR	5%	-£25,468,318	-£28,626,813	-£28,648,006	-£28,690,484	-£28,925,027	-£30,528,296	-£31,515,081
60% LAR : 40% CIR	10%	-£26,314,042	-£29,388,961	-£29,410,078	-£29,452,426	-£29,686,640	-£31,292,059	-£32,277,731
60% LAR : 40% CIR	15%	-£27,163,905	-£30,155,217	-£30,176,267	-£30,218,493	-£30,452,407	-£32,060,207	-£33,044,863
60% LAR : 40% CIR	20%	-£28,017,867	-£30,925,543	-£30,946,533	-£30,988,650	-£31,222,289	-£32,832,702	-£33,816,431
60% LAR : 40% CIR	25%	-£28,875,889	-£31,699,900	-£31,720,835	-£31,762,854	-£31,996,247	-£33,609,500	-£34,592,395
60% LAR : 40% CIR	30%	-£29,737,931	-£32,478,248	-£32,499,136	-£32,541,067	-£32,777,122	-£34,390,559	-£35,372,711
60% LAR : 40% CIR	35%	-£30,603,953	-£33,263,383	-£33,284,548	-£33,327,039	-£33,563,575	-£35,175,838	-£36,157,337
60% LAR : 40% CIR	40%	-£31,473,916	-£34,054,124	-£34,075,255	-£34,117,679	-£34,354,046	-£35,965,294	-£36,946,229
60% LAR : 40% CIR	45%	-£32,347,782	-£34,848,800	-£34,869,902	-£34,912,269	-£35,148,493	-£36,758,885	-£37,739,347
60% LAR : 40% CIR	50%	-£32,822,420	-£35,254,064	-£35,275,144	-£35,317,464	-£35,553,573	-£37,163,267	-£38,143,341

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,441,571	-£11,683,615	-£11,704,889	-£11,747,509	-£11,982,409	-£13,583,762	-£14,571,753
60% LAR : 40% CIR	5%	-£9,283,118	-£12,441,613	-£12,462,806	-£12,505,284	-£12,739,827	-£14,343,096	-£15,329,881
60% LAR : 40% CIR	10%	-£10,128,842	-£13,203,761	-£13,224,878	-£13,267,226	-£13,501,440	-£15,106,859	-£16,092,531
60% LAR : 40% CIR	15%	-£10,978,705	-£13,970,017	-£13,991,067	-£14,033,293	-£14,267,207	-£15,875,007	-£16,859,663
60% LAR : 40% CIR	20%	-£11,832,667	-£14,740,343	-£14,761,333	-£14,803,450	-£15,037,089	-£16,647,502	-£17,631,231
60% LAR : 40% CIR	25%	-£12,690,689	-£15,514,700	-£15,535,635	-£15,577,654	-£15,811,047	-£17,424,300	-£18,407,195
60% LAR : 40% CIR	30%	-£13,552,731	-£16,293,048	-£16,313,936	-£16,355,867	-£16,591,922	-£18,205,359	-£19,187,511
60% LAR : 40% CIR	35%	-£14,418,753	-£17,078,183	-£17,099,348	-£17,141,839	-£17,378,375	-£18,990,638	-£19,972,137
60% LAR : 40% CIR	40%	-£15,288,716	-£17,868,924	-£17,890,055	-£17,932,479	-£18,168,846	-£19,780,094	-£20,761,029
60% LAR : 40% CIR	45%	-£16,162,582	-£18,663,600	-£18,684,702	-£18,727,069	-£18,963,293	-£20,573,685	-£21,554,147
60% LAR : 40% CIR	50%	-£16,637,220	-£19,068,864	-£19,089,944	-£19,132,264	-£19,368,373	-£20,978,067	-£21,958,141

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,735,171	-£4,977,215	-£4,998,489	-£5,041,109	-£5,276,009	-£6,877,362	-£7,865,353
60% LAR : 40% CIR	5%	-£2,576,718	-£5,735,213	-£5,756,406	-£5,798,884	-£6,033,427	-£7,636,696	-£8,623,481
60% LAR : 40% CIR	10%	-£3,422,442	-£6,497,361	-£6,518,478	-£6,560,826	-£6,795,040	-£8,400,459	-£9,386,131
60% LAR : 40% CIR	15%	-£4,272,305	-£7,263,617	-£7,284,667	-£7,326,893	-£7,560,807	-£9,168,607	-£10,153,263
60% LAR : 40% CIR	20%	-£5,126,267	-£8,033,943	-£8,054,933	-£8,097,050	-£8,330,689	-£9,941,102	-£10,924,831
60% LAR : 40% CIR	25%	-£5,984,289	-£8,808,300	-£8,829,235	-£8,871,254	-£9,104,647	-£10,717,900	-£11,700,795
60% LAR : 40% CIR	30%	-£6,846,331	-£9,586,648	-£9,607,536	-£9,649,467	-£9,885,522	-£11,498,959	-£12,481,111
60% LAR : 40% CIR	35%	-£7,712,353	-£10,371,783	-£10,392,948	-£10,435,439	-£10,671,975	-£12,284,238	-£13,265,737
60% LAR : 40% CIR	40%	-£8,582,316	-£11,162,524	-£11,183,655	-£11,226,079	-£11,462,446	-£13,073,694	-£14,054,629
60% LAR : 40% CIR	45%	-£9,456,182	-£11,957,200	-£11,978,302	-£12,020,669	-£12,256,893	-£13,867,285	-£14,847,747
60% LAR : 40% CIR	50%	-£9,930,820	-£12,362,464	-£12,383,544	-£12,425,864	-£12,661,973	-£14,271,667	-£15,251,741

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,192,429	£2,950,385	£2,929,111	£2,886,491	£2,651,591	£1,050,238	£62,247
60% LAR : 40% CIR	5%	£5,350,882	£2,192,387	£2,171,194	£2,128,716	£1,894,173	£290,904	-£695,881
60% LAR : 40% CIR	10%	£4,505,158	£1,430,239	£1,409,122	£1,366,774	£1,132,560	-£472,859	-£1,458,531
60% LAR : 40% CIR	15%	£3,655,295	£663,983	£642,933	£600,707	£366,793	-£1,241,007	-£2,225,663
60% LAR : 40% CIR	20%	£2,801,333	-£106,343	-£127,333	-£169,450	-£403,089	-£2,013,502	-£2,997,231
60% LAR : 40% CIR	25%	£1,943,311	-£880,700	-£901,635	-£943,654	-£1,177,047	-£2,790,300	-£3,773,195
60% LAR : 40% CIR	30%	£1,081,269	-£1,659,048	-£1,679,936	-£1,721,867	-£1,957,922	-£3,571,359	-£4,553,511
60% LAR : 40% CIR	35%	£215,247	-£2,444,183	-£2,465,348	-£2,507,839	-£2,744,375	-£4,356,638	-£5,338,137
60% LAR : 40% CIR	40%	-£654,716	-£3,234,924	-£3,256,055	-£3,298,479	-£3,534,846	-£5,146,094	-£6,127,029
60% LAR : 40% CIR	45%	-£1,528,582	-£4,029,600	-£4,050,702	-£4,093,069	-£4,329,293	-£5,939,685	-£6,920,147
60% LAR : 40% CIR	50%	-£2,003,220	-£4,434,864	-£4,455,944	-£4,498,264	-£4,734,373	-£6,344,067	-£7,324,141

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR in Perp		Value Area	Zone B - Camden Town Office & Resi £900 per sq ft

No Units	42	Sales value inflation		Base
Site Area	0.4 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,147,346	£3,861,362	£3,839,764	£3,795,907	£3,542,801	£1,811,622	£755,392
60% LAR : 40% CIR	5%	£6,682,803	£3,473,692	£3,452,176	£3,408,465	£3,155,721	£1,426,714	£371,691
60% LAR : 40% CIR	10%	£6,214,081	£3,081,811	£3,060,370	£3,016,793	£2,764,383	£1,037,378	-£16,785
60% LAR : 40% CIR	15%	£5,741,222	£2,685,757	£2,664,386	£2,620,930	£2,368,826	£643,654	-£415,482
60% LAR : 40% CIR	20%	£5,264,263	£2,285,572	£2,264,262	£2,220,919	£1,969,091	£245,586	-£818,685
60% LAR : 40% CIR	25%	£4,781,925	£1,881,295	£1,860,040	£1,816,796	£1,565,218	-£159,177	-£1,226,349
60% LAR : 40% CIR	30%	£4,294,831	£1,472,965	£1,451,758	£1,408,603	£1,157,250	-£572,015	-£1,638,432
60% LAR : 40% CIR	35%	£3,803,695	£1,060,623	£1,039,457	£996,381	£745,223	-£989,135	-£2,054,889
60% LAR : 40% CIR	40%	£3,308,558	£644,307	£623,176	£580,167	£329,178	-£1,410,498	-£2,475,680
60% LAR : 40% CIR	45%	£2,809,460	£224,057	£202,956	£160,004	-£92,229	-£1,836,060	-£2,900,760
60% LAR : 40% CIR	50%	£2,363,153	-£146,481	-£167,882	-£211,442	-£465,998	-£2,209,121	-£3,273,426

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£31,912,254	-£35,198,238	-£35,219,836	-£35,263,693	-£35,516,799	-£37,247,978	-£38,304,208
60% LAR : 40% CIR	5%	-£32,376,797	-£35,585,908	-£35,607,424	-£35,651,135	-£35,903,879	-£37,632,886	-£38,687,909
60% LAR : 40% CIR	10%	-£32,845,519	-£35,977,789	-£35,999,230	-£36,042,807	-£36,295,217	-£38,022,222	-£39,076,385
60% LAR : 40% CIR	15%	-£33,318,378	-£36,373,843	-£36,395,214	-£36,438,670	-£36,690,774	-£38,415,946	-£39,475,082
60% LAR : 40% CIR	20%	-£33,795,337	-£36,774,028	-£36,795,338	-£36,838,681	-£37,090,509	-£38,814,014	-£39,878,285
60% LAR : 40% CIR	25%	-£34,277,675	-£37,178,305	-£37,199,560	-£37,242,804	-£37,494,382	-£39,218,777	-£40,285,949
60% LAR : 40% CIR	30%	-£34,764,769	-£37,586,635	-£37,607,842	-£37,650,997	-£37,902,350	-£39,631,615	-£40,698,032
60% LAR : 40% CIR	35%	-£35,255,905	-£37,998,977	-£38,020,143	-£38,063,219	-£38,314,377	-£40,048,735	-£41,114,489
60% LAR : 40% CIR	40%	-£35,751,042	-£38,415,293	-£38,436,424	-£38,479,433	-£38,730,422	-£40,470,098	-£41,535,280
60% LAR : 40% CIR	45%	-£36,250,140	-£38,835,543	-£38,856,644	-£38,899,596	-£39,151,829	-£40,895,660	-£41,960,360
60% LAR : 40% CIR	50%	-£36,696,447	-£39,206,081	-£39,227,482	-£39,271,042	-£39,525,598	-£41,268,721	-£42,333,026

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,727,054	-£19,013,038	-£19,034,636	-£19,078,493	-£19,331,599	-£21,062,778	-£22,119,008
60% LAR : 40% CIR	5%	-£16,191,597	-£19,400,708	-£19,422,224	-£19,465,935	-£19,718,679	-£21,447,686	-£22,502,709
60% LAR : 40% CIR	10%	-£16,660,319	-£19,792,589	-£19,814,030	-£19,857,607	-£20,110,017	-£21,837,022	-£22,891,185
60% LAR : 40% CIR	15%	-£17,133,178	-£20,188,643	-£20,210,014	-£20,253,470	-£20,505,574	-£22,230,746	-£23,289,882
60% LAR : 40% CIR	20%	-£17,610,137	-£20,588,828	-£20,610,138	-£20,653,481	-£20,905,309	-£22,628,814	-£23,693,085
60% LAR : 40% CIR	25%	-£18,092,475	-£20,993,105	-£21,014,360	-£21,057,604	-£21,309,182	-£23,033,577	-£24,100,749
60% LAR : 40% CIR	30%	-£18,579,569	-£21,401,435	-£21,422,642	-£21,465,797	-£21,717,150	-£23,446,415	-£24,512,832
60% LAR : 40% CIR	35%	-£19,070,705	-£21,813,777	-£21,834,943	-£21,878,019	-£22,129,177	-£23,863,535	-£24,929,289
60% LAR : 40% CIR	40%	-£19,565,842	-£22,230,093	-£22,251,224	-£22,294,233	-£22,545,222	-£24,284,898	-£25,350,080
60% LAR : 40% CIR	45%	-£20,064,940	-£22,650,343	-£22,671,444	-£22,714,396	-£22,966,629	-£24,710,460	-£25,775,160
60% LAR : 40% CIR	50%	-£20,511,247	-£23,020,881	-£23,042,282	-£23,085,842	-£23,340,398	-£25,083,521	-£26,147,826

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,020,654	-£12,306,638	-£12,328,236	-£12,372,093	-£12,625,199	-£14,356,378	-£15,412,608
60% LAR : 40% CIR	5%	-£9,485,197	-£12,694,308	-£12,715,824	-£12,759,535	-£13,012,279	-£14,741,286	-£15,796,309
60% LAR : 40% CIR	10%	-£9,953,919	-£13,086,189	-£13,107,630	-£13,151,207	-£13,403,617	-£15,130,622	-£16,184,785
60% LAR : 40% CIR	15%	-£10,426,778	-£13,482,243	-£13,503,614	-£13,547,070	-£13,799,174	-£15,524,346	-£16,583,482
60% LAR : 40% CIR	20%	-£10,903,737	-£13,882,428	-£13,903,738	-£13,947,081	-£14,198,909	-£15,922,414	-£16,986,685
60% LAR : 40% CIR	25%	-£11,386,075	-£14,286,705	-£14,307,960	-£14,351,204	-£14,602,782	-£16,327,177	-£17,394,349
60% LAR : 40% CIR	30%	-£11,873,169	-£14,695,035	-£14,716,242	-£14,759,397	-£15,010,750	-£16,740,015	-£17,806,432
60% LAR : 40% CIR	35%	-£12,364,305	-£15,107,377	-£15,128,543	-£15,171,619	-£15,422,777	-£17,157,135	-£18,222,889
60% LAR : 40% CIR	40%	-£12,859,442	-£15,523,693	-£15,544,824	-£15,587,833	-£15,838,822	-£17,578,498	-£18,643,680
60% LAR : 40% CIR	45%	-£13,358,540	-£15,943,943	-£15,965,044	-£16,007,996	-£16,260,229	-£18,004,060	-£19,068,760
60% LAR : 40% CIR	50%	-£13,804,847	-£16,314,481	-£16,335,882	-£16,379,442	-£16,633,998	-£18,377,121	-£19,441,426

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,093,054	-£4,379,038	-£4,400,636	-£4,444,493	-£4,697,599	-£6,428,778	-£7,485,008
60% LAR : 40% CIR	5%	-£1,557,597	-£4,766,708	-£4,788,224	-£4,831,935	-£5,084,679	-£6,813,686	-£7,868,709
60% LAR : 40% CIR	10%	-£2,026,319	-£5,158,589	-£5,180,030	-£5,223,607	-£5,476,017	-£7,203,022	-£8,257,185
60% LAR : 40% CIR	15%	-£2,499,178	-£5,554,643	-£5,576,014	-£5,619,470	-£5,871,574	-£7,596,746	-£8,655,882
60% LAR : 40% CIR	20%	-£2,976,137	-£5,954,828	-£5,976,138	-£6,019,481	-£6,271,309	-£7,994,814	-£9,059,085
60% LAR : 40% CIR	25%	-£3,458,475	-£6,359,105	-£6,380,360	-£6,423,604	-£6,675,182	-£8,399,577	-£9,466,749
60% LAR : 40% CIR	30%	-£3,945,569	-£6,767,435	-£6,788,642	-£6,831,797	-£7,083,150	-£8,812,415	-£9,878,832
60% LAR : 40% CIR	35%	-£4,436,705	-£7,179,777	-£7,200,943	-£7,244,019	-£7,495,177	-£9,229,535	-£10,295,289
60% LAR : 40% CIR	40%	-£4,931,842	-£7,596,093	-£7,617,224	-£7,660,233	-£7,911,222	-£9,650,898	-£10,716,080
60% LAR : 40% CIR	45%	-£5,430,940	-£8,016,343	-£8,037,444	-£8,080,396	-£8,332,629	-£10,076,460	-£11,141,160
60% LAR : 40% CIR	50%	-£5,877,247	-£8,386,881	-£8,408,282	-£8,451,842	-£8,706,398	-£10,449,521	-£11,513,826

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR in Perp

Value Area	Zone B - Camden Town Office & Resi £1,000 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£9,032,363	£5,733,493	£5,711,895	£5,668,039	£5,414,933	£3,683,753	£2,627,523
60% LAR : 40% CIR	5%	£8,473,569	£5,252,217	£5,230,701	£5,186,990	£4,934,247	£3,205,239	£2,150,215
60% LAR : 40% CIR	10%	£7,910,597	£4,766,729	£4,745,289	£4,701,712	£4,449,301	£2,722,296	£1,668,385
60% LAR : 40% CIR	15%	£7,343,486	£4,277,069	£4,255,697	£4,212,243	£3,960,138	£2,234,966	£1,182,074
60% LAR : 40% CIR	20%	£6,772,277	£3,783,278	£3,761,968	£3,718,624	£3,466,797	£1,743,291	£691,325
60% LAR : 40% CIR	25%	£6,197,008	£3,285,394	£3,264,139	£3,220,895	£2,969,317	£1,247,313	£196,181
60% LAR : 40% CIR	30%	£5,617,719	£2,783,457	£2,762,250	£2,719,095	£2,467,741	£747,074	-£307,943
60% LAR : 40% CIR	35%	£5,034,450	£2,277,508	£2,256,342	£2,213,266	£1,962,108	£242,615	-£819,437
60% LAR : 40% CIR	40%	£4,447,238	£1,767,586	£1,746,455	£1,703,446	£1,452,457	-£270,080	-£1,335,262
60% LAR : 40% CIR	45%	£3,855,865	£1,253,730	£1,232,629	£1,189,677	£938,830	-£790,676	-£1,855,376
60% LAR : 40% CIR	50%	£3,425,160	£900,745	£879,665	£836,760	£586,029	-£1,148,151	-£2,212,457

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£30,027,237	-£33,326,107	-£33,347,705	-£33,391,561	-£33,644,667	-£35,375,847	-£36,432,077
60% LAR : 40% CIR	5%	-£30,586,031	-£33,807,383	-£33,828,899	-£33,872,610	-£34,125,353	-£35,854,361	-£36,909,385
60% LAR : 40% CIR	10%	-£31,149,003	-£34,292,871	-£34,314,311	-£34,357,888	-£34,610,299	-£36,337,304	-£37,391,215
60% LAR : 40% CIR	15%	-£31,716,114	-£34,782,531	-£34,803,903	-£34,847,357	-£35,099,462	-£36,824,634	-£37,877,526
60% LAR : 40% CIR	20%	-£32,287,323	-£35,276,322	-£35,297,632	-£35,340,976	-£35,592,803	-£37,316,309	-£38,368,275
60% LAR : 40% CIR	25%	-£32,862,592	-£35,774,206	-£35,795,461	-£35,838,705	-£36,090,283	-£37,812,287	-£38,863,419
60% LAR : 40% CIR	30%	-£33,441,881	-£36,276,143	-£36,297,350	-£36,340,505	-£36,591,859	-£38,312,526	-£39,367,543
60% LAR : 40% CIR	35%	-£34,025,150	-£36,782,092	-£36,803,258	-£36,846,334	-£37,097,492	-£38,816,985	-£39,879,037
60% LAR : 40% CIR	40%	-£34,612,362	-£37,292,014	-£37,313,145	-£37,356,154	-£37,607,143	-£39,329,680	-£40,394,862
60% LAR : 40% CIR	45%	-£35,203,735	-£37,805,870	-£37,826,971	-£37,869,923	-£38,120,770	-£39,850,276	-£40,914,976
60% LAR : 40% CIR	50%	-£35,634,440	-£38,158,855	-£38,179,935	-£38,222,840	-£38,473,571	-£40,207,751	-£41,272,057

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£13,842,037	-£17,140,907	-£17,162,505	-£17,206,361	-£17,459,467	-£19,190,647	-£20,246,877
60% LAR : 40% CIR	5%	-£14,400,831	-£17,622,183	-£17,643,699	-£17,687,410	-£17,940,153	-£19,669,161	-£20,724,185
60% LAR : 40% CIR	10%	-£14,963,803	-£18,107,671	-£18,129,111	-£18,172,688	-£18,425,099	-£20,152,104	-£21,206,015
60% LAR : 40% CIR	15%	-£15,530,914	-£18,597,331	-£18,618,703	-£18,662,157	-£18,914,262	-£20,639,434	-£21,692,326
60% LAR : 40% CIR	20%	-£16,102,123	-£19,091,122	-£19,112,432	-£19,155,776	-£19,407,603	-£21,131,109	-£22,183,075
60% LAR : 40% CIR	25%	-£16,677,392	-£19,589,006	-£19,610,261	-£19,653,505	-£19,905,083	-£21,627,087	-£22,678,219
60% LAR : 40% CIR	30%	-£17,256,681	-£20,090,943	-£20,112,150	-£20,155,305	-£20,406,659	-£22,127,326	-£23,182,343
60% LAR : 40% CIR	35%	-£17,839,950	-£20,596,892	-£20,618,058	-£20,661,134	-£20,912,292	-£22,631,785	-£23,693,837
60% LAR : 40% CIR	40%	-£18,427,162	-£21,106,814	-£21,127,945	-£21,170,954	-£21,421,943	-£23,144,480	-£24,209,662
60% LAR : 40% CIR	45%	-£19,018,535	-£21,620,670	-£21,641,771	-£21,684,723	-£21,935,570	-£23,665,076	-£24,729,776
60% LAR : 40% CIR	50%	-£19,449,240	-£21,973,655	-£21,994,735	-£22,037,640	-£22,288,371	-£24,022,551	-£25,086,857

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,135,637	-£10,434,507	-£10,456,105	-£10,499,961	-£10,753,067	-£12,484,247	-£13,540,477
60% LAR : 40% CIR	5%	-£7,694,431	-£10,915,783	-£10,937,299	-£10,981,010	-£11,233,753	-£12,962,761	-£14,017,785
60% LAR : 40% CIR	10%	-£8,257,403	-£11,401,271	-£11,422,711	-£11,466,288	-£11,718,699	-£13,445,704	-£14,499,615
60% LAR : 40% CIR	15%	-£8,824,514	-£11,890,931	-£11,912,303	-£11,955,757	-£12,207,862	-£13,933,034	-£14,985,926
60% LAR : 40% CIR	20%	-£9,395,723	-£12,384,722	-£12,406,032	-£12,449,376	-£12,701,203	-£14,424,709	-£15,476,675
60% LAR : 40% CIR	25%	-£9,970,992	-£12,882,606	-£12,903,861	-£12,947,105	-£13,198,683	-£14,920,687	-£15,971,819
60% LAR : 40% CIR	30%	-£10,550,281	-£13,384,543	-£13,405,750	-£13,448,905	-£13,700,259	-£15,420,926	-£16,475,943
60% LAR : 40% CIR	35%	-£11,133,550	-£13,890,492	-£13,911,658	-£13,954,734	-£14,205,892	-£15,925,385	-£16,987,437
60% LAR : 40% CIR	40%	-£11,720,762	-£14,400,414	-£14,421,545	-£14,464,554	-£14,715,543	-£16,438,080	-£17,503,262
60% LAR : 40% CIR	45%	-£12,312,135	-£14,914,270	-£14,935,371	-£14,978,323	-£15,229,170	-£16,958,676	-£18,023,376
60% LAR : 40% CIR	50%	-£12,742,840	-£15,267,255	-£15,288,335	-£15,331,240	-£15,581,971	-£17,316,151	-£18,380,457

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£791,963	-£2,506,907	-£2,528,505	-£2,572,361	-£2,825,467	-£4,556,647	-£5,612,877
60% LAR : 40% CIR	5%	£233,169	-£2,988,183	-£3,009,699	-£3,053,410	-£3,306,153	-£5,035,161	-£6,090,185
60% LAR : 40% CIR	10%	-£329,803	-£3,473,671	-£3,495,111	-£3,538,688	-£3,791,099	-£5,518,104	-£6,572,015
60% LAR : 40% CIR	15%	-£896,914	-£3,963,331	-£3,984,703	-£4,028,157	-£4,280,262	-£6,005,434	-£7,058,326
60% LAR : 40% CIR	20%	-£1,468,123	-£4,457,122	-£4,478,432	-£4,521,776	-£4,773,603	-£6,497,109	-£7,549,075
60% LAR : 40% CIR	25%	-£2,043,392	-£4,955,006	-£4,976,261	-£5,019,505	-£5,271,083	-£6,993,087	-£8,044,219
60% LAR : 40% CIR	30%	-£2,622,681	-£5,456,943	-£5,478,150	-£5,521,305	-£5,772,659	-£7,493,326	-£8,548,343
60% LAR : 40% CIR	35%	-£3,205,950	-£5,962,892	-£5,984,058	-£6,027,134	-£6,278,292	-£7,997,785	-£9,059,837
60% LAR : 40% CIR	40%	-£3,793,162	-£6,472,814	-£6,493,945	-£6,536,954	-£6,787,943	-£8,510,480	-£9,575,662
60% LAR : 40% CIR	45%	-£4,384,535	-£6,986,670	-£7,007,771	-£7,050,723	-£7,301,570	-£9,031,076	-£10,095,776
60% LAR : 40% CIR	50%	-£4,815,240	-£7,339,655	-£7,360,735	-£7,403,640	-£7,654,371	-£9,388,551	-£10,452,857

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR in Perp		**Value Area**	**Zone B - Camden Town Office & Resi £1,100 per sq ft**
No Units	**42**	**Sales value inflation**	**Base**
Site Area	**0.4 Ha**	**Build cost inflation**	**Base**
		Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£10,917,381	£7,605,625	£7,584,027	£7,540,171	£7,287,065	£5,555,885	£4,499,655
60% LAR : 40% CIR	5%	£10,264,335	£7,030,742	£7,009,226	£6,965,515	£6,712,771	£4,983,764	£3,928,741
60% LAR : 40% CIR	10%	£9,607,113	£6,451,648	£6,430,207	£6,386,630	£6,134,220	£4,407,215	£3,353,303
60% LAR : 40% CIR	15%	£8,945,751	£5,868,382	£5,847,010	£5,803,555	£5,551,450	£3,826,278	£2,773,386
60% LAR : 40% CIR	20%	£8,280,291	£5,280,983	£5,259,673	£5,216,329	£4,964,502	£3,240,996	£2,189,030
60% LAR : 40% CIR	25%	£7,610,771	£4,689,492	£4,668,238	£4,624,993	£4,373,417	£2,651,412	£1,600,279
60% LAR : 40% CIR	30%	£6,937,231	£4,093,950	£4,072,742	£4,029,588	£3,778,234	£2,057,566	£1,007,177
60% LAR : 40% CIR	35%	£6,259,711	£3,494,393	£3,473,228	£3,430,151	£3,178,993	£1,459,501	£409,764
60% LAR : 40% CIR	40%	£5,578,248	£2,890,865	£2,869,734	£2,826,725	£2,575,736	£857,258	-£194,844
60% LAR : 40% CIR	45%	£4,892,885	£2,283,403	£2,262,300	£2,219,348	£1,968,502	£250,880	-£809,993
60% LAR : 40% CIR	50%	£4,486,271	£1,945,769	£1,924,689	£1,881,783	£1,631,053	-£87,182	-£1,151,488

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£28,142,219	-£31,453,975	-£31,475,573	-£31,519,429	-£31,772,535	-£33,503,715	-£34,559,945
60% LAR : 40% CIR	5%	-£28,795,265	-£32,028,858	-£32,050,374	-£32,094,085	-£32,346,829	-£34,075,836	-£35,130,859
60% LAR : 40% CIR	10%	-£29,452,487	-£32,607,952	-£32,629,393	-£32,672,970	-£32,925,380	-£34,652,385	-£35,706,297
60% LAR : 40% CIR	15%	-£30,113,849	-£33,191,218	-£33,212,590	-£33,256,045	-£33,508,150	-£35,233,322	-£36,286,214
60% LAR : 40% CIR	20%	-£30,779,309	-£33,778,617	-£33,799,927	-£33,843,271	-£34,095,098	-£35,818,604	-£36,870,570
60% LAR : 40% CIR	25%	-£31,448,829	-£34,370,108	-£34,391,362	-£34,434,607	-£34,686,183	-£36,408,188	-£37,459,321
60% LAR : 40% CIR	30%	-£32,122,369	-£34,965,650	-£34,986,858	-£35,030,012	-£35,281,366	-£37,002,034	-£38,052,423
60% LAR : 40% CIR	35%	-£32,799,889	-£35,565,207	-£35,586,372	-£35,629,449	-£35,880,607	-£37,600,099	-£38,649,836
60% LAR : 40% CIR	40%	-£33,481,352	-£36,168,735	-£36,189,866	-£36,232,875	-£36,483,864	-£38,202,342	-£39,254,444
60% LAR : 40% CIR	45%	-£34,166,715	-£36,776,197	-£36,797,300	-£36,840,252	-£37,091,098	-£38,808,720	-£39,869,593
60% LAR : 40% CIR	50%	-£34,573,329	-£37,113,831	-£37,134,911	-£37,177,817	-£37,428,547	-£39,146,782	-£40,211,088

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,957,019	-£15,268,775	-£15,290,373	-£15,334,229	-£15,587,335	-£17,318,515	-£18,374,745
60% LAR : 40% CIR	5%	-£12,610,065	-£15,843,658	-£15,865,174	-£15,908,885	-£16,161,629	-£17,890,636	-£18,945,659
60% LAR : 40% CIR	10%	-£13,267,287	-£16,422,752	-£16,444,193	-£16,487,770	-£16,740,180	-£18,467,185	-£19,521,097
60% LAR : 40% CIR	15%	-£13,928,649	-£17,006,018	-£17,027,390	-£17,070,845	-£17,322,950	-£19,048,122	-£20,101,014
60% LAR : 40% CIR	20%	-£14,594,109	-£17,593,417	-£17,614,727	-£17,658,071	-£17,909,898	-£19,633,404	-£20,685,370
60% LAR : 40% CIR	25%	-£15,263,629	-£18,184,908	-£18,206,162	-£18,249,407	-£18,500,983	-£20,222,988	-£21,274,121
60% LAR : 40% CIR	30%	-£15,937,169	-£18,780,450	-£18,801,658	-£18,844,812	-£19,096,166	-£20,816,834	-£21,867,223
60% LAR : 40% CIR	35%	-£16,614,689	-£19,380,007	-£19,401,172	-£19,444,249	-£19,695,407	-£21,414,899	-£22,464,636
60% LAR : 40% CIR	40%	-£17,296,152	-£19,983,535	-£20,004,666	-£20,047,675	-£20,298,664	-£22,017,142	-£23,069,244
60% LAR : 40% CIR	45%	-£17,981,515	-£20,590,997	-£20,612,100	-£20,655,052	-£20,905,898	-£22,623,520	-£23,684,393
60% LAR : 40% CIR	50%	-£18,388,129	-£20,928,631	-£20,949,711	-£20,992,617	-£21,243,347	-£22,961,582	-£24,025,888

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,250,619	-£8,562,375	-£8,583,973	-£8,627,829	-£8,880,935	-£10,612,115	-£11,668,345
60% LAR : 40% CIR	5%	-£5,903,665	-£9,137,258	-£9,158,774	-£9,202,485	-£9,455,229	-£11,184,236	-£12,239,259
60% LAR : 40% CIR	10%	-£6,560,887	-£9,716,352	-£9,737,793	-£9,781,370	-£10,033,780	-£11,760,785	-£12,814,697
60% LAR : 40% CIR	15%	-£7,222,249	-£10,299,618	-£10,320,990	-£10,364,445	-£10,616,550	-£12,341,722	-£13,394,614
60% LAR : 40% CIR	20%	-£7,887,709	-£10,887,017	-£10,908,327	-£10,951,671	-£11,203,498	-£12,927,004	-£13,978,970
60% LAR : 40% CIR	25%	-£8,557,229	-£11,478,508	-£11,499,762	-£11,543,007	-£11,794,583	-£13,516,588	-£14,567,721
60% LAR : 40% CIR	30%	-£9,230,769	-£12,074,050	-£12,095,258	-£12,138,412	-£12,389,766	-£14,110,434	-£15,160,823
60% LAR : 40% CIR	35%	-£9,908,289	-£12,673,607	-£12,694,772	-£12,737,849	-£12,989,007	-£14,708,499	-£15,758,236
60% LAR : 40% CIR	40%	-£10,589,752	-£13,277,135	-£13,298,266	-£13,341,275	-£13,592,264	-£15,310,742	-£16,362,844
60% LAR : 40% CIR	45%	-£11,275,115	-£13,884,597	-£13,905,700	-£13,948,652	-£14,199,498	-£15,917,120	-£16,977,993
60% LAR : 40% CIR	50%	-£11,681,729	-£14,222,231	-£14,243,311	-£14,286,217	-£14,536,947	-£16,255,182	-£17,319,488

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,676,981	-£634,775	-£656,373	-£700,229	-£953,335	-£2,684,515	-£3,740,745
60% LAR : 40% CIR	5%	£2,023,935	-£1,209,658	-£1,231,174	-£1,274,885	-£1,527,629	-£3,256,636	-£4,311,659
60% LAR : 40% CIR	10%	£1,366,713	-£1,788,752	-£1,810,193	-£1,853,770	-£2,106,180	-£3,833,185	-£4,887,097
60% LAR : 40% CIR	15%	£705,351	-£2,372,018	-£2,393,390	-£2,436,845	-£2,688,950	-£4,414,122	-£5,467,014
60% LAR : 40% CIR	20%	£39,891	-£2,959,417	-£2,980,727	-£3,024,071	-£3,275,898	-£4,999,404	-£6,051,370
60% LAR : 40% CIR	25%	-£629,629	-£3,550,908	-£3,572,162	-£3,615,407	-£3,866,983	-£5,588,988	-£6,640,121
60% LAR : 40% CIR	30%	-£1,303,169	-£4,146,450	-£4,167,658	-£4,210,812	-£4,462,166	-£6,182,834	-£7,233,223
60% LAR : 40% CIR	35%	-£1,980,689	-£4,746,007	-£4,767,172	-£4,810,249	-£5,061,407	-£6,780,899	-£7,830,636
60% LAR : 40% CIR	40%	-£2,662,152	-£5,349,535	-£5,370,666	-£5,413,675	-£5,664,664	-£7,383,142	-£8,435,244
60% LAR : 40% CIR	45%	-£3,347,515	-£5,956,997	-£5,978,100	-£6,021,052	-£6,271,898	-£7,989,520	-£9,050,393
60% LAR : 40% CIR	50%	-£3,754,129	-£6,294,631	-£6,315,711	-£6,358,617	-£6,609,347	-£8,327,582	-£9,391,888

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR in Perp		Value Area	Zone B - Camden Town Office & Resi £1,200 per sq ft

No Units	42	Sales value inflation		Base
Site Area	0.4 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£12,802,397	£9,465,874	£9,444,600	£9,401,404	£9,152,101	£7,428,017	£6,371,787
60% LAR : 40% CIR	5%	£12,055,102	£8,800,619	£8,779,427	£8,736,372	£8,487,427	£6,762,289	£5,707,266
60% LAR : 40% CIR	10%	£11,303,628	£8,131,215	£8,110,098	£8,067,175	£7,818,558	£6,092,133	£5,038,222
60% LAR : 40% CIR	15%	£10,548,015	£7,457,704	£7,436,653	£7,393,851	£7,142,761	£5,417,590	£4,364,698
60% LAR : 40% CIR	20%	£9,788,305	£6,778,689	£6,757,378	£6,714,035	£6,462,207	£4,738,702	£3,686,736
60% LAR : 40% CIR	25%	£9,024,534	£6,093,591	£6,072,336	£6,029,092	£5,777,516	£4,055,511	£3,004,378
60% LAR : 40% CIR	30%	£8,256,743	£5,404,442	£5,383,235	£5,340,079	£5,088,726	£3,368,059	£2,317,669
60% LAR : 40% CIR	35%	£7,484,971	£4,711,280	£4,690,114	£4,647,037	£4,395,879	£2,676,387	£1,626,649
60% LAR : 40% CIR	40%	£6,709,259	£4,014,144	£3,993,013	£3,950,004	£3,699,015	£1,980,537	£931,363
60% LAR : 40% CIR	45%	£5,929,645	£3,313,075	£3,291,973	£3,249,021	£2,998,174	£1,280,552	£231,854
60% LAR : 40% CIR	50%	£5,492,984	£2,945,563	£2,924,484	£2,881,578	£2,630,848	£913,923	-£136,439

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£26,257,203	-£29,593,726	-£29,615,000	-£29,658,196	-£29,907,499	-£31,631,583	-£32,687,813
60% LAR : 40% CIR	5%	-£27,004,498	-£30,258,981	-£30,280,173	-£30,323,228	-£30,572,173	-£32,297,311	-£33,352,334
60% LAR : 40% CIR	10%	-£27,755,972	-£30,928,385	-£30,949,502	-£30,992,425	-£31,241,042	-£32,967,467	-£34,021,378
60% LAR : 40% CIR	15%	-£28,511,585	-£31,601,896	-£31,622,947	-£31,665,749	-£31,916,839	-£33,642,010	-£34,694,902
60% LAR : 40% CIR	20%	-£29,271,295	-£32,280,911	-£32,302,222	-£32,345,565	-£32,597,393	-£34,320,898	-£35,372,864
60% LAR : 40% CIR	25%	-£30,035,066	-£32,966,009	-£32,987,264	-£33,030,508	-£33,282,084	-£35,004,089	-£36,055,222
60% LAR : 40% CIR	30%	-£30,802,857	-£33,655,158	-£33,676,365	-£33,719,521	-£33,970,874	-£35,691,541	-£36,741,931
60% LAR : 40% CIR	35%	-£31,574,629	-£34,348,320	-£34,369,486	-£34,412,563	-£34,663,721	-£36,383,213	-£37,432,951
60% LAR : 40% CIR	40%	-£32,350,341	-£35,045,456	-£35,066,587	-£35,109,596	-£35,360,585	-£37,079,063	-£38,128,237
60% LAR : 40% CIR	45%	-£33,129,955	-£35,746,525	-£35,767,627	-£35,810,579	-£36,061,426	-£37,779,048	-£38,827,746
60% LAR : 40% CIR	50%	-£33,566,616	-£36,114,037	-£36,135,116	-£36,178,022	-£36,428,752	-£38,145,677	-£39,196,039

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,072,003	-£13,408,526	-£13,429,800	-£13,472,996	-£13,722,299	-£15,446,383	-£16,502,613
60% LAR : 40% CIR	5%	-£10,819,298	-£14,073,781	-£14,094,973	-£14,138,028	-£14,386,973	-£16,112,111	-£17,167,134
60% LAR : 40% CIR	10%	-£11,570,772	-£14,743,185	-£14,764,302	-£14,807,225	-£15,055,842	-£16,782,267	-£17,836,178
60% LAR : 40% CIR	15%	-£12,326,385	-£15,416,696	-£15,437,747	-£15,480,549	-£15,731,639	-£17,456,810	-£18,509,702
60% LAR : 40% CIR	20%	-£13,086,095	-£16,095,711	-£16,117,022	-£16,160,365	-£16,412,193	-£18,135,698	-£19,187,664
60% LAR : 40% CIR	25%	-£13,849,866	-£16,780,809	-£16,802,064	-£16,845,308	-£17,096,884	-£18,818,889	-£19,870,022
60% LAR : 40% CIR	30%	-£14,617,657	-£17,469,958	-£17,491,165	-£17,534,321	-£17,785,674	-£19,506,341	-£20,556,731
60% LAR : 40% CIR	35%	-£15,389,429	-£18,163,120	-£18,184,286	-£18,227,363	-£18,478,521	-£20,198,013	-£21,247,751
60% LAR : 40% CIR	40%	-£16,165,141	-£18,860,256	-£18,881,387	-£18,924,396	-£19,175,385	-£20,893,863	-£21,943,037
60% LAR : 40% CIR	45%	-£16,944,755	-£19,561,325	-£19,582,427	-£19,625,379	-£19,876,226	-£21,593,848	-£22,642,546
60% LAR : 40% CIR	50%	-£17,381,416	-£19,928,837	-£19,949,916	-£19,992,822	-£20,243,552	-£21,960,477	-£23,010,839

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,365,603	-£6,702,126	-£6,723,400	-£6,766,596	-£7,015,899	-£8,739,983	-£9,796,213
60% LAR : 40% CIR	5%	-£4,112,898	-£7,367,381	-£7,388,573	-£7,431,628	-£7,680,573	-£9,405,711	-£10,460,734
60% LAR : 40% CIR	10%	-£4,864,372	-£8,036,785	-£8,057,902	-£8,100,825	-£8,349,442	-£10,075,867	-£11,129,778
60% LAR : 40% CIR	15%	-£5,619,985	-£8,710,296	-£8,731,347	-£8,774,149	-£9,025,239	-£10,750,410	-£11,803,302
60% LAR : 40% CIR	20%	-£6,379,695	-£9,389,311	-£9,410,622	-£9,453,965	-£9,705,793	-£11,429,298	-£12,481,264
60% LAR : 40% CIR	25%	-£7,143,466	-£10,074,409	-£10,095,664	-£10,138,908	-£10,390,484	-£12,112,489	-£13,163,622
60% LAR : 40% CIR	30%	-£7,911,257	-£10,763,558	-£10,784,765	-£10,827,921	-£11,079,274	-£12,799,941	-£13,850,331
60% LAR : 40% CIR	35%	-£8,683,029	-£11,456,720	-£11,477,886	-£11,520,963	-£11,772,121	-£13,491,613	-£14,541,351
60% LAR : 40% CIR	40%	-£9,458,741	-£12,153,856	-£12,174,987	-£12,217,996	-£12,468,985	-£14,187,463	-£15,236,637
60% LAR : 40% CIR	45%	-£10,238,355	-£12,854,925	-£12,876,027	-£12,918,979	-£13,169,826	-£14,887,448	-£15,936,146
60% LAR : 40% CIR	50%	-£10,675,016	-£13,222,437	-£13,243,516	-£13,286,422	-£13,537,152	-£15,254,077	-£16,304,439

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,561,997	£1,225,474	£1,204,200	£1,161,004	£911,701	-£812,383	-£1,868,613
60% LAR : 40% CIR	5%	£3,814,702	£560,219	£539,027	£495,972	£247,027	-£1,478,111	-£2,533,134
60% LAR : 40% CIR	10%	£3,063,228	-£109,185	-£130,302	-£173,225	-£421,842	-£2,148,267	-£3,202,178
60% LAR : 40% CIR	15%	£2,307,615	-£782,696	-£803,747	-£846,549	-£1,097,639	-£2,822,810	-£3,875,702
60% LAR : 40% CIR	20%	£1,547,905	-£1,461,711	-£1,483,022	-£1,526,365	-£1,778,193	-£3,501,698	-£4,553,664
60% LAR : 40% CIR	25%	£784,134	-£2,146,809	-£2,168,064	-£2,211,308	-£2,462,884	-£4,184,889	-£5,236,022
60% LAR : 40% CIR	30%	£16,343	-£2,835,958	-£2,857,165	-£2,900,321	-£3,151,674	-£4,872,341	-£5,922,731
60% LAR : 40% CIR	35%	-£755,429	-£3,529,120	-£3,550,286	-£3,593,363	-£3,844,521	-£5,564,013	-£6,613,751
60% LAR : 40% CIR	40%	-£1,531,141	-£4,226,256	-£4,247,387	-£4,290,396	-£4,541,385	-£6,259,863	-£7,309,037
60% LAR : 40% CIR	45%	-£2,310,755	-£4,927,325	-£4,948,427	-£4,991,379	-£5,242,226	-£6,959,848	-£8,008,546
60% LAR : 40% CIR	50%	-£2,747,416	-£5,294,837	-£5,315,916	-£5,358,822	-£5,609,552	-£7,326,477	-£8,376,839

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR in Perp

Value Area	**Zone B - Camden Town Office & Resi £1,300 per sq ft**

No Units	**42**
Site Area	**0.4 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£14,687,415	£11,320,750	£11,299,476	£11,256,279	£11,006,977	£9,300,148	£8,243,918
60% LAR : 40% CIR	5%	£13,845,868	£10,562,750	£10,541,558	£10,498,504	£10,249,558	£8,540,814	£7,485,791
60% LAR : 40% CIR	10%	£13,000,144	£9,800,603	£9,779,485	£9,736,563	£9,487,946	£7,777,052	£6,723,140
60% LAR : 40% CIR	15%	£12,150,280	£9,034,348	£9,013,296	£8,970,494	£8,722,179	£7,008,902	£5,956,009
60% LAR : 40% CIR	20%	£11,296,318	£8,264,022	£8,243,031	£8,200,339	£7,952,297	£6,236,407	£5,184,441
60% LAR : 40% CIR	25%	£10,438,297	£7,489,665	£7,468,728	£7,426,134	£7,178,339	£5,459,610	£4,408,477
60% LAR : 40% CIR	30%	£9,576,255	£6,711,316	£6,690,427	£6,647,922	£6,399,218	£4,678,550	£3,628,161
60% LAR : 40% CIR	35%	£8,710,232	£5,928,165	£5,906,999	£5,863,923	£5,612,765	£3,893,272	£2,843,536
60% LAR : 40% CIR	40%	£7,840,269	£5,137,423	£5,116,292	£5,073,283	£4,822,294	£3,103,816	£2,054,642
60% LAR : 40% CIR	45%	£6,966,405	£4,342,747	£4,321,646	£4,278,694	£4,027,847	£2,310,224	£1,261,525
60% LAR : 40% CIR	50%	£6,491,765	£3,937,483	£3,916,404	£3,873,498	£3,622,768	£1,905,842	£857,531

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£24,372,185	-£27,738,850	-£27,760,124	-£27,803,321	-£28,052,623	-£29,759,452	-£30,815,682
60% LAR : 40% CIR	5%	-£25,213,732	-£28,496,850	-£28,518,042	-£28,561,096	-£28,810,042	-£30,518,786	-£31,573,809
60% LAR : 40% CIR	10%	-£26,059,456	-£29,258,997	-£29,280,115	-£29,323,037	-£29,571,654	-£31,282,548	-£32,336,460
60% LAR : 40% CIR	15%	-£26,909,320	-£30,025,252	-£30,046,304	-£30,089,106	-£30,337,421	-£32,050,698	-£33,103,591
60% LAR : 40% CIR	20%	-£27,763,282	-£30,795,578	-£30,816,569	-£30,859,261	-£31,107,303	-£32,823,193	-£33,875,159
60% LAR : 40% CIR	25%	-£28,621,303	-£31,569,935	-£31,590,872	-£31,633,466	-£31,881,261	-£33,599,990	-£34,651,123
60% LAR : 40% CIR	30%	-£29,483,345	-£32,348,284	-£32,369,173	-£32,411,678	-£32,660,382	-£34,381,050	-£35,431,439
60% LAR : 40% CIR	35%	-£30,349,368	-£33,131,435	-£33,152,601	-£33,195,677	-£33,446,835	-£35,166,328	-£36,216,064
60% LAR : 40% CIR	40%	-£31,219,331	-£33,922,177	-£33,943,308	-£33,986,317	-£34,237,306	-£35,955,784	-£37,004,958
60% LAR : 40% CIR	45%	-£32,093,195	-£34,716,853	-£34,737,954	-£34,780,906	-£35,031,753	-£36,749,376	-£37,798,075
60% LAR : 40% CIR	50%	-£32,567,835	-£35,122,117	-£35,143,196	-£35,186,102	-£35,436,832	-£37,153,758	-£38,202,069

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,186,985	-£11,553,650	-£11,574,924	-£11,618,121	-£11,867,423	-£13,574,252	-£14,630,482
60% LAR : 40% CIR	5%	-£9,028,532	-£12,311,650	-£12,332,842	-£12,375,896	-£12,624,842	-£14,333,586	-£15,388,609
60% LAR : 40% CIR	10%	-£9,874,256	-£13,073,797	-£13,094,915	-£13,137,837	-£13,386,454	-£15,097,348	-£16,151,260
60% LAR : 40% CIR	15%	-£10,724,120	-£13,840,052	-£13,861,104	-£13,903,906	-£14,152,221	-£15,865,498	-£16,918,391
60% LAR : 40% CIR	20%	-£11,578,082	-£14,610,378	-£14,631,369	-£14,674,061	-£14,922,103	-£16,637,993	-£17,689,959
60% LAR : 40% CIR	25%	-£12,436,103	-£15,384,735	-£15,405,672	-£15,448,266	-£15,696,061	-£17,414,790	-£18,465,923
60% LAR : 40% CIR	30%	-£13,298,145	-£16,163,084	-£16,183,973	-£16,226,478	-£16,475,182	-£18,195,850	-£19,246,239
60% LAR : 40% CIR	35%	-£14,164,168	-£16,946,235	-£16,967,401	-£17,010,477	-£17,261,635	-£18,981,128	-£20,030,864
60% LAR : 40% CIR	40%	-£15,034,131	-£17,736,977	-£17,758,108	-£17,801,117	-£18,052,106	-£19,770,584	-£20,819,758
60% LAR : 40% CIR	45%	-£15,907,995	-£18,531,653	-£18,552,754	-£18,595,706	-£18,846,553	-£20,564,176	-£21,612,875
60% LAR : 40% CIR	50%	-£16,382,635	-£18,936,917	-£18,957,996	-£19,000,902	-£19,251,632	-£20,968,558	-£22,016,869

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,480,585	-£4,847,250	-£4,868,524	-£4,911,721	-£5,161,023	-£6,867,852	-£7,924,082
60% LAR : 40% CIR	5%	-£2,322,132	-£5,605,250	-£5,626,442	-£5,669,496	-£5,918,442	-£7,627,186	-£8,682,209
60% LAR : 40% CIR	10%	-£3,167,856	-£6,367,397	-£6,388,515	-£6,431,437	-£6,680,054	-£8,390,948	-£9,444,860
60% LAR : 40% CIR	15%	-£4,017,720	-£7,133,652	-£7,154,704	-£7,197,506	-£7,445,821	-£9,159,098	-£10,211,991
60% LAR : 40% CIR	20%	-£4,871,682	-£7,903,978	-£7,924,969	-£7,967,661	-£8,215,703	-£9,931,593	-£10,983,559
60% LAR : 40% CIR	25%	-£5,729,703	-£8,678,335	-£8,699,272	-£8,741,866	-£8,989,661	-£10,708,390	-£11,759,523
60% LAR : 40% CIR	30%	-£6,591,745	-£9,456,684	-£9,477,573	-£9,520,078	-£9,768,782	-£11,489,450	-£12,539,839
60% LAR : 40% CIR	35%	-£7,457,768	-£10,239,835	-£10,261,001	-£10,304,077	-£10,555,235	-£12,274,728	-£13,324,464
60% LAR : 40% CIR	40%	-£8,327,731	-£11,030,577	-£11,051,708	-£11,094,717	-£11,345,706	-£13,064,184	-£14,113,358
60% LAR : 40% CIR	45%	-£9,201,595	-£11,825,253	-£11,846,354	-£11,889,306	-£12,140,153	-£13,857,776	-£14,906,475
60% LAR : 40% CIR	50%	-£9,676,235	-£12,230,517	-£12,251,596	-£12,294,502	-£12,545,232	-£14,262,158	-£15,310,469

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,447,015	£3,080,350	£3,059,076	£3,015,879	£2,766,577	£1,059,748	£3,518
60% LAR : 40% CIR	5%	£5,605,468	£2,322,350	£2,301,158	£2,258,104	£2,009,158	£300,414	-£754,609
60% LAR : 40% CIR	10%	£4,759,744	£1,560,203	£1,539,085	£1,496,163	£1,247,546	-£463,348	-£1,517,260
60% LAR : 40% CIR	15%	£3,909,880	£793,948	£772,896	£730,094	£481,779	-£1,231,498	-£2,284,391
60% LAR : 40% CIR	20%	£3,055,918	£23,622	£2,631	-£40,061	-£288,103	-£2,003,993	-£3,055,959
60% LAR : 40% CIR	25%	£2,197,897	-£750,735	-£771,672	-£814,266	-£1,062,061	-£2,780,790	-£3,831,923
60% LAR : 40% CIR	30%	£1,335,855	-£1,529,084	-£1,549,973	-£1,592,478	-£1,841,182	-£3,561,850	-£4,612,239
60% LAR : 40% CIR	35%	£469,832	-£2,312,235	-£2,333,401	-£2,376,477	-£2,627,635	-£4,347,128	-£5,396,864
60% LAR : 40% CIR	40%	-£400,131	-£3,102,977	-£3,124,108	-£3,167,117	-£3,418,106	-£5,136,584	-£6,185,758
60% LAR : 40% CIR	45%	-£1,273,995	-£3,897,653	-£3,918,754	-£3,961,706	-£4,212,553	-£5,930,176	-£6,978,875
60% LAR : 40% CIR	50%	-£1,748,635	-£4,302,917	-£4,323,996	-£4,366,902	-£4,617,632	-£6,334,558	-£7,382,869

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR in Perp	
Value Area	Zone B - Camden Town Office & Resi £900 per sq ft

No Units	42	Sales value inflation	Base
Site Area	0.4 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£5,755,086	£2,483,464	£2,461,866	£2,418,011	£2,164,904	£433,724	-£632,004
60% LAR : 40% CIR	5%	£5,288,800	£2,095,795	£2,074,279	£2,030,568	£1,777,824	£48,816	-£1,021,560
60% LAR : 40% CIR	10%	£4,818,271	£1,703,913	£1,682,473	£1,638,896	£1,386,485	-£345,715	-£1,415,707
60% LAR : 40% CIR	15%	£4,343,541	£1,307,861	£1,286,489	£1,243,034	£990,928	-£745,446	-£1,814,404
60% LAR : 40% CIR	20%	£3,864,650	£907,676	£886,366	£843,021	£591,194	-£1,149,588	-£2,217,605
60% LAR : 40% CIR	25%	£3,381,637	£503,397	£482,143	£438,898	£187,322	-£1,558,099	-£2,625,270
60% LAR : 40% CIR	30%	£2,894,543	£95,068	£73,861	£30,706	-£224,015	-£1,970,936	-£3,037,353
60% LAR : 40% CIR	35%	£2,403,407	-£322,116	-£343,604	-£387,338	-£642,329	-£2,388,057	-£3,453,811
60% LAR : 40% CIR	40%	£1,908,270	-£744,784	-£766,236	-£809,901	-£1,064,721	-£2,809,420	-£3,874,602
60% LAR : 40% CIR	45%	£1,409,172	-£1,171,445	-£1,192,869	-£1,236,476	-£1,491,151	-£3,234,981	-£4,299,680
60% LAR : 40% CIR	50%	£962,866	-£1,545,402	-£1,566,804	-£1,610,364	-£1,864,920	-£3,608,042	-£4,672,348

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£33,304,514	-£36,576,136	-£36,597,734	-£36,641,589	-£36,894,696	-£38,625,876	-£39,691,604
60% LAR : 40% CIR	5%	-£33,770,800	-£36,963,805	-£36,985,321	-£37,029,032	-£37,281,776	-£39,010,784	-£40,081,160
60% LAR : 40% CIR	10%	-£34,241,329	-£37,355,687	-£37,377,127	-£37,420,704	-£37,673,115	-£39,405,315	-£40,475,307
60% LAR : 40% CIR	15%	-£34,716,059	-£37,751,739	-£37,773,111	-£37,816,566	-£38,068,672	-£39,805,046	-£40,874,004
60% LAR : 40% CIR	20%	-£35,194,950	-£38,151,924	-£38,173,234	-£38,216,579	-£38,468,406	-£40,209,188	-£41,277,205
60% LAR : 40% CIR	25%	-£35,677,963	-£38,556,203	-£38,577,457	-£38,620,702	-£38,872,278	-£40,617,699	-£41,684,870
60% LAR : 40% CIR	30%	-£36,165,057	-£38,964,532	-£38,985,739	-£39,028,894	-£39,283,615	-£41,030,536	-£42,096,953
60% LAR : 40% CIR	35%	-£36,656,193	-£39,381,716	-£39,403,204	-£39,446,938	-£39,701,929	-£41,447,657	-£42,513,411
60% LAR : 40% CIR	40%	-£37,151,330	-£39,804,384	-£39,825,836	-£39,869,501	-£40,124,321	-£41,869,020	-£42,934,202
60% LAR : 40% CIR	45%	-£37,650,428	-£40,231,045	-£40,252,469	-£40,296,076	-£40,550,751	-£42,294,581	-£43,359,280
60% LAR : 40% CIR	50%	-£38,096,734	-£40,605,002	-£40,626,404	-£40,669,964	-£40,924,520	-£42,667,642	-£43,731,948

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£17,119,314	-£20,390,936	-£20,412,534	-£20,456,389	-£20,709,496	-£22,440,676	-£23,506,404
60% LAR : 40% CIR	5%	-£17,585,600	-£20,778,605	-£20,800,121	-£20,843,832	-£21,096,576	-£22,825,584	-£23,895,960
60% LAR : 40% CIR	10%	-£18,056,129	-£21,170,487	-£21,191,927	-£21,235,504	-£21,487,915	-£23,220,115	-£24,290,107
60% LAR : 40% CIR	15%	-£18,530,859	-£21,566,539	-£21,587,911	-£21,631,366	-£21,883,472	-£23,619,846	-£24,688,804
60% LAR : 40% CIR	20%	-£19,009,750	-£21,966,724	-£21,988,034	-£22,031,379	-£22,283,206	-£24,023,988	-£25,092,005
60% LAR : 40% CIR	25%	-£19,492,763	-£22,371,003	-£22,392,257	-£22,435,502	-£22,687,078	-£24,432,499	-£25,499,670
60% LAR : 40% CIR	30%	-£19,979,857	-£22,779,332	-£22,800,539	-£22,843,694	-£23,098,415	-£24,845,336	-£25,911,753
60% LAR : 40% CIR	35%	-£20,470,993	-£23,196,516	-£23,218,004	-£23,261,738	-£23,516,729	-£25,262,457	-£26,328,211
60% LAR : 40% CIR	40%	-£20,966,130	-£23,619,184	-£23,640,636	-£23,684,301	-£23,939,121	-£25,683,820	-£26,749,002
60% LAR : 40% CIR	45%	-£21,465,228	-£24,045,845	-£24,067,269	-£24,110,876	-£24,365,551	-£26,109,381	-£27,174,080
60% LAR : 40% CIR	50%	-£21,911,534	-£24,419,802	-£24,441,204	-£24,484,764	-£24,739,320	-£26,482,442	-£27,546,748

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,412,914	-£13,684,536	-£13,706,134	-£13,749,989	-£14,003,096	-£15,734,276	-£16,800,004
60% LAR : 40% CIR	5%	-£10,879,200	-£14,072,205	-£14,093,721	-£14,137,432	-£14,390,176	-£16,119,184	-£17,189,560
60% LAR : 40% CIR	10%	-£11,349,729	-£14,464,087	-£14,485,527	-£14,529,104	-£14,781,515	-£16,513,715	-£17,583,707
60% LAR : 40% CIR	15%	-£11,824,459	-£14,860,139	-£14,881,511	-£14,924,966	-£15,177,072	-£16,913,446	-£17,982,404
60% LAR : 40% CIR	20%	-£12,303,350	-£15,260,324	-£15,281,634	-£15,324,979	-£15,576,806	-£17,317,588	-£18,385,605
60% LAR : 40% CIR	25%	-£12,786,363	-£15,664,603	-£15,685,857	-£15,729,102	-£15,980,678	-£17,726,099	-£18,793,270
60% LAR : 40% CIR	30%	-£13,273,457	-£16,072,932	-£16,094,139	-£16,137,294	-£16,392,015	-£18,138,936	-£19,205,353
60% LAR : 40% CIR	35%	-£13,764,593	-£16,490,116	-£16,511,604	-£16,555,338	-£16,810,329	-£18,556,057	-£19,621,811
60% LAR : 40% CIR	40%	-£14,259,730	-£16,912,784	-£16,934,236	-£16,977,901	-£17,232,721	-£18,977,420	-£20,042,602
60% LAR : 40% CIR	45%	-£14,758,828	-£17,339,445	-£17,360,869	-£17,404,476	-£17,659,151	-£19,402,981	-£20,467,680
60% LAR : 40% CIR	50%	-£15,205,134	-£17,713,402	-£17,734,804	-£17,778,364	-£18,032,920	-£19,776,042	-£20,840,348

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,485,314	-£5,756,936	-£5,778,534	-£5,822,389	-£6,075,496	-£7,806,676	-£8,872,404
60% LAR : 40% CIR	5%	-£2,951,600	-£6,144,605	-£6,166,121	-£6,209,832	-£6,462,576	-£8,191,584	-£9,261,960
60% LAR : 40% CIR	10%	-£3,422,129	-£6,536,487	-£6,557,927	-£6,601,504	-£6,853,915	-£8,586,115	-£9,656,107
60% LAR : 40% CIR	15%	-£3,896,859	-£6,932,539	-£6,953,911	-£6,997,366	-£7,249,472	-£8,985,846	-£10,054,804
60% LAR : 40% CIR	20%	-£4,375,750	-£7,332,724	-£7,354,034	-£7,397,379	-£7,649,206	-£9,389,988	-£10,458,005
60% LAR : 40% CIR	25%	-£4,858,763	-£7,737,003	-£7,758,257	-£7,801,502	-£8,053,078	-£9,798,499	-£10,865,670
60% LAR : 40% CIR	30%	-£5,345,857	-£8,145,332	-£8,166,539	-£8,209,694	-£8,464,415	-£10,211,336	-£11,277,753
60% LAR : 40% CIR	35%	-£5,836,993	-£8,562,516	-£8,584,004	-£8,627,738	-£8,882,729	-£10,628,457	-£11,694,211
60% LAR : 40% CIR	40%	-£6,332,130	-£8,985,184	-£9,006,636	-£9,050,301	-£9,305,121	-£11,049,820	-£12,115,002
60% LAR : 40% CIR	45%	-£6,831,228	-£9,411,845	-£9,433,269	-£9,476,876	-£9,731,551	-£11,475,381	-£12,540,080
60% LAR : 40% CIR	50%	-£7,277,534	-£9,785,802	-£9,807,204	-£9,850,764	-£10,105,320	-£11,848,442	-£12,912,748

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR in Perp

Value Area	**Zone B - Camden Town Office & Resi £1,000 per sq ft**

No Units	**42**
Site Area	**0.4 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,653,120	£4,355,596	£4,333,998	£4,290,142	£4,037,035	£2,305,856	£1,249,626
60% LAR : 40% CIR	5%	£7,094,326	£3,874,319	£3,852,804	£3,809,093	£3,556,349	£1,827,342	£772,319
60% LAR : 40% CIR	10%	£6,530,570	£3,388,832	£3,367,391	£3,323,814	£3,071,404	£1,344,399	£290,488
60% LAR : 40% CIR	15%	£5,960,712	£2,899,172	£2,877,801	£2,834,345	£2,582,240	£857,069	-£198,811
60% LAR : 40% CIR	20%	£5,386,693	£2,405,381	£2,384,071	£2,340,726	£2,088,899	£365,394	-£697,048
60% LAR : 40% CIR	25%	£4,808,552	£1,907,496	£1,886,241	£1,842,997	£1,591,421	-£132,576	-£1,199,747
60% LAR : 40% CIR	30%	£4,226,330	£1,405,560	£1,384,353	£1,341,198	£1,089,844	-£640,448	-£1,706,865
60% LAR : 40% CIR	35%	£3,640,068	£899,611	£878,445	£835,368	£584,210	-£1,152,604	-£2,218,359
60% LAR : 40% CIR	40%	£3,049,803	£389,689	£368,558	£325,549	£74,560	-£1,669,001	-£2,734,183
60% LAR : 40% CIR	45%	£2,455,577	-£126,061	-£147,485	-£191,093	-£445,767	-£2,189,598	-£3,254,297
60% LAR : 40% CIR	50%	£2,024,872	-£484,433	-£505,834	-£549,394	-£803,951	-£2,547,072	-£3,611,379

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£31,406,480	-£34,704,004	-£34,725,602	-£34,769,458	-£35,022,565	-£36,753,744	-£37,809,974
60% LAR : 40% CIR	5%	-£31,965,274	-£35,185,281	-£35,206,796	-£35,250,507	-£35,503,251	-£37,232,258	-£38,287,281
60% LAR : 40% CIR	10%	-£32,529,030	-£35,670,768	-£35,692,209	-£35,735,786	-£35,988,196	-£37,715,201	-£38,769,112
60% LAR : 40% CIR	15%	-£33,098,888	-£36,160,428	-£36,181,799	-£36,225,255	-£36,477,360	-£38,202,531	-£39,258,411
60% LAR : 40% CIR	20%	-£33,672,907	-£36,654,219	-£36,675,529	-£36,718,874	-£36,970,701	-£38,694,206	-£39,756,648
60% LAR : 40% CIR	25%	-£34,251,048	-£37,152,104	-£37,173,359	-£37,216,603	-£37,468,179	-£39,192,176	-£40,259,347
60% LAR : 40% CIR	30%	-£34,833,270	-£37,654,040	-£37,675,247	-£37,718,402	-£37,969,756	-£39,700,048	-£40,766,465
60% LAR : 40% CIR	35%	-£35,419,532	-£38,159,989	-£38,181,155	-£38,224,232	-£38,475,390	-£40,212,204	-£41,277,959
60% LAR : 40% CIR	40%	-£36,009,797	-£38,669,911	-£38,691,042	-£38,734,051	-£38,985,040	-£40,728,601	-£41,793,783
60% LAR : 40% CIR	45%	-£36,604,023	-£39,185,661	-£39,207,085	-£39,250,693	-£39,505,367	-£41,249,198	-£42,313,897
60% LAR : 40% CIR	50%	-£37,034,728	-£39,544,033	-£39,565,434	-£39,608,994	-£39,863,551	-£41,606,672	-£42,670,979

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,221,280	-£18,518,804	-£18,540,402	-£18,584,258	-£18,837,365	-£20,568,544	-£21,624,774
60% LAR : 40% CIR	5%	-£15,780,074	-£19,000,081	-£19,021,596	-£19,065,307	-£19,318,051	-£21,047,058	-£22,102,081
60% LAR : 40% CIR	10%	-£16,343,830	-£19,485,568	-£19,507,009	-£19,550,586	-£19,802,996	-£21,530,001	-£22,583,912
60% LAR : 40% CIR	15%	-£16,913,688	-£19,975,228	-£19,996,599	-£20,040,055	-£20,292,160	-£22,017,331	-£23,073,211
60% LAR : 40% CIR	20%	-£17,487,707	-£20,469,019	-£20,490,329	-£20,533,674	-£20,785,501	-£22,509,006	-£23,571,448
60% LAR : 40% CIR	25%	-£18,065,848	-£20,966,904	-£20,988,159	-£21,031,403	-£21,282,979	-£23,006,976	-£24,074,147
60% LAR : 40% CIR	30%	-£18,648,070	-£21,468,840	-£21,490,047	-£21,533,202	-£21,784,556	-£23,514,848	-£24,581,265
60% LAR : 40% CIR	35%	-£19,234,332	-£21,974,789	-£21,995,955	-£22,039,032	-£22,290,190	-£24,027,004	-£25,092,759
60% LAR : 40% CIR	40%	-£19,824,597	-£22,484,711	-£22,505,842	-£22,548,851	-£22,799,840	-£24,543,401	-£25,608,583
60% LAR : 40% CIR	45%	-£20,418,823	-£23,000,461	-£23,021,885	-£23,065,493	-£23,320,167	-£25,063,998	-£26,128,697
60% LAR : 40% CIR	50%	-£20,849,528	-£23,358,833	-£23,380,234	-£23,423,794	-£23,678,351	-£25,421,472	-£26,485,779

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,514,880	-£11,812,404	-£11,834,002	-£11,877,858	-£12,130,965	-£13,862,144	-£14,918,374
60% LAR : 40% CIR	5%	-£9,073,674	-£12,293,681	-£12,315,196	-£12,358,907	-£12,611,651	-£14,340,658	-£15,395,681
60% LAR : 40% CIR	10%	-£9,637,430	-£12,779,168	-£12,800,609	-£12,844,186	-£13,096,596	-£14,823,601	-£15,877,512
60% LAR : 40% CIR	15%	-£10,207,288	-£13,268,828	-£13,290,199	-£13,333,655	-£13,585,760	-£15,310,931	-£16,366,811
60% LAR : 40% CIR	20%	-£10,781,307	-£13,762,619	-£13,783,929	-£13,827,274	-£14,079,101	-£15,802,606	-£16,865,048
60% LAR : 40% CIR	25%	-£11,359,448	-£14,260,504	-£14,281,759	-£14,325,003	-£14,576,579	-£16,300,576	-£17,367,747
60% LAR : 40% CIR	30%	-£11,941,670	-£14,762,440	-£14,783,647	-£14,826,802	-£15,078,156	-£16,808,448	-£17,874,865
60% LAR : 40% CIR	35%	-£12,527,932	-£15,268,389	-£15,289,555	-£15,332,632	-£15,583,790	-£17,320,604	-£18,386,359
60% LAR : 40% CIR	40%	-£13,118,197	-£15,778,311	-£15,799,442	-£15,842,451	-£16,093,440	-£17,837,001	-£18,902,183
60% LAR : 40% CIR	45%	-£13,712,423	-£16,294,061	-£16,315,485	-£16,359,093	-£16,613,767	-£18,357,598	-£19,422,297
60% LAR : 40% CIR	50%	-£14,143,128	-£16,652,433	-£16,673,834	-£16,717,394	-£16,971,951	-£18,715,072	-£19,779,379

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£587,280	-£3,884,804	-£3,906,402	-£3,950,258	-£4,203,365	-£5,934,544	-£6,990,774
60% LAR : 40% CIR	5%	-£1,146,074	-£4,366,081	-£4,387,596	-£4,431,307	-£4,684,051	-£6,413,058	-£7,468,081
60% LAR : 40% CIR	10%	-£1,709,830	-£4,851,568	-£4,873,009	-£4,916,586	-£5,168,996	-£6,896,001	-£7,949,912
60% LAR : 40% CIR	15%	-£2,279,688	-£5,341,228	-£5,362,599	-£5,406,055	-£5,658,160	-£7,383,331	-£8,439,211
60% LAR : 40% CIR	20%	-£2,853,707	-£5,835,019	-£5,856,329	-£5,899,674	-£6,151,501	-£7,875,006	-£8,937,448
60% LAR : 40% CIR	25%	-£3,431,848	-£6,332,904	-£6,354,159	-£6,397,403	-£6,648,979	-£8,372,976	-£9,440,147
60% LAR : 40% CIR	30%	-£4,014,070	-£6,834,840	-£6,856,047	-£6,899,202	-£7,150,556	-£8,880,848	-£9,947,265
60% LAR : 40% CIR	35%	-£4,600,332	-£7,340,789	-£7,361,955	-£7,405,032	-£7,656,190	-£9,393,004	-£10,458,759
60% LAR : 40% CIR	40%	-£5,190,597	-£7,850,711	-£7,871,842	-£7,914,851	-£8,165,840	-£9,909,401	-£10,974,583
60% LAR : 40% CIR	45%	-£5,784,823	-£8,366,461	-£8,387,885	-£8,431,493	-£8,686,167	-£10,429,998	-£11,494,697
60% LAR : 40% CIR	50%	-£6,215,528	-£8,724,833	-£8,746,234	-£8,789,794	-£9,044,351	-£10,787,472	-£11,851,779

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR in Perp

Value Area	Zone B - Camden Town Office & Resi £1,100 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£9,538,137	£6,227,727	£6,206,129	£6,162,274	£5,909,168	£4,177,987	£3,121,757
60% LAR : 40% CIR	5%	£8,885,092	£5,652,845	£5,631,329	£5,587,618	£5,334,874	£3,605,867	£2,550,844
60% LAR : 40% CIR	10%	£8,227,869	£5,073,750	£5,052,311	£5,008,733	£4,756,322	£3,029,317	£1,975,407
60% LAR : 40% CIR	15%	£7,566,508	£4,490,484	£4,469,112	£4,425,657	£4,173,553	£2,448,381	£1,395,488
60% LAR : 40% CIR	20%	£6,901,047	£3,903,086	£3,881,776	£3,838,432	£3,586,604	£1,863,100	£811,134
60% LAR : 40% CIR	25%	£6,231,527	£3,311,595	£3,290,340	£3,247,096	£2,995,520	£1,273,516	£222,383
60% LAR : 40% CIR	30%	£5,557,988	£2,716,052	£2,694,845	£2,651,690	£2,400,336	£679,669	-£376,377
60% LAR : 40% CIR	35%	£4,876,727	£2,116,497	£2,095,331	£2,052,255	£1,801,097	£81,604	-£982,905
60% LAR : 40% CIR	40%	£4,191,335	£1,512,968	£1,491,838	£1,448,829	£1,197,839	-£528,583	-£1,593,765
60% LAR : 40% CIR	45%	£3,501,982	£905,505	£884,404	£841,452	£590,605	-£1,144,215	-£2,208,914
60% LAR : 40% CIR	50%	£3,086,877	£567,872	£546,792	£503,887	£253,156	-£1,486,103	-£2,550,410

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£29,521,463	-£32,831,873	-£32,853,471	-£32,897,326	-£33,150,432	-£34,881,613	-£35,937,843
60% LAR : 40% CIR	5%	-£30,174,508	-£33,406,755	-£33,428,271	-£33,471,982	-£33,724,726	-£35,453,733	-£36,508,756
60% LAR : 40% CIR	10%	-£30,831,731	-£33,985,850	-£34,007,289	-£34,050,867	-£34,303,278	-£36,030,283	-£37,084,193
60% LAR : 40% CIR	15%	-£31,493,092	-£34,569,116	-£34,590,488	-£34,633,943	-£34,886,047	-£36,611,219	-£37,664,112
60% LAR : 40% CIR	20%	-£32,158,553	-£35,156,514	-£35,177,824	-£35,221,168	-£35,472,996	-£37,196,500	-£38,248,466
60% LAR : 40% CIR	25%	-£32,828,073	-£35,748,005	-£35,769,260	-£35,812,504	-£36,064,080	-£37,786,084	-£38,837,217
60% LAR : 40% CIR	30%	-£33,501,612	-£36,343,548	-£36,364,755	-£36,407,910	-£36,659,264	-£38,379,931	-£39,435,977
60% LAR : 40% CIR	35%	-£34,182,873	-£36,943,103	-£36,964,269	-£37,007,345	-£37,258,503	-£38,977,996	-£40,042,505
60% LAR : 40% CIR	40%	-£34,868,265	-£37,546,632	-£37,567,762	-£37,610,771	-£37,861,761	-£39,588,183	-£40,653,365
60% LAR : 40% CIR	45%	-£35,557,618	-£38,154,095	-£38,175,196	-£38,218,148	-£38,468,995	-£40,203,815	-£41,268,514
60% LAR : 40% CIR	50%	-£35,972,723	-£38,491,728	-£38,512,808	-£38,555,713	-£38,806,444	-£40,545,703	-£41,610,010

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£13,336,263	-£16,646,673	-£16,668,271	-£16,712,126	-£16,965,232	-£18,696,413	-£19,752,643
60% LAR : 40% CIR	5%	-£13,989,308	-£17,221,555	-£17,243,071	-£17,286,782	-£17,539,526	-£19,268,533	-£20,323,556
60% LAR : 40% CIR	10%	-£14,646,531	-£17,800,650	-£17,822,089	-£17,865,667	-£18,118,078	-£19,845,083	-£20,898,993
60% LAR : 40% CIR	15%	-£15,307,892	-£18,383,916	-£18,405,288	-£18,448,743	-£18,700,847	-£20,426,019	-£21,478,912
60% LAR : 40% CIR	20%	-£15,973,353	-£18,971,314	-£18,992,624	-£19,035,968	-£19,287,796	-£21,011,300	-£22,063,266
60% LAR : 40% CIR	25%	-£16,642,873	-£19,562,805	-£19,584,060	-£19,627,304	-£19,878,880	-£21,600,884	-£22,652,017
60% LAR : 40% CIR	30%	-£17,316,412	-£20,158,348	-£20,179,555	-£20,222,710	-£20,474,064	-£22,194,731	-£23,250,777
60% LAR : 40% CIR	35%	-£17,997,673	-£20,757,903	-£20,779,069	-£20,822,145	-£21,073,303	-£22,792,796	-£23,857,305
60% LAR : 40% CIR	40%	-£18,683,065	-£21,361,432	-£21,382,562	-£21,425,571	-£21,676,561	-£23,402,983	-£24,468,165
60% LAR : 40% CIR	45%	-£19,372,418	-£21,968,895	-£21,989,996	-£22,032,948	-£22,283,795	-£24,018,615	-£25,083,314
60% LAR : 40% CIR	50%	-£19,787,523	-£22,306,528	-£22,327,608	-£22,370,513	-£22,621,244	-£24,360,503	-£25,424,810

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,629,863	-£9,940,273	-£9,961,871	-£10,005,726	-£10,258,832	-£11,990,013	-£13,046,243
60% LAR : 40% CIR	5%	-£7,282,908	-£10,515,155	-£10,536,671	-£10,580,382	-£10,833,126	-£12,562,133	-£13,617,156
60% LAR : 40% CIR	10%	-£7,940,131	-£11,094,250	-£11,115,689	-£11,159,267	-£11,411,678	-£13,138,683	-£14,192,593
60% LAR : 40% CIR	15%	-£8,601,492	-£11,677,516	-£11,698,888	-£11,742,343	-£11,994,447	-£13,719,619	-£14,772,512
60% LAR : 40% CIR	20%	-£9,266,953	-£12,264,914	-£12,286,224	-£12,329,568	-£12,581,396	-£14,304,900	-£15,356,866
60% LAR : 40% CIR	25%	-£9,936,473	-£12,856,405	-£12,877,660	-£12,920,904	-£13,172,480	-£14,894,484	-£15,945,617
60% LAR : 40% CIR	30%	-£10,610,012	-£13,451,948	-£13,473,155	-£13,516,310	-£13,767,664	-£15,488,331	-£16,544,377
60% LAR : 40% CIR	35%	-£11,291,273	-£14,051,503	-£14,072,669	-£14,115,745	-£14,366,903	-£16,086,396	-£17,150,905
60% LAR : 40% CIR	40%	-£11,976,665	-£14,655,032	-£14,676,162	-£14,719,171	-£14,970,161	-£16,696,583	-£17,761,765
60% LAR : 40% CIR	45%	-£12,666,018	-£15,262,495	-£15,283,596	-£15,326,548	-£15,577,395	-£17,312,215	-£18,376,914
60% LAR : 40% CIR	50%	-£13,081,123	-£15,600,128	-£15,621,208	-£15,664,113	-£15,914,844	-£17,654,103	-£18,718,410

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,297,737	-£2,012,673	-£2,034,271	-£2,078,126	-£2,331,232	-£4,062,413	-£5,118,643
60% LAR : 40% CIR	5%	£644,692	-£2,587,555	-£2,609,071	-£2,652,782	-£2,905,526	-£4,634,533	-£5,689,556
60% LAR : 40% CIR	10%	-£12,531	-£3,166,650	-£3,188,089	-£3,231,667	-£3,484,078	-£5,211,083	-£6,264,993
60% LAR : 40% CIR	15%	-£673,892	-£3,749,916	-£3,771,288	-£3,814,743	-£4,066,847	-£5,792,019	-£6,844,912
60% LAR : 40% CIR	20%	-£1,339,353	-£4,337,314	-£4,358,624	-£4,401,968	-£4,653,796	-£6,377,300	-£7,429,266
60% LAR : 40% CIR	25%	-£2,008,873	-£4,928,805	-£4,950,060	-£4,993,304	-£5,244,880	-£6,966,884	-£8,018,017
60% LAR : 40% CIR	30%	-£2,682,412	-£5,524,348	-£5,545,555	-£5,588,710	-£5,840,064	-£7,560,731	-£8,616,777
60% LAR : 40% CIR	35%	-£3,363,673	-£6,123,903	-£6,145,069	-£6,188,145	-£6,439,303	-£8,158,796	-£9,223,305
60% LAR : 40% CIR	40%	-£4,049,065	-£6,727,432	-£6,748,562	-£6,791,571	-£7,042,561	-£8,768,983	-£9,834,165
60% LAR : 40% CIR	45%	-£4,738,418	-£7,334,895	-£7,355,996	-£7,398,948	-£7,649,795	-£9,384,615	-£10,449,314
60% LAR : 40% CIR	50%	-£5,153,523	-£7,672,528	-£7,693,608	-£7,736,513	-£7,987,244	-£9,726,503	-£10,790,810

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR in Perp

Value Area	Zone B - Camden Town Office & Resi £1,200 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£11,423,154	£8,099,859	£8,078,261	£8,034,406	£7,781,300	£6,050,120	£4,993,889
60% LAR : 40% CIR	5%	£10,675,859	£7,431,370	£7,409,854	£7,366,143	£7,113,400	£5,384,392	£4,329,369
60% LAR : 40% CIR	10%	£9,924,384	£6,758,669	£6,737,229	£6,693,651	£6,441,241	£4,714,236	£3,660,325
60% LAR : 40% CIR	15%	£9,168,773	£6,081,797	£6,060,424	£6,016,970	£5,764,865	£4,039,692	£2,986,801
60% LAR : 40% CIR	20%	£8,409,061	£5,400,792	£5,379,482	£5,336,137	£5,084,310	£3,360,805	£2,308,839
60% LAR : 40% CIR	25%	£7,645,290	£4,715,694	£4,694,439	£4,651,195	£4,399,618	£2,677,614	£1,626,482
60% LAR : 40% CIR	30%	£6,877,500	£4,026,545	£4,005,338	£3,962,183	£3,710,829	£1,990,161	£939,772
60% LAR : 40% CIR	35%	£6,105,729	£3,333,382	£3,312,217	£3,269,140	£3,017,982	£1,298,489	£248,753
60% LAR : 40% CIR	40%	£5,330,016	£2,636,247	£2,615,117	£2,572,108	£2,321,118	£602,640	-£453,347
60% LAR : 40% CIR	45%	£4,548,386	£1,935,178	£1,914,076	£1,871,124	£1,620,277	-£98,831	-£1,163,530
60% LAR : 40% CIR	50%	£4,102,917	£1,567,666	£1,546,586	£1,503,680	£1,252,950	-£471,054	-£1,535,360

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£27,636,446	-£30,959,741	-£30,981,339	-£31,025,194	-£31,278,300	-£33,009,480	-£34,065,711
60% LAR : 40% CIR	5%	-£28,383,741	-£31,628,230	-£31,649,746	-£31,693,457	-£31,946,200	-£33,675,208	-£34,730,231
60% LAR : 40% CIR	10%	-£29,135,216	-£32,300,931	-£32,322,371	-£32,365,949	-£32,618,359	-£34,345,364	-£35,399,275
60% LAR : 40% CIR	15%	-£29,890,827	-£32,977,803	-£32,999,176	-£33,042,630	-£33,294,735	-£35,019,908	-£36,072,799
60% LAR : 40% CIR	20%	-£30,650,539	-£33,658,808	-£33,680,118	-£33,723,463	-£33,975,290	-£35,698,795	-£36,750,761
60% LAR : 40% CIR	25%	-£31,414,310	-£34,343,906	-£34,365,161	-£34,408,405	-£34,659,982	-£36,381,986	-£37,433,118
60% LAR : 40% CIR	30%	-£32,182,100	-£35,033,055	-£35,054,262	-£35,097,417	-£35,348,771	-£37,069,439	-£38,119,828
60% LAR : 40% CIR	35%	-£32,953,871	-£35,726,218	-£35,747,383	-£35,790,460	-£36,041,618	-£37,761,111	-£38,810,847
60% LAR : 40% CIR	40%	-£33,729,584	-£36,423,353	-£36,444,483	-£36,487,492	-£36,738,482	-£38,456,960	-£39,512,947
60% LAR : 40% CIR	45%	-£34,511,214	-£37,124,422	-£37,145,524	-£37,188,476	-£37,439,323	-£39,158,431	-£40,223,130
60% LAR : 40% CIR	50%	-£34,956,683	-£37,491,934	-£37,513,014	-£37,555,920	-£37,806,650	-£39,530,654	-£40,594,960

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,451,246	-£14,774,541	-£14,796,139	-£14,839,994	-£15,093,100	-£16,824,280	-£17,880,511
60% LAR : 40% CIR	5%	-£12,198,541	-£15,443,030	-£15,464,546	-£15,508,257	-£15,761,000	-£17,490,008	-£18,545,031
60% LAR : 40% CIR	10%	-£12,950,016	-£16,115,731	-£16,137,171	-£16,180,749	-£16,433,159	-£18,160,164	-£19,214,075
60% LAR : 40% CIR	15%	-£13,705,627	-£16,792,603	-£16,813,976	-£16,857,430	-£17,109,535	-£18,834,708	-£19,887,599
60% LAR : 40% CIR	20%	-£14,465,339	-£17,473,608	-£17,494,918	-£17,538,263	-£17,790,090	-£19,513,595	-£20,565,561
60% LAR : 40% CIR	25%	-£15,229,110	-£18,158,706	-£18,179,961	-£18,223,205	-£18,474,782	-£20,196,786	-£21,247,918
60% LAR : 40% CIR	30%	-£15,996,900	-£18,847,855	-£18,869,062	-£18,912,217	-£19,163,571	-£20,884,239	-£21,934,628
60% LAR : 40% CIR	35%	-£16,768,671	-£19,541,018	-£19,562,183	-£19,605,260	-£19,856,418	-£21,575,911	-£22,625,647
60% LAR : 40% CIR	40%	-£17,544,384	-£20,238,153	-£20,259,283	-£20,302,292	-£20,553,282	-£22,271,760	-£23,327,747
60% LAR : 40% CIR	45%	-£18,326,014	-£20,939,222	-£20,960,324	-£21,003,276	-£21,254,123	-£22,973,231	-£24,037,930
60% LAR : 40% CIR	50%	-£18,771,483	-£21,306,734	-£21,327,814	-£21,370,720	-£21,621,450	-£23,345,454	-£24,409,760

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,744,846	-£8,068,141	-£8,089,739	-£8,133,594	-£8,386,700	-£10,117,880	-£11,174,111
60% LAR : 40% CIR	5%	-£5,492,141	-£8,736,630	-£8,758,146	-£8,801,857	-£9,054,600	-£10,783,608	-£11,838,631
60% LAR : 40% CIR	10%	-£6,243,616	-£9,409,331	-£9,430,771	-£9,474,349	-£9,726,759	-£11,453,764	-£12,507,675
60% LAR : 40% CIR	15%	-£6,999,227	-£10,086,203	-£10,107,576	-£10,151,030	-£10,403,135	-£12,128,308	-£13,181,199
60% LAR : 40% CIR	20%	-£7,758,939	-£10,767,208	-£10,788,518	-£10,831,863	-£11,083,690	-£12,807,195	-£13,859,161
60% LAR : 40% CIR	25%	-£8,522,710	-£11,452,306	-£11,473,561	-£11,516,805	-£11,768,382	-£13,490,386	-£14,541,518
60% LAR : 40% CIR	30%	-£9,290,500	-£12,141,455	-£12,162,662	-£12,205,817	-£12,457,171	-£14,177,839	-£15,228,228
60% LAR : 40% CIR	35%	-£10,062,271	-£12,834,618	-£12,855,783	-£12,898,860	-£13,150,018	-£14,869,511	-£15,919,247
60% LAR : 40% CIR	40%	-£10,837,984	-£13,531,753	-£13,552,883	-£13,595,892	-£13,846,882	-£15,565,360	-£16,621,347
60% LAR : 40% CIR	45%	-£11,619,614	-£14,232,822	-£14,253,924	-£14,296,876	-£14,547,723	-£16,266,831	-£17,331,530
60% LAR : 40% CIR	50%	-£12,065,083	-£14,600,334	-£14,621,414	-£14,664,320	-£14,915,050	-£16,639,054	-£17,703,360

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,182,754	-£140,541	-£162,139	-£205,994	-£459,100	-£2,190,280	-£3,246,511
60% LAR : 40% CIR	5%	£2,435,459	-£809,030	-£830,546	-£874,257	-£1,127,000	-£2,856,008	-£3,911,031
60% LAR : 40% CIR	10%	£1,683,984	-£1,481,731	-£1,503,171	-£1,546,749	-£1,799,159	-£3,526,164	-£4,580,075
60% LAR : 40% CIR	15%	£928,373	-£2,158,603	-£2,179,976	-£2,223,430	-£2,475,535	-£4,200,708	-£5,253,599
60% LAR : 40% CIR	20%	£168,661	-£2,839,608	-£2,860,918	-£2,904,263	-£3,156,090	-£4,879,595	-£5,931,561
60% LAR : 40% CIR	25%	-£595,110	-£3,524,706	-£3,545,961	-£3,589,205	-£3,840,782	-£5,562,786	-£6,613,918
60% LAR : 40% CIR	30%	-£1,362,900	-£4,213,855	-£4,235,062	-£4,278,217	-£4,529,571	-£6,250,239	-£7,300,628
60% LAR : 40% CIR	35%	-£2,134,671	-£4,907,018	-£4,928,183	-£4,971,260	-£5,222,418	-£6,941,911	-£7,991,647
60% LAR : 40% CIR	40%	-£2,910,384	-£5,604,153	-£5,625,283	-£5,668,292	-£5,919,282	-£7,637,760	-£8,693,747
60% LAR : 40% CIR	45%	-£3,692,014	-£6,305,222	-£6,326,324	-£6,369,276	-£6,620,123	-£8,339,231	-£9,403,930
60% LAR : 40% CIR	50%	-£4,137,483	-£6,672,734	-£6,693,814	-£6,736,720	-£6,987,450	-£8,711,454	-£9,775,760

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR in Perp		Value Area	Zone B - Camden Town Office & Resi £1,300 per sq ft

No Units	42	Sales value inflation	Base
Site Area	0.4 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£13,308,172	£9,963,560	£9,942,287	£9,899,090	£9,649,788	£7,922,252	£6,866,021
60% LAR : 40% CIR	5%	£12,466,625	£9,205,562	£9,184,370	£9,141,315	£8,891,924	£7,162,917	£6,107,894
60% LAR : 40% CIR	10%	£11,620,900	£8,443,415	£8,422,148	£8,378,570	£8,126,159	£6,399,155	£5,345,244
60% LAR : 40% CIR	15%	£10,771,037	£7,673,108	£7,651,737	£7,608,281	£7,356,176	£5,631,005	£4,578,113
60% LAR : 40% CIR	20%	£9,917,075	£6,898,497	£6,877,187	£6,833,842	£6,582,015	£4,858,510	£3,806,544
60% LAR : 40% CIR	25%	£9,059,053	£6,119,793	£6,098,538	£6,055,293	£5,803,717	£4,081,713	£3,030,580
60% LAR : 40% CIR	30%	£8,197,012	£5,337,036	£5,315,830	£5,272,674	£5,021,321	£3,300,654	£2,250,264
60% LAR : 40% CIR	35%	£7,330,990	£4,550,267	£4,529,102	£4,486,025	£4,234,867	£2,515,375	£1,465,638
60% LAR : 40% CIR	40%	£6,461,026	£3,759,526	£3,738,396	£3,695,387	£3,444,397	£1,725,919	£676,746
60% LAR : 40% CIR	45%	£5,587,161	£2,964,850	£2,943,748	£2,900,796	£2,649,950	£932,327	-£118,147
60% LAR : 40% CIR	50%	£5,110,957	£2,559,586	£2,538,506	£2,495,601	£2,244,870	£527,945	-£528,305

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£25,751,428	-£29,096,040	-£29,117,313	-£29,160,510	-£29,409,812	-£31,137,348	-£32,193,579
60% LAR : 40% CIR	5%	-£26,592,975	-£29,854,038	-£29,875,230	-£29,918,285	-£30,167,676	-£31,896,683	-£32,951,706
60% LAR : 40% CIR	10%	-£27,438,700	-£30,616,185	-£30,637,452	-£30,681,030	-£30,933,441	-£32,660,445	-£33,714,356
60% LAR : 40% CIR	15%	-£28,288,563	-£31,386,492	-£31,407,863	-£31,451,319	-£31,703,424	-£33,428,595	-£34,481,487
60% LAR : 40% CIR	20%	-£29,142,525	-£32,161,103	-£32,182,413	-£32,225,758	-£32,477,585	-£34,201,090	-£35,253,056
60% LAR : 40% CIR	25%	-£30,000,547	-£32,939,807	-£32,961,062	-£33,004,307	-£33,255,883	-£34,977,887	-£36,029,020
60% LAR : 40% CIR	30%	-£30,862,588	-£33,722,564	-£33,743,770	-£33,786,926	-£34,038,279	-£35,758,946	-£36,809,336
60% LAR : 40% CIR	35%	-£31,728,610	-£34,509,333	-£34,530,498	-£34,573,575	-£34,824,733	-£36,544,225	-£37,593,962
60% LAR : 40% CIR	40%	-£32,598,574	-£35,300,074	-£35,321,204	-£35,364,213	-£35,615,203	-£37,333,681	-£38,382,854
60% LAR : 40% CIR	45%	-£33,472,439	-£36,094,750	-£36,115,852	-£36,158,804	-£36,409,650	-£38,127,273	-£39,177,747
60% LAR : 40% CIR	50%	-£33,948,643	-£36,500,014	-£36,521,094	-£36,563,999	-£36,814,730	-£38,531,655	-£39,587,905

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,566,228	-£12,910,840	-£12,932,113	-£12,975,310	-£13,224,612	-£14,952,148	-£16,008,379
60% LAR : 40% CIR	5%	-£10,407,775	-£13,668,838	-£13,690,030	-£13,733,085	-£13,982,476	-£15,711,483	-£16,766,506
60% LAR : 40% CIR	10%	-£11,253,500	-£14,430,985	-£14,452,252	-£14,495,830	-£14,748,241	-£16,475,245	-£17,529,156
60% LAR : 40% CIR	15%	-£12,103,363	-£15,201,292	-£15,222,663	-£15,266,119	-£15,518,224	-£17,243,395	-£18,296,287
60% LAR : 40% CIR	20%	-£12,957,325	-£15,975,903	-£15,997,213	-£16,040,558	-£16,292,385	-£18,015,890	-£19,067,856
60% LAR : 40% CIR	25%	-£13,815,347	-£16,754,607	-£16,775,862	-£16,819,107	-£17,070,683	-£18,792,687	-£19,843,820
60% LAR : 40% CIR	30%	-£14,677,388	-£17,537,364	-£17,558,570	-£17,601,726	-£17,853,079	-£19,573,746	-£20,624,136
60% LAR : 40% CIR	35%	-£15,543,410	-£18,324,133	-£18,345,298	-£18,388,375	-£18,639,533	-£20,359,025	-£21,408,762
60% LAR : 40% CIR	40%	-£16,413,374	-£19,114,874	-£19,136,004	-£19,179,013	-£19,430,003	-£21,148,481	-£22,197,654
60% LAR : 40% CIR	45%	-£17,287,239	-£19,909,550	-£19,930,652	-£19,973,604	-£20,224,450	-£21,942,073	-£22,992,547
60% LAR : 40% CIR	50%	-£17,763,443	-£20,314,814	-£20,335,894	-£20,378,799	-£20,629,530	-£22,346,455	-£23,402,705

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,859,828	-£6,204,440	-£6,225,713	-£6,268,910	-£6,518,212	-£8,245,748	-£9,301,979
60% LAR : 40% CIR	5%	-£3,701,375	-£6,962,438	-£6,983,630	-£7,026,685	-£7,276,076	-£9,005,083	-£10,060,106
60% LAR : 40% CIR	10%	-£4,547,100	-£7,724,585	-£7,745,852	-£7,789,430	-£8,041,841	-£9,768,845	-£10,822,756
60% LAR : 40% CIR	15%	-£5,396,963	-£8,494,892	-£8,516,263	-£8,559,719	-£8,811,824	-£10,536,995	-£11,589,887
60% LAR : 40% CIR	20%	-£6,250,925	-£9,269,503	-£9,290,813	-£9,334,158	-£9,585,985	-£11,309,490	-£12,361,456
60% LAR : 40% CIR	25%	-£7,108,947	-£10,048,207	-£10,069,462	-£10,112,707	-£10,364,283	-£12,086,287	-£13,137,420
60% LAR : 40% CIR	30%	-£7,970,988	-£10,830,964	-£10,852,170	-£10,895,326	-£11,146,679	-£12,867,346	-£13,917,736
60% LAR : 40% CIR	35%	-£8,837,010	-£11,617,733	-£11,638,898	-£11,681,975	-£11,933,133	-£13,652,625	-£14,702,362
60% LAR : 40% CIR	40%	-£9,706,974	-£12,408,474	-£12,429,604	-£12,472,613	-£12,723,603	-£14,442,081	-£15,491,254
60% LAR : 40% CIR	45%	-£10,580,839	-£13,203,150	-£13,224,252	-£13,267,204	-£13,518,050	-£15,235,673	-£16,286,147
60% LAR : 40% CIR	50%	-£11,057,043	-£13,608,414	-£13,629,494	-£13,672,399	-£13,923,130	-£15,640,055	-£16,696,305

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,067,772	£1,723,160	£1,701,887	£1,658,690	£1,409,388	-£318,148	-£1,374,379
60% LAR : 40% CIR	5%	£4,226,225	£965,162	£943,970	£900,915	£651,524	-£1,077,483	-£2,132,506
60% LAR : 40% CIR	10%	£3,380,500	£203,015	£181,748	£138,170	-£114,241	-£1,841,245	-£2,895,156
60% LAR : 40% CIR	15%	£2,530,637	-£567,292	-£588,663	-£632,119	-£884,224	-£2,609,395	-£3,662,287
60% LAR : 40% CIR	20%	£1,676,675	-£1,341,903	-£1,363,213	-£1,406,558	-£1,658,385	-£3,381,890	-£4,433,856
60% LAR : 40% CIR	25%	£818,653	-£2,120,607	-£2,141,862	-£2,185,107	-£2,436,683	-£4,158,687	-£5,209,820
60% LAR : 40% CIR	30%	-£43,388	-£2,903,364	-£2,924,570	-£2,967,726	-£3,219,079	-£4,939,746	-£5,990,136
60% LAR : 40% CIR	35%	-£909,410	-£3,690,133	-£3,711,298	-£3,754,375	-£4,005,533	-£5,725,025	-£6,774,762
60% LAR : 40% CIR	40%	-£1,779,374	-£4,480,874	-£4,502,004	-£4,545,013	-£4,796,003	-£6,514,481	-£7,563,654
60% LAR : 40% CIR	45%	-£2,653,239	-£5,275,550	-£5,296,652	-£5,339,604	-£5,590,450	-£7,308,073	-£8,358,547
60% LAR : 40% CIR	50%	-£3,129,443	-£5,680,814	-£5,701,894	-£5,744,799	-£5,995,530	-£7,712,455	-£8,768,705

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR for 15 Years		Value Area	Zone B - Camden Town Office & Resi £900 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£8,451,675	£5,164,417	£5,142,819	£5,098,964	£4,845,858	£3,114,678	£2,058,448
60% LAR : 40% CIR	5%	£7,987,132	£4,776,748	£4,755,232	£4,711,521	£4,458,778	£2,729,769	£1,674,746
60% LAR : 40% CIR	10%	£7,518,410	£4,384,867	£4,363,426	£4,319,849	£4,067,438	£2,340,434	£1,286,523
60% LAR : 40% CIR	15%	£7,045,551	£3,988,814	£3,967,442	£3,923,987	£3,671,881	£1,946,710	£893,818
60% LAR : 40% CIR	20%	£6,568,592	£3,588,629	£3,567,319	£3,523,974	£3,272,148	£1,548,642	£496,676
60% LAR : 40% CIR	25%	£6,087,574	£3,184,351	£3,163,096	£3,119,851	£2,868,275	£1,146,271	£95,138
60% LAR : 40% CIR	30%	£5,602,535	£2,776,021	£2,754,814	£2,711,660	£2,460,305	£739,638	-£315,493
60% LAR : 40% CIR	35%	£5,113,517	£2,363,678	£2,342,513	£2,299,436	£2,048,278	£328,786	-£731,952
60% LAR : 40% CIR	40%	£4,620,557	£1,947,363	£1,926,232	£1,883,223	£1,632,234	-£87,560	-£1,152,742
60% LAR : 40% CIR	45%	£4,123,696	£1,527,114	£1,506,011	£1,463,060	£1,212,213	-£513,121	-£1,577,821
60% LAR : 40% CIR	50%	£3,686,036	£1,158,777	£1,137,697	£1,094,792	£844,061	-£886,182	-£1,950,489

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£30,607,925	-£33,895,183	-£33,916,781	-£33,960,636	-£34,213,742	-£35,944,922	-£37,001,152
60% LAR : 40% CIR	5%	-£31,072,468	-£34,282,852	-£34,304,368	-£34,348,079	-£34,600,822	-£36,329,831	-£37,384,854
60% LAR : 40% CIR	10%	-£31,541,190	-£34,674,733	-£34,696,174	-£34,739,751	-£34,992,162	-£36,719,166	-£37,773,077
60% LAR : 40% CIR	15%	-£32,014,049	-£35,070,786	-£35,092,158	-£35,135,613	-£35,387,719	-£37,112,890	-£38,165,782
60% LAR : 40% CIR	20%	-£32,491,008	-£35,470,971	-£35,492,281	-£35,535,626	-£35,787,452	-£37,510,958	-£38,562,924
60% LAR : 40% CIR	25%	-£32,972,026	-£35,875,249	-£35,896,504	-£35,939,749	-£36,191,325	-£37,913,329	-£38,964,462
60% LAR : 40% CIR	30%	-£33,457,065	-£36,283,579	-£36,304,786	-£36,347,940	-£36,599,295	-£38,319,962	-£39,375,093
60% LAR : 40% CIR	35%	-£33,946,083	-£36,695,922	-£36,717,087	-£36,760,164	-£37,011,322	-£38,730,814	-£39,791,552
60% LAR : 40% CIR	40%	-£34,439,043	-£37,112,237	-£37,133,368	-£37,176,377	-£37,427,366	-£39,147,160	-£40,212,342
60% LAR : 40% CIR	45%	-£34,935,904	-£37,532,486	-£37,553,589	-£37,596,540	-£37,847,387	-£39,572,721	-£40,637,421
60% LAR : 40% CIR	50%	-£35,373,564	-£37,900,823	-£37,921,903	-£37,964,808	-£38,215,539	-£39,945,782	-£41,010,089

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£14,422,725	-£17,709,983	-£17,731,581	-£17,775,436	-£18,028,542	-£19,759,722	-£20,815,952
60% LAR : 40% CIR	5%	-£14,887,268	-£18,097,652	-£18,119,168	-£18,162,879	-£18,415,622	-£20,144,631	-£21,199,654
60% LAR : 40% CIR	10%	-£15,355,990	-£18,489,533	-£18,510,974	-£18,554,551	-£18,806,962	-£20,533,966	-£21,587,877
60% LAR : 40% CIR	15%	-£15,828,849	-£18,885,586	-£18,906,958	-£18,950,413	-£19,202,519	-£20,927,690	-£21,980,582
60% LAR : 40% CIR	20%	-£16,305,808	-£19,285,771	-£19,307,081	-£19,350,426	-£19,602,252	-£21,325,758	-£22,377,724
60% LAR : 40% CIR	25%	-£16,786,826	-£19,690,049	-£19,711,304	-£19,754,549	-£20,006,125	-£21,728,129	-£22,779,262
60% LAR : 40% CIR	30%	-£17,271,865	-£20,098,379	-£20,119,586	-£20,162,740	-£20,414,095	-£22,134,762	-£23,189,893
60% LAR : 40% CIR	35%	-£17,760,883	-£20,510,722	-£20,531,887	-£20,574,964	-£20,826,122	-£22,545,614	-£23,606,352
60% LAR : 40% CIR	40%	-£18,253,843	-£20,927,037	-£20,948,168	-£20,991,177	-£21,242,166	-£22,961,960	-£24,027,142
60% LAR : 40% CIR	45%	-£18,750,704	-£21,347,286	-£21,368,389	-£21,411,340	-£21,662,187	-£23,387,521	-£24,452,221
60% LAR : 40% CIR	50%	-£19,188,364	-£21,715,623	-£21,736,703	-£21,779,608	-£22,030,339	-£23,760,582	-£24,824,889

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,716,325	-£11,003,583	-£11,025,181	-£11,069,036	-£11,322,142	-£13,053,322	-£14,109,552
60% LAR : 40% CIR	5%	-£8,180,868	-£11,391,252	-£11,412,768	-£11,456,479	-£11,709,222	-£13,438,231	-£14,493,254
60% LAR : 40% CIR	10%	-£8,649,590	-£11,783,133	-£11,804,574	-£11,848,151	-£12,100,562	-£13,827,566	-£14,881,477
60% LAR : 40% CIR	15%	-£9,122,449	-£12,179,186	-£12,200,558	-£12,244,013	-£12,496,119	-£14,221,290	-£15,274,182
60% LAR : 40% CIR	20%	-£9,599,408	-£12,579,371	-£12,600,681	-£12,644,026	-£12,895,852	-£14,619,358	-£15,671,324
60% LAR : 40% CIR	25%	-£10,080,426	-£12,983,649	-£13,004,904	-£13,048,149	-£13,299,725	-£15,021,729	-£16,072,862
60% LAR : 40% CIR	30%	-£10,565,465	-£13,391,979	-£13,413,186	-£13,456,340	-£13,707,695	-£15,428,362	-£16,483,493
60% LAR : 40% CIR	35%	-£11,054,483	-£13,804,322	-£13,825,487	-£13,868,564	-£14,119,722	-£15,839,214	-£16,899,952
60% LAR : 40% CIR	40%	-£11,547,443	-£14,220,637	-£14,241,768	-£14,284,777	-£14,535,766	-£16,255,560	-£17,320,742
60% LAR : 40% CIR	45%	-£12,044,304	-£14,640,886	-£14,661,989	-£14,704,940	-£14,955,787	-£16,681,121	-£17,745,821
60% LAR : 40% CIR	50%	-£12,481,964	-£15,009,223	-£15,030,303	-£15,073,208	-£15,323,939	-£17,054,182	-£18,118,489

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£211,275	-£3,075,983	-£3,097,581	-£3,141,436	-£3,394,542	-£5,125,722	-£6,181,952
60% LAR : 40% CIR	5%	-£253,268	-£3,463,652	-£3,485,168	-£3,528,879	-£3,781,622	-£5,510,631	-£6,565,654
60% LAR : 40% CIR	10%	-£721,990	-£3,855,533	-£3,876,974	-£3,920,551	-£4,172,962	-£5,899,966	-£6,953,877
60% LAR : 40% CIR	15%	-£1,194,849	-£4,251,586	-£4,272,958	-£4,316,413	-£4,568,519	-£6,293,690	-£7,346,582
60% LAR : 40% CIR	20%	-£1,671,808	-£4,651,771	-£4,673,081	-£4,716,426	-£4,968,252	-£6,691,758	-£7,743,724
60% LAR : 40% CIR	25%	-£2,152,826	-£5,056,049	-£5,077,304	-£5,120,549	-£5,372,125	-£7,094,129	-£8,145,262
60% LAR : 40% CIR	30%	-£2,637,865	-£5,464,379	-£5,485,586	-£5,528,740	-£5,780,095	-£7,500,762	-£8,555,893
60% LAR : 40% CIR	35%	-£3,126,883	-£5,876,722	-£5,897,887	-£5,940,964	-£6,192,122	-£7,911,614	-£8,972,352
60% LAR : 40% CIR	40%	-£3,619,843	-£6,293,037	-£6,314,168	-£6,357,177	-£6,608,166	-£8,327,960	-£9,393,142
60% LAR : 40% CIR	45%	-£4,116,704	-£6,713,286	-£6,734,389	-£6,777,340	-£7,028,187	-£8,753,521	-£9,818,221
60% LAR : 40% CIR	50%	-£4,554,364	-£7,081,623	-£7,102,703	-£7,145,608	-£7,396,339	-£9,126,582	-£10,190,889

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR for 15 Years

Value Area	**Zone B - Camden Town Office & Resi £1,000 per sq ft**

No Units	**42**
Site Area	**0.4 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£10,336,692	£7,036,549	£7,014,951	£6,971,095	£6,717,989	£4,986,810	£3,930,580
60% LAR : 40% CIR	5%	£9,777,898	£6,555,273	£6,533,757	£6,490,046	£6,237,302	£4,508,295	£3,453,272
60% LAR : 40% CIR	10%	£9,214,926	£6,069,785	£6,048,344	£6,004,767	£5,752,357	£4,025,352	£2,971,441
60% LAR : 40% CIR	15%	£8,647,816	£5,580,125	£5,558,754	£5,515,298	£5,263,194	£3,538,022	£2,485,130
60% LAR : 40% CIR	20%	£8,076,606	£5,086,334	£5,065,024	£5,021,679	£4,769,853	£3,046,347	£1,994,381
60% LAR : 40% CIR	25%	£7,501,337	£4,588,449	£4,567,194	£4,523,950	£4,272,374	£2,550,370	£1,499,237
60% LAR : 40% CIR	30%	£6,922,048	£4,086,513	£4,065,307	£4,022,151	£3,770,797	£2,050,131	£999,741
60% LAR : 40% CIR	35%	£6,338,778	£3,580,564	£3,559,398	£3,516,322	£3,265,164	£1,545,672	£495,935
60% LAR : 40% CIR	40%	£5,751,568	£3,070,642	£3,049,511	£3,006,502	£2,755,513	£1,037,035	-£12,324
60% LAR : 40% CIR	45%	£5,160,455	£2,556,786	£2,535,684	£2,492,732	£2,241,886	£524,263	-£532,438
60% LAR : 40% CIR	50%	£4,738,318	£2,203,801	£2,182,721	£2,139,816	£1,889,086	£172,160	-£889,518

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£28,722,908	-£32,023,051	-£32,044,649	-£32,088,505	-£32,341,611	-£34,072,790	-£35,129,020
60% LAR : 40% CIR	5%	-£29,281,702	-£32,504,327	-£32,525,843	-£32,569,554	-£32,822,298	-£34,551,305	-£35,606,328
60% LAR : 40% CIR	10%	-£29,844,674	-£32,989,815	-£33,011,256	-£33,054,833	-£33,307,243	-£35,034,248	-£36,088,159
60% LAR : 40% CIR	15%	-£30,411,784	-£33,479,475	-£33,500,846	-£33,544,302	-£33,796,406	-£35,521,578	-£36,574,470
60% LAR : 40% CIR	20%	-£30,982,994	-£33,973,266	-£33,994,576	-£34,037,921	-£34,289,747	-£36,013,253	-£37,065,219
60% LAR : 40% CIR	25%	-£31,558,263	-£34,471,151	-£34,492,406	-£34,535,650	-£34,787,226	-£36,509,230	-£37,560,363
60% LAR : 40% CIR	30%	-£32,137,552	-£34,973,087	-£34,994,293	-£35,037,449	-£35,288,803	-£37,009,469	-£38,059,859
60% LAR : 40% CIR	35%	-£32,720,822	-£35,479,036	-£35,500,202	-£35,543,278	-£35,794,436	-£37,513,928	-£38,563,665
60% LAR : 40% CIR	40%	-£33,308,032	-£35,988,958	-£36,010,089	-£36,053,098	-£36,304,087	-£38,022,565	-£39,071,924
60% LAR : 40% CIR	45%	-£33,899,145	-£36,502,814	-£36,523,916	-£36,566,868	-£36,817,714	-£38,535,337	-£39,592,038
60% LAR : 40% CIR	50%	-£34,321,282	-£36,855,799	-£36,876,879	-£36,919,784	-£37,170,514	-£38,887,440	-£39,949,118

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,537,708	-£15,837,851	-£15,859,449	-£15,903,305	-£16,156,411	-£17,887,590	-£18,943,820
60% LAR : 40% CIR	5%	-£13,096,502	-£16,319,127	-£16,340,643	-£16,384,354	-£16,637,098	-£18,366,105	-£19,421,128
60% LAR : 40% CIR	10%	-£13,659,474	-£16,804,615	-£16,826,056	-£16,869,633	-£17,122,043	-£18,849,048	-£19,902,959
60% LAR : 40% CIR	15%	-£14,226,584	-£17,294,275	-£17,315,646	-£17,359,102	-£17,611,206	-£19,336,378	-£20,389,270
60% LAR : 40% CIR	20%	-£14,797,794	-£17,788,066	-£17,809,376	-£17,852,721	-£18,104,547	-£19,828,053	-£20,880,019
60% LAR : 40% CIR	25%	-£15,373,063	-£18,285,951	-£18,307,206	-£18,350,450	-£18,602,026	-£20,324,030	-£21,375,163
60% LAR : 40% CIR	30%	-£15,952,352	-£18,787,887	-£18,809,093	-£18,852,249	-£19,103,603	-£20,824,269	-£21,874,659
60% LAR : 40% CIR	35%	-£16,535,622	-£19,293,836	-£19,315,002	-£19,358,078	-£19,609,236	-£21,328,728	-£22,378,465
60% LAR : 40% CIR	40%	-£17,122,832	-£19,803,758	-£19,824,889	-£19,867,898	-£20,118,887	-£21,837,365	-£22,886,724
60% LAR : 40% CIR	45%	-£17,713,945	-£20,317,614	-£20,338,716	-£20,381,668	-£20,632,514	-£22,350,137	-£23,406,838
60% LAR : 40% CIR	50%	-£18,136,082	-£20,670,599	-£20,691,679	-£20,734,584	-£20,985,314	-£22,702,240	-£23,763,918

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,831,308	-£9,131,451	-£9,153,049	-£9,196,905	-£9,450,011	-£11,181,190	-£12,237,420
60% LAR : 40% CIR	5%	-£6,390,102	-£9,612,727	-£9,634,243	-£9,677,954	-£9,930,698	-£11,659,705	-£12,714,728
60% LAR : 40% CIR	10%	-£6,953,074	-£10,098,215	-£10,119,656	-£10,163,233	-£10,415,643	-£12,142,648	-£13,196,559
60% LAR : 40% CIR	15%	-£7,520,184	-£10,587,875	-£10,609,246	-£10,652,702	-£10,904,806	-£12,629,978	-£13,682,870
60% LAR : 40% CIR	20%	-£8,091,394	-£11,081,666	-£11,102,976	-£11,146,321	-£11,398,147	-£13,121,653	-£14,173,619
60% LAR : 40% CIR	25%	-£8,666,663	-£11,579,551	-£11,600,806	-£11,644,050	-£11,895,626	-£13,617,630	-£14,668,763
60% LAR : 40% CIR	30%	-£9,245,952	-£12,081,487	-£12,102,693	-£12,145,849	-£12,397,203	-£14,117,869	-£15,168,259
60% LAR : 40% CIR	35%	-£9,829,222	-£12,587,436	-£12,608,602	-£12,651,678	-£12,902,836	-£14,622,328	-£15,672,065
60% LAR : 40% CIR	40%	-£10,416,432	-£13,097,358	-£13,118,489	-£13,161,498	-£13,412,487	-£15,130,965	-£16,180,324
60% LAR : 40% CIR	45%	-£11,007,545	-£13,611,214	-£13,632,316	-£13,675,268	-£13,926,114	-£15,643,737	-£16,700,438
60% LAR : 40% CIR	50%	-£11,429,682	-£13,964,199	-£13,985,279	-£14,028,184	-£14,278,914	-£15,995,840	-£17,057,518

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,096,292	-£1,203,851	-£1,225,449	-£1,269,305	-£1,522,411	-£3,253,590	-£4,309,820
60% LAR : 40% CIR	5%	£1,537,498	-£1,685,127	-£1,706,643	-£1,750,354	-£2,003,098	-£3,732,105	-£4,787,128
60% LAR : 40% CIR	10%	£974,526	-£2,170,615	-£2,192,056	-£2,235,633	-£2,488,043	-£4,215,048	-£5,268,959
60% LAR : 40% CIR	15%	£407,416	-£2,660,275	-£2,681,646	-£2,725,102	-£2,977,206	-£4,702,378	-£5,755,270
60% LAR : 40% CIR	20%	-£163,794	-£3,154,066	-£3,175,376	-£3,218,721	-£3,470,547	-£5,194,053	-£6,246,019
60% LAR : 40% CIR	25%	-£739,063	-£3,651,951	-£3,673,206	-£3,716,450	-£3,968,026	-£5,690,030	-£6,741,163
60% LAR : 40% CIR	30%	-£1,318,352	-£4,153,887	-£4,175,093	-£4,218,249	-£4,469,603	-£6,190,269	-£7,240,659
60% LAR : 40% CIR	35%	-£1,901,622	-£4,659,836	-£4,681,002	-£4,724,078	-£4,975,236	-£6,694,728	-£7,744,465
60% LAR : 40% CIR	40%	-£2,488,832	-£5,169,758	-£5,190,889	-£5,233,898	-£5,484,887	-£7,203,365	-£8,252,724
60% LAR : 40% CIR	45%	-£3,079,945	-£5,683,614	-£5,704,716	-£5,747,668	-£5,998,514	-£7,716,137	-£8,772,838
60% LAR : 40% CIR	50%	-£3,502,082	-£6,036,599	-£6,057,679	-£6,100,584	-£6,351,314	-£8,068,240	-£9,129,918

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR for 15 Years	

Value Area	Zone B - Camden Town Office & Resi £1,100 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£12,221,709	£8,894,471	£8,873,197	£8,830,001	£8,580,698	£6,858,941	£5,802,711
60% LAR : 40% CIR	5%	£11,568,664	£8,321,959	£8,300,768	£8,257,713	£8,008,767	£6,286,820	£5,231,797
60% LAR : 40% CIR	10%	£10,911,441	£7,745,300	£7,724,182	£7,681,260	£7,432,643	£5,710,271	£4,656,360
60% LAR : 40% CIR	15%	£10,250,080	£7,164,532	£7,143,481	£7,100,679	£6,852,363	£5,129,334	£4,076,442
60% LAR : 40% CIR	20%	£9,584,620	£6,579,694	£6,558,703	£6,516,011	£6,267,558	£4,544,053	£3,492,087
60% LAR : 40% CIR	25%	£8,915,100	£5,990,823	£5,969,888	£5,927,294	£5,676,473	£3,954,469	£2,903,336
60% LAR : 40% CIR	30%	£8,241,559	£5,397,005	£5,375,798	£5,332,644	£5,081,289	£3,360,622	£2,310,232
60% LAR : 40% CIR	35%	£7,564,039	£4,797,449	£4,776,284	£4,733,208	£4,482,050	£2,762,557	£1,712,820
60% LAR : 40% CIR	40%	£6,882,578	£4,193,921	£4,172,790	£4,129,781	£3,878,792	£2,160,315	£1,111,141
60% LAR : 40% CIR	45%	£6,197,215	£3,586,458	£3,565,357	£3,522,405	£3,271,558	£1,553,935	£505,237
60% LAR : 40% CIR	50%	£5,790,600	£3,248,825	£3,227,745	£3,184,840	£2,934,109	£1,217,185	£168,874

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£26,837,891	-£30,165,129	-£30,186,403	-£30,229,599	-£30,478,902	-£32,200,659	-£33,256,889
60% LAR : 40% CIR	5%	-£27,490,936	-£30,737,641	-£30,758,832	-£30,801,887	-£31,050,833	-£32,772,780	-£33,827,803
60% LAR : 40% CIR	10%	-£28,148,159	-£31,314,300	-£31,335,418	-£31,378,340	-£31,626,957	-£33,349,329	-£34,403,240
60% LAR : 40% CIR	15%	-£28,809,520	-£31,895,068	-£31,916,119	-£31,958,921	-£32,207,237	-£33,930,266	-£34,983,158
60% LAR : 40% CIR	20%	-£29,474,980	-£32,479,906	-£32,500,897	-£32,543,589	-£32,792,042	-£34,515,547	-£35,567,513
60% LAR : 40% CIR	25%	-£30,144,500	-£33,068,777	-£33,089,712	-£33,132,306	-£33,383,127	-£35,105,131	-£36,156,264
60% LAR : 40% CIR	30%	-£30,818,041	-£33,662,595	-£33,683,802	-£33,726,956	-£33,978,311	-£35,698,978	-£36,749,368
60% LAR : 40% CIR	35%	-£31,495,561	-£34,262,151	-£34,283,316	-£34,326,392	-£34,577,550	-£36,297,043	-£37,346,780
60% LAR : 40% CIR	40%	-£32,177,022	-£34,865,679	-£34,886,810	-£34,929,819	-£35,180,808	-£36,899,285	-£37,948,459
60% LAR : 40% CIR	45%	-£32,862,385	-£35,473,142	-£35,494,243	-£35,537,195	-£35,788,042	-£37,505,665	-£38,554,363
60% LAR : 40% CIR	50%	-£33,269,000	-£35,810,775	-£35,831,855	-£35,874,760	-£36,125,491	-£37,842,415	-£38,890,726

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,652,691	-£13,979,929	-£14,001,203	-£14,044,399	-£14,293,702	-£16,015,459	-£17,071,689
60% LAR : 40% CIR	5%	-£11,305,736	-£14,552,441	-£14,573,632	-£14,616,687	-£14,865,633	-£16,587,580	-£17,642,603
60% LAR : 40% CIR	10%	-£11,962,959	-£15,129,100	-£15,150,218	-£15,193,140	-£15,441,757	-£17,164,129	-£18,218,040
60% LAR : 40% CIR	15%	-£12,624,320	-£15,709,868	-£15,730,919	-£15,773,721	-£16,022,037	-£17,745,066	-£18,797,958
60% LAR : 40% CIR	20%	-£13,289,780	-£16,294,706	-£16,315,697	-£16,358,389	-£16,606,842	-£18,330,347	-£19,382,313
60% LAR : 40% CIR	25%	-£13,959,300	-£16,883,577	-£16,904,512	-£16,947,106	-£17,197,927	-£18,919,931	-£19,971,064
60% LAR : 40% CIR	30%	-£14,632,841	-£17,477,395	-£17,498,602	-£17,541,756	-£17,793,111	-£19,513,778	-£20,564,168
60% LAR : 40% CIR	35%	-£15,310,361	-£18,076,951	-£18,098,116	-£18,141,192	-£18,392,350	-£20,111,843	-£21,161,580
60% LAR : 40% CIR	40%	-£15,991,822	-£18,680,479	-£18,701,610	-£18,744,619	-£18,995,608	-£20,714,085	-£21,763,259
60% LAR : 40% CIR	45%	-£16,677,185	-£19,287,942	-£19,309,043	-£19,351,995	-£19,602,842	-£21,320,465	-£22,369,163
60% LAR : 40% CIR	50%	-£17,083,800	-£19,625,575	-£19,646,655	-£19,689,560	-£19,940,291	-£21,657,215	-£22,705,526

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,946,291	-£7,273,529	-£7,294,803	-£7,337,999	-£7,587,302	-£9,309,059	-£10,365,289
60% LAR : 40% CIR	5%	-£4,599,336	-£7,846,041	-£7,867,232	-£7,910,287	-£8,159,233	-£9,881,180	-£10,936,203
60% LAR : 40% CIR	10%	-£5,256,559	-£8,422,700	-£8,443,818	-£8,486,740	-£8,735,357	-£10,457,729	-£11,511,640
60% LAR : 40% CIR	15%	-£5,917,920	-£9,003,468	-£9,024,519	-£9,067,321	-£9,315,637	-£11,038,666	-£12,091,558
60% LAR : 40% CIR	20%	-£6,583,380	-£9,588,306	-£9,609,297	-£9,651,989	-£9,900,442	-£11,623,947	-£12,675,913
60% LAR : 40% CIR	25%	-£7,252,900	-£10,177,177	-£10,198,112	-£10,240,706	-£10,491,527	-£12,213,531	-£13,264,664
60% LAR : 40% CIR	30%	-£7,926,441	-£10,770,995	-£10,792,202	-£10,835,356	-£11,086,711	-£12,807,378	-£13,857,768
60% LAR : 40% CIR	35%	-£8,603,961	-£11,370,551	-£11,391,716	-£11,434,792	-£11,685,950	-£13,405,443	-£14,455,180
60% LAR : 40% CIR	40%	-£9,285,422	-£11,974,079	-£11,995,210	-£12,038,219	-£12,289,208	-£14,007,685	-£15,056,859
60% LAR : 40% CIR	45%	-£9,970,785	-£12,581,542	-£12,602,643	-£12,645,595	-£12,896,442	-£14,614,065	-£15,662,763
60% LAR : 40% CIR	50%	-£10,377,400	-£12,919,175	-£12,940,255	-£12,983,160	-£13,233,891	-£14,950,815	-£15,999,126

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,981,309	£654,071	£632,797	£589,601	£340,298	-£1,381,459	-£2,437,689
60% LAR : 40% CIR	5%	£3,328,264	£81,559	£60,368	£17,313	-£231,633	-£1,953,580	-£3,008,603
60% LAR : 40% CIR	10%	£2,671,041	-£495,100	-£516,218	-£559,140	-£807,757	-£2,530,129	-£3,584,040
60% LAR : 40% CIR	15%	£2,009,680	-£1,075,868	-£1,096,919	-£1,139,721	-£1,388,037	-£3,111,066	-£4,163,958
60% LAR : 40% CIR	20%	£1,344,220	-£1,660,706	-£1,681,697	-£1,724,389	-£1,972,842	-£3,696,347	-£4,748,313
60% LAR : 40% CIR	25%	£674,700	-£2,249,577	-£2,270,512	-£2,313,106	-£2,563,927	-£4,285,931	-£5,337,064
60% LAR : 40% CIR	30%	£1,159	-£2,843,395	-£2,864,602	-£2,907,756	-£3,159,111	-£4,879,778	-£5,930,168
60% LAR : 40% CIR	35%	-£676,361	-£3,442,951	-£3,464,116	-£3,507,192	-£3,758,350	-£5,477,843	-£6,527,580
60% LAR : 40% CIR	40%	-£1,357,822	-£4,046,479	-£4,067,610	-£4,110,619	-£4,361,608	-£6,080,085	-£7,129,259
60% LAR : 40% CIR	45%	-£2,043,185	-£4,653,942	-£4,675,043	-£4,717,995	-£4,968,842	-£6,686,465	-£7,735,163
60% LAR : 40% CIR	50%	-£2,449,800	-£4,991,575	-£5,012,655	-£5,055,560	-£5,306,291	-£7,023,215	-£8,071,526

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR for 15 Years	

Value Area	Zone B - Camden Town Office & Resi £1,200 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£14,106,727	£10,749,346	£10,728,073	£10,684,876	£10,435,574	£8,730,412	£7,674,843
60% LAR : 40% CIR	5%	£13,359,431	£10,084,092	£10,062,899	£10,019,845	£9,770,900	£8,065,345	£7,010,322
60% LAR : 40% CIR	10%	£12,607,957	£9,414,688	£9,393,570	£9,350,648	£9,102,030	£7,395,189	£6,341,278
60% LAR : 40% CIR	15%	£11,852,345	£8,741,176	£8,720,126	£8,677,323	£8,429,007	£6,720,646	£5,667,754
60% LAR : 40% CIR	20%	£11,092,633	£8,063,593	£8,042,604	£7,999,911	£7,751,869	£6,041,758	£4,989,792
60% LAR : 40% CIR	25%	£10,328,863	£7,381,981	£7,361,045	£7,318,451	£7,070,654	£5,358,567	£4,307,435
60% LAR : 40% CIR	30%	£9,561,072	£6,696,375	£6,675,487	£6,632,981	£6,385,404	£4,671,115	£3,620,725
60% LAR : 40% CIR	35%	£8,789,301	£6,006,818	£5,985,971	£5,943,542	£5,696,158	£3,979,442	£2,929,706
60% LAR : 40% CIR	40%	£8,013,588	£5,313,348	£5,292,534	£5,250,172	£5,002,071	£3,283,594	£2,234,420
60% LAR : 40% CIR	45%	£7,233,973	£4,616,003	£4,595,029	£4,552,077	£4,301,230	£2,583,607	£1,534,909
60% LAR : 40% CIR	50%	£6,797,313	£4,248,619	£4,227,539	£4,184,633	£3,933,903	£2,216,978	£1,168,667

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£24,952,873	-£28,310,254	-£28,331,527	-£28,374,724	-£28,624,026	-£30,329,188	-£31,384,757
60% LAR : 40% CIR	5%	-£25,700,169	-£28,975,508	-£28,996,701	-£29,039,755	-£29,288,700	-£30,994,255	-£32,049,278
60% LAR : 40% CIR	10%	-£26,451,643	-£29,644,912	-£29,666,030	-£29,708,952	-£29,957,570	-£31,664,411	-£32,718,322
60% LAR : 40% CIR	15%	-£27,207,255	-£30,318,424	-£30,339,474	-£30,382,277	-£30,630,593	-£32,338,954	-£33,391,846
60% LAR : 40% CIR	20%	-£27,966,967	-£30,996,007	-£31,016,996	-£31,059,689	-£31,307,731	-£33,017,842	-£34,069,808
60% LAR : 40% CIR	25%	-£28,730,737	-£31,677,619	-£31,698,555	-£31,741,149	-£31,988,946	-£33,701,033	-£34,752,165
60% LAR : 40% CIR	30%	-£29,498,528	-£32,363,225	-£32,384,113	-£32,426,619	-£32,674,196	-£34,388,485	-£35,438,875
60% LAR : 40% CIR	35%	-£30,270,299	-£33,052,782	-£33,073,629	-£33,116,058	-£33,363,442	-£35,080,158	-£36,129,894
60% LAR : 40% CIR	40%	-£31,046,012	-£33,746,252	-£33,767,066	-£33,809,428	-£34,057,529	-£35,776,006	-£36,825,180
60% LAR : 40% CIR	45%	-£31,825,627	-£34,443,597	-£34,464,571	-£34,507,523	-£34,758,370	-£36,475,993	-£37,524,691
60% LAR : 40% CIR	50%	-£32,262,287	-£34,810,981	-£34,832,061	-£34,874,967	-£35,125,697	-£36,842,622	-£37,890,933

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,767,673	-£12,125,054	-£12,146,327	-£12,189,524	-£12,438,826	-£14,143,988	-£15,199,557
60% LAR : 40% CIR	5%	-£9,514,969	-£12,790,308	-£12,811,501	-£12,854,555	-£13,103,500	-£14,809,055	-£15,864,078
60% LAR : 40% CIR	10%	-£10,266,443	-£13,459,712	-£13,480,830	-£13,523,752	-£13,772,370	-£15,479,211	-£16,533,122
60% LAR : 40% CIR	15%	-£11,022,055	-£14,133,224	-£14,154,274	-£14,197,077	-£14,445,393	-£16,153,754	-£17,206,646
60% LAR : 40% CIR	20%	-£11,781,767	-£14,810,807	-£14,831,796	-£14,874,489	-£15,122,531	-£16,832,642	-£17,884,608
60% LAR : 40% CIR	25%	-£12,545,537	-£15,492,419	-£15,513,355	-£15,555,949	-£15,803,746	-£17,515,833	-£18,566,965
60% LAR : 40% CIR	30%	-£13,313,328	-£16,178,025	-£16,198,913	-£16,241,419	-£16,488,996	-£18,203,285	-£19,253,675
60% LAR : 40% CIR	35%	-£14,085,099	-£16,867,582	-£16,888,429	-£16,930,858	-£17,178,242	-£18,894,958	-£19,944,694
60% LAR : 40% CIR	40%	-£14,860,812	-£17,561,052	-£17,581,866	-£17,624,228	-£17,872,329	-£19,590,806	-£20,639,980
60% LAR : 40% CIR	45%	-£15,640,427	-£18,258,397	-£18,279,371	-£18,322,323	-£18,573,170	-£20,290,793	-£21,339,491
60% LAR : 40% CIR	50%	-£16,077,087	-£18,625,781	-£18,646,861	-£18,689,767	-£18,940,497	-£20,657,422	-£21,705,733

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,061,273	-£5,418,654	-£5,439,927	-£5,483,124	-£5,732,426	-£7,437,588	-£8,493,157
60% LAR : 40% CIR	5%	-£2,808,569	-£6,083,908	-£6,105,101	-£6,148,155	-£6,397,100	-£8,102,655	-£9,157,678
60% LAR : 40% CIR	10%	-£3,560,043	-£6,753,312	-£6,774,430	-£6,817,352	-£7,065,970	-£8,772,811	-£9,826,722
60% LAR : 40% CIR	15%	-£4,315,655	-£7,426,824	-£7,447,874	-£7,490,677	-£7,738,993	-£9,447,354	-£10,500,246
60% LAR : 40% CIR	20%	-£5,075,367	-£8,104,407	-£8,125,396	-£8,168,089	-£8,416,131	-£10,126,242	-£11,178,208
60% LAR : 40% CIR	25%	-£5,839,137	-£8,786,019	-£8,806,955	-£8,849,549	-£9,097,346	-£10,809,433	-£11,860,565
60% LAR : 40% CIR	30%	-£6,606,928	-£9,471,625	-£9,492,513	-£9,535,019	-£9,782,596	-£11,496,885	-£12,547,275
60% LAR : 40% CIR	35%	-£7,378,699	-£10,161,182	-£10,182,029	-£10,224,458	-£10,471,842	-£12,188,558	-£13,238,294
60% LAR : 40% CIR	40%	-£8,154,412	-£10,854,652	-£10,875,466	-£10,917,828	-£11,165,929	-£12,884,406	-£13,933,580
60% LAR : 40% CIR	45%	-£8,934,027	-£11,551,997	-£11,572,971	-£11,615,923	-£11,866,770	-£13,584,393	-£14,633,091
60% LAR : 40% CIR	50%	-£9,370,687	-£11,919,381	-£11,940,461	-£11,983,367	-£12,234,097	-£13,951,022	-£14,999,333

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,866,327	£2,508,946	£2,487,673	£2,444,476	£2,195,174	£490,012	-£565,557
60% LAR : 40% CIR	5%	£5,119,031	£1,843,692	£1,822,499	£1,779,445	£1,530,500	-£175,055	-£1,230,078
60% LAR : 40% CIR	10%	£4,367,557	£1,174,288	£1,153,170	£1,110,248	£861,630	-£845,211	-£1,899,122
60% LAR : 40% CIR	15%	£3,611,945	£500,776	£479,726	£436,923	£188,607	-£1,519,754	-£2,572,646
60% LAR : 40% CIR	20%	£2,852,233	-£176,807	-£197,796	-£240,489	-£488,531	-£2,198,642	-£3,250,608
60% LAR : 40% CIR	25%	£2,088,463	-£858,419	-£879,355	-£921,949	-£1,169,746	-£2,881,833	-£3,932,965
60% LAR : 40% CIR	30%	£1,320,672	-£1,544,025	-£1,564,913	-£1,607,419	-£1,854,996	-£3,569,285	-£4,619,675
60% LAR : 40% CIR	35%	£548,901	-£2,233,582	-£2,254,429	-£2,296,858	-£2,544,242	-£4,260,958	-£5,310,694
60% LAR : 40% CIR	40%	-£226,812	-£2,927,052	-£2,947,866	-£2,990,228	-£3,238,329	-£4,956,806	-£6,005,980
60% LAR : 40% CIR	45%	-£1,006,427	-£3,624,397	-£3,645,371	-£3,688,323	-£3,939,170	-£5,656,793	-£6,705,491
60% LAR : 40% CIR	50%	-£1,443,087	-£3,991,781	-£4,012,861	-£4,055,767	-£4,306,497	-£6,023,422	-£7,071,733

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR for 15 Years

Value Area	**Zone B - Camden Town Office & Resi £1,300 per sq ft**

No Units	**42**
Site Area	**0.4 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£15,991,743	£12,604,222	£12,582,948	£12,539,752	£12,290,449	£10,585,287	£9,544,931
60% LAR : 40% CIR	5%	£15,150,197	£11,846,223	£11,825,031	£11,781,977	£11,533,031	£9,830,009	£8,788,847
60% LAR : 40% CIR	10%	£14,304,472	£11,084,076	£11,062,958	£11,020,035	£10,771,419	£9,070,368	£8,026,197
60% LAR : 40% CIR	15%	£13,454,609	£10,317,820	£10,296,770	£10,253,967	£10,005,651	£8,306,407	£7,259,066
60% LAR : 40% CIR	20%	£12,600,647	£9,547,494	£9,526,504	£9,483,811	£9,235,769	£7,538,166	£6,487,497
60% LAR : 40% CIR	25%	£11,742,626	£8,773,137	£8,752,201	£8,709,607	£8,461,811	£6,762,666	£5,711,534
60% LAR : 40% CIR	30%	£10,880,584	£7,994,788	£7,973,900	£7,931,394	£7,683,817	£5,981,607	£4,931,217
60% LAR : 40% CIR	35%	£10,014,562	£7,212,487	£7,191,640	£7,149,211	£6,901,827	£5,196,329	£4,146,591
60% LAR : 40% CIR	40%	£9,144,599	£6,426,273	£6,405,460	£6,363,098	£6,115,880	£4,406,873	£3,357,699
60% LAR : 40% CIR	45%	£8,270,733	£5,636,184	£5,615,400	£5,573,093	£5,326,017	£3,613,280	£2,564,582
60% LAR : 40% CIR	50%	£7,796,094	£5,238,903	£5,218,140	£5,175,880	£4,925,823	£3,208,898	£2,160,588

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£23,067,857	-£26,455,378	-£26,476,652	-£26,519,848	-£26,769,151	-£28,474,313	-£29,514,669
60% LAR : 40% CIR	5%	-£23,909,403	-£27,213,377	-£27,234,569	-£27,277,623	-£27,526,569	-£29,229,591	-£30,270,753
60% LAR : 40% CIR	10%	-£24,755,128	-£27,975,524	-£27,996,642	-£28,039,565	-£28,288,181	-£29,989,232	-£31,033,403
60% LAR : 40% CIR	15%	-£25,604,991	-£28,741,780	-£28,762,830	-£28,805,633	-£29,053,949	-£30,753,193	-£31,800,534
60% LAR : 40% CIR	20%	-£26,458,953	-£29,512,106	-£29,533,096	-£29,575,789	-£29,823,831	-£31,521,434	-£32,572,103
60% LAR : 40% CIR	25%	-£27,316,974	-£30,286,463	-£30,307,399	-£30,349,993	-£30,597,789	-£32,296,934	-£33,348,066
60% LAR : 40% CIR	30%	-£28,179,016	-£31,064,812	-£31,085,700	-£31,128,206	-£31,375,783	-£33,077,993	-£34,128,383
60% LAR : 40% CIR	35%	-£29,045,038	-£31,847,113	-£31,867,960	-£31,910,389	-£32,157,773	-£33,863,271	-£34,913,009
60% LAR : 40% CIR	40%	-£29,915,001	-£32,633,327	-£32,654,140	-£32,696,502	-£32,943,720	-£34,652,727	-£35,701,901
60% LAR : 40% CIR	45%	-£30,788,867	-£33,423,416	-£33,444,200	-£33,486,507	-£33,733,583	-£35,446,320	-£36,495,018
60% LAR : 40% CIR	50%	-£31,263,506	-£33,820,697	-£33,841,460	-£33,883,720	-£34,133,777	-£35,850,702	-£36,899,012

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,882,657	-£10,270,178	-£10,291,452	-£10,334,648	-£10,583,951	-£12,289,113	-£13,329,469
60% LAR : 40% CIR	5%	-£7,724,203	-£11,028,177	-£11,049,369	-£11,092,423	-£11,341,369	-£13,044,391	-£14,085,553
60% LAR : 40% CIR	10%	-£8,569,928	-£11,790,324	-£11,811,442	-£11,854,365	-£12,102,981	-£13,804,032	-£14,848,203
60% LAR : 40% CIR	15%	-£9,419,791	-£12,556,580	-£12,577,630	-£12,620,433	-£12,868,749	-£14,567,993	-£15,615,334
60% LAR : 40% CIR	20%	-£10,273,753	-£13,326,906	-£13,347,896	-£13,390,589	-£13,638,631	-£15,336,234	-£16,386,903
60% LAR : 40% CIR	25%	-£11,131,774	-£14,101,263	-£14,122,199	-£14,164,793	-£14,412,589	-£16,111,734	-£17,162,866
60% LAR : 40% CIR	30%	-£11,993,816	-£14,879,612	-£14,900,500	-£14,943,006	-£15,190,583	-£16,892,793	-£17,943,183
60% LAR : 40% CIR	35%	-£12,859,838	-£15,661,913	-£15,682,760	-£15,725,189	-£15,972,573	-£17,678,071	-£18,727,809
60% LAR : 40% CIR	40%	-£13,729,801	-£16,448,127	-£16,468,940	-£16,511,302	-£16,758,520	-£18,467,527	-£19,516,701
60% LAR : 40% CIR	45%	-£14,603,667	-£17,238,216	-£17,259,000	-£17,301,307	-£17,548,383	-£19,261,120	-£20,309,818
60% LAR : 40% CIR	50%	-£15,078,306	-£17,635,497	-£17,656,260	-£17,698,520	-£17,948,577	-£19,665,502	-£20,713,812

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£176,257	-£3,563,778	-£3,585,052	-£3,628,248	-£3,877,551	-£5,582,713	-£6,623,069
60% LAR : 40% CIR	5%	-£1,017,803	-£4,321,777	-£4,342,969	-£4,386,023	-£4,634,969	-£6,337,991	-£7,379,153
60% LAR : 40% CIR	10%	-£1,863,528	-£5,083,924	-£5,105,042	-£5,147,965	-£5,396,581	-£7,097,632	-£8,141,803
60% LAR : 40% CIR	15%	-£2,713,391	-£5,850,180	-£5,871,230	-£5,914,033	-£6,162,349	-£7,861,593	-£8,908,934
60% LAR : 40% CIR	20%	-£3,567,353	-£6,620,506	-£6,641,496	-£6,684,189	-£6,932,231	-£8,629,834	-£9,680,503
60% LAR : 40% CIR	25%	-£4,425,374	-£7,394,863	-£7,415,799	-£7,458,393	-£7,706,189	-£9,405,334	-£10,456,466
60% LAR : 40% CIR	30%	-£5,287,416	-£8,173,212	-£8,194,100	-£8,236,606	-£8,484,183	-£10,186,393	-£11,236,783
60% LAR : 40% CIR	35%	-£6,153,438	-£8,955,513	-£8,976,360	-£9,018,789	-£9,266,173	-£10,971,671	-£12,021,409
60% LAR : 40% CIR	40%	-£7,023,401	-£9,741,727	-£9,762,540	-£9,804,902	-£10,052,120	-£11,761,127	-£12,810,301
60% LAR : 40% CIR	45%	-£7,897,267	-£10,531,816	-£10,552,600	-£10,594,907	-£10,841,983	-£12,554,720	-£13,603,418
60% LAR : 40% CIR	50%	-£8,371,906	-£10,929,097	-£10,949,860	-£10,992,120	-£11,242,177	-£12,959,102	-£14,007,412

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,751,343	£4,363,822	£4,342,548	£4,299,352	£4,050,049	£2,344,887	£1,304,531
60% LAR : 40% CIR	5%	£6,909,797	£3,605,823	£3,584,631	£3,541,577	£3,292,631	£1,589,609	£548,447
60% LAR : 40% CIR	10%	£6,064,072	£2,843,676	£2,822,558	£2,779,635	£2,531,019	£829,968	-£214,203
60% LAR : 40% CIR	15%	£5,214,209	£2,077,420	£2,056,370	£2,013,567	£1,765,251	£66,007	-£981,334
60% LAR : 40% CIR	20%	£4,360,247	£1,307,094	£1,286,104	£1,243,411	£995,369	-£702,234	-£1,752,903
60% LAR : 40% CIR	25%	£3,502,226	£532,737	£511,801	£469,207	£221,411	-£1,477,734	-£2,528,866
60% LAR : 40% CIR	30%	£2,640,184	-£245,612	-£266,500	-£309,006	-£556,583	-£2,258,793	-£3,309,183
60% LAR : 40% CIR	35%	£1,774,162	-£1,027,913	-£1,048,760	-£1,091,189	-£1,338,573	-£3,044,071	-£4,093,809
60% LAR : 40% CIR	40%	£904,199	-£1,814,127	-£1,834,940	-£1,877,302	-£2,124,520	-£3,833,527	-£4,882,701
60% LAR : 40% CIR	45%	£30,333	-£2,604,216	-£2,625,000	-£2,667,307	-£2,914,383	-£4,627,120	-£5,675,818
60% LAR : 40% CIR	50%	-£444,306	-£3,001,497	-£3,022,260	-£3,064,520	-£3,314,577	-£5,031,502	-£6,079,812

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR for 15 Years

Value Area	**Zone B - Camden Town Office & Resi £900 per sq ft**

No Units	**42**
Site Area	**0.4 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,449,865	£4,163,584	£4,141,986	£4,098,131	£3,845,024	£2,113,844	£1,057,614
60% LAR : 40% CIR	5%	£6,985,321	£3,775,915	£3,754,399	£3,710,688	£3,457,944	£1,728,936	£673,913
60% LAR : 40% CIR	10%	£6,516,600	£3,384,033	£3,362,594	£3,319,016	£3,066,605	£1,339,600	£285,690
60% LAR : 40% CIR	15%	£6,043,740	£2,987,981	£2,966,609	£2,923,154	£2,671,049	£945,878	-£108,648
60% LAR : 40% CIR	20%	£5,566,781	£2,587,796	£2,566,486	£2,523,141	£2,271,314	£547,809	-£511,850
60% LAR : 40% CIR	25%	£5,085,764	£2,183,518	£2,162,263	£2,119,018	£1,867,442	£145,438	-£919,514
60% LAR : 40% CIR	30%	£4,600,725	£1,775,188	£1,753,981	£1,710,826	£1,459,472	-£265,180	-£1,331,597
60% LAR : 40% CIR	35%	£4,110,829	£1,362,845	£1,341,680	£1,298,603	£1,047,445	-£682,301	-£1,748,055
60% LAR : 40% CIR	40%	£3,615,692	£946,530	£925,400	£882,391	£631,401	-£1,103,664	-£2,168,846
60% LAR : 40% CIR	45%	£3,116,594	£526,281	£505,178	£462,226	£211,380	-£1,529,226	-£2,593,925
60% LAR : 40% CIR	50%	£1,673,728	-£835,234	-£856,636	-£900,195	-£1,154,752	-£2,897,874	-£3,962,180

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£31,609,735	-£34,896,016	-£34,917,614	-£34,961,469	-£35,214,576	-£36,945,756	-£38,001,986
60% LAR : 40% CIR	5%	-£32,074,279	-£35,283,685	-£35,305,201	-£35,348,912	-£35,601,656	-£37,330,664	-£38,385,687
60% LAR : 40% CIR	10%	-£32,543,000	-£35,675,567	-£35,697,006	-£35,740,584	-£35,992,995	-£37,720,000	-£38,773,910
60% LAR : 40% CIR	15%	-£33,015,860	-£36,071,619	-£36,092,991	-£36,136,446	-£36,388,551	-£38,113,722	-£39,168,248
60% LAR : 40% CIR	20%	-£33,492,819	-£36,471,804	-£36,493,114	-£36,536,459	-£36,788,286	-£38,511,791	-£39,571,450
60% LAR : 40% CIR	25%	-£33,973,836	-£36,876,082	-£36,897,337	-£36,940,582	-£37,192,158	-£38,914,162	-£39,979,114
60% LAR : 40% CIR	30%	-£34,458,875	-£37,284,412	-£37,305,619	-£37,348,774	-£37,600,128	-£39,324,780	-£40,391,197
60% LAR : 40% CIR	35%	-£34,948,771	-£37,696,755	-£37,717,920	-£37,760,997	-£38,012,155	-£39,741,901	-£40,807,655
60% LAR : 40% CIR	40%	-£35,443,908	-£38,113,070	-£38,134,200	-£38,177,209	-£38,428,199	-£40,163,264	-£41,228,446
60% LAR : 40% CIR	45%	-£35,943,006	-£38,533,319	-£38,554,422	-£38,597,374	-£38,848,220	-£40,588,826	-£41,653,525
60% LAR : 40% CIR	50%	-£37,385,872	-£39,894,834	-£39,916,236	-£39,959,795	-£40,214,352	-£41,957,474	-£43,021,780

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,424,535	-£18,710,816	-£18,732,414	-£18,776,269	-£19,029,376	-£20,760,556	-£21,816,786
60% LAR : 40% CIR	5%	-£15,889,079	-£19,098,485	-£19,120,001	-£19,163,712	-£19,416,456	-£21,145,464	-£22,200,487
60% LAR : 40% CIR	10%	-£16,357,800	-£19,490,367	-£19,511,806	-£19,555,384	-£19,807,795	-£21,534,800	-£22,588,710
60% LAR : 40% CIR	15%	-£16,830,660	-£19,886,419	-£19,907,791	-£19,951,246	-£20,203,351	-£21,928,522	-£22,983,048
60% LAR : 40% CIR	20%	-£17,307,619	-£20,286,604	-£20,307,914	-£20,351,259	-£20,603,086	-£22,326,591	-£23,386,250
60% LAR : 40% CIR	25%	-£17,788,636	-£20,690,882	-£20,712,137	-£20,755,382	-£21,006,958	-£22,728,962	-£23,793,914
60% LAR : 40% CIR	30%	-£18,273,675	-£21,099,212	-£21,120,419	-£21,163,574	-£21,414,928	-£23,139,580	-£24,205,997
60% LAR : 40% CIR	35%	-£18,763,571	-£21,511,555	-£21,532,720	-£21,575,797	-£21,826,955	-£23,556,701	-£24,622,455
60% LAR : 40% CIR	40%	-£19,258,708	-£21,927,870	-£21,949,000	-£21,992,009	-£22,242,999	-£23,978,064	-£25,043,246
60% LAR : 40% CIR	45%	-£19,757,806	-£22,348,119	-£22,369,222	-£22,412,174	-£22,663,020	-£24,403,626	-£25,468,325
60% LAR : 40% CIR	50%	-£21,200,672	-£23,709,634	-£23,731,036	-£23,774,595	-£24,029,152	-£25,772,274	-£26,836,580

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,718,135	-£12,004,416	-£12,026,014	-£12,069,869	-£12,322,976	-£14,054,156	-£15,110,386
60% LAR : 40% CIR	5%	-£9,182,679	-£12,392,085	-£12,413,601	-£12,457,312	-£12,710,056	-£14,439,064	-£15,494,087
60% LAR : 40% CIR	10%	-£9,651,400	-£12,783,967	-£12,805,406	-£12,848,984	-£13,101,395	-£14,828,400	-£15,882,310
60% LAR : 40% CIR	15%	-£10,124,260	-£13,180,019	-£13,201,391	-£13,244,846	-£13,496,951	-£15,222,122	-£16,276,648
60% LAR : 40% CIR	20%	-£10,601,219	-£13,580,204	-£13,601,514	-£13,644,859	-£13,896,686	-£15,620,191	-£16,679,850
60% LAR : 40% CIR	25%	-£11,082,236	-£13,984,482	-£14,005,737	-£14,048,982	-£14,300,558	-£16,022,562	-£17,087,514
60% LAR : 40% CIR	30%	-£11,567,275	-£14,392,812	-£14,414,019	-£14,457,174	-£14,708,528	-£16,433,180	-£17,499,597
60% LAR : 40% CIR	35%	-£12,057,171	-£14,805,155	-£14,826,320	-£14,869,397	-£15,120,555	-£16,850,301	-£17,916,055
60% LAR : 40% CIR	40%	-£12,552,308	-£15,221,470	-£15,242,600	-£15,285,609	-£15,536,599	-£17,271,664	-£18,336,846
60% LAR : 40% CIR	45%	-£13,051,406	-£15,641,719	-£15,662,822	-£15,705,774	-£15,956,620	-£17,697,226	-£18,761,925
60% LAR : 40% CIR	50%	-£14,494,272	-£17,003,234	-£17,024,636	-£17,068,195	-£17,322,752	-£19,065,874	-£20,130,180

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£790,535	-£4,076,816	-£4,098,414	-£4,142,269	-£4,395,376	-£6,126,556	-£7,182,786
60% LAR : 40% CIR	5%	-£1,255,079	-£4,464,485	-£4,486,001	-£4,529,712	-£4,782,456	-£6,511,464	-£7,566,487
60% LAR : 40% CIR	10%	-£1,723,800	-£4,856,367	-£4,877,806	-£4,921,384	-£5,173,795	-£6,900,800	-£7,954,710
60% LAR : 40% CIR	15%	-£2,196,660	-£5,252,419	-£5,273,791	-£5,317,246	-£5,569,351	-£7,294,522	-£8,349,048
60% LAR : 40% CIR	20%	-£2,673,619	-£5,652,604	-£5,673,914	-£5,717,259	-£5,969,086	-£7,692,591	-£8,752,250
60% LAR : 40% CIR	25%	-£3,154,636	-£6,056,882	-£6,078,137	-£6,121,382	-£6,372,958	-£8,094,962	-£9,159,914
60% LAR : 40% CIR	30%	-£3,639,675	-£6,465,212	-£6,486,419	-£6,529,574	-£6,780,928	-£8,505,580	-£9,571,997
60% LAR : 40% CIR	35%	-£4,129,571	-£6,877,555	-£6,898,720	-£6,941,797	-£7,192,955	-£8,922,701	-£9,988,455
60% LAR : 40% CIR	40%	-£4,624,708	-£7,293,870	-£7,315,000	-£7,358,009	-£7,608,999	-£9,344,064	-£10,409,246
60% LAR : 40% CIR	45%	-£5,123,806	-£7,714,119	-£7,735,222	-£7,778,174	-£8,029,020	-£9,769,626	-£10,834,325
60% LAR : 40% CIR	50%	-£6,566,672	-£9,075,634	-£9,097,036	-£9,140,595	-£9,395,152	-£11,138,274	-£12,202,580

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR for 15 Years

Value Area	**Zone B - Camden Town Office & Resi £1,000 per sq ft**

No Units	**42**
Site Area	**0.4 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£9,334,881	£6,035,716	£6,014,118	£5,970,262	£5,717,155	£3,985,976	£2,929,746
60% LAR : 40% CIR	5%	£8,776,088	£5,554,439	£5,532,924	£5,489,213	£5,236,469	£3,507,462	£2,452,439
60% LAR : 40% CIR	10%	£8,213,115	£5,068,952	£5,047,512	£5,003,934	£4,751,524	£3,024,519	£1,970,608
60% LAR : 40% CIR	15%	£7,646,005	£4,579,293	£4,557,921	£4,514,465	£4,262,360	£2,537,189	£1,484,297
60% LAR : 40% CIR	20%	£7,074,795	£4,085,501	£4,064,191	£4,020,847	£3,769,019	£2,045,514	£993,548
60% LAR : 40% CIR	25%	£6,499,527	£3,587,617	£3,566,361	£3,523,118	£3,271,541	£1,549,537	£498,404
60% LAR : 40% CIR	30%	£5,920,237	£3,085,681	£3,064,473	£3,021,318	£2,769,965	£1,049,297	-£1,109
60% LAR : 40% CIR	35%	£5,336,968	£2,579,731	£2,558,566	£2,515,488	£2,264,330	£544,839	-£512,603
60% LAR : 40% CIR	40%	£4,749,756	£2,069,809	£2,048,679	£2,005,670	£1,754,680	£36,202	-£1,028,428
60% LAR : 40% CIR	45%	£4,158,645	£1,555,953	£1,534,851	£1,491,899	£1,241,052	-£483,842	-£1,548,541
60% LAR : 40% CIR	50%	£2,625,004	£113,384	£92,304	£49,399	-£204,403	-£1,947,525	-£3,011,832

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£29,724,719	-£33,023,884	-£33,045,482	-£33,089,338	-£33,342,445	-£35,073,624	-£36,129,854
60% LAR : 40% CIR	5%	-£30,283,512	-£33,505,161	-£33,526,676	-£33,570,387	-£33,823,131	-£35,552,138	-£36,607,161
60% LAR : 40% CIR	10%	-£30,846,485	-£33,990,648	-£34,012,088	-£34,055,666	-£34,308,076	-£36,035,081	-£37,088,992
60% LAR : 40% CIR	15%	-£31,413,595	-£34,480,307	-£34,501,679	-£34,545,135	-£34,797,240	-£36,522,411	-£37,575,303
60% LAR : 40% CIR	20%	-£31,984,805	-£34,974,099	-£34,995,409	-£35,038,753	-£35,290,581	-£37,014,086	-£38,066,052
60% LAR : 40% CIR	25%	-£32,560,073	-£35,471,983	-£35,493,239	-£35,536,482	-£35,788,059	-£37,510,063	-£38,561,196
60% LAR : 40% CIR	30%	-£33,139,363	-£35,973,919	-£35,995,127	-£36,038,282	-£36,289,635	-£38,010,303	-£39,060,709
60% LAR : 40% CIR	35%	-£33,722,632	-£36,479,869	-£36,501,034	-£36,544,112	-£36,795,270	-£38,514,761	-£39,572,203
60% LAR : 40% CIR	40%	-£34,309,844	-£36,989,791	-£37,010,921	-£37,053,930	-£37,304,920	-£39,023,398	-£40,088,028
60% LAR : 40% CIR	45%	-£34,900,955	-£37,503,647	-£37,524,749	-£37,567,701	-£37,818,548	-£39,543,442	-£40,608,141
60% LAR : 40% CIR	50%	-£36,434,596	-£38,946,216	-£38,967,296	-£39,010,201	-£39,264,003	-£41,007,125	-£42,071,432

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£13,539,519	-£16,838,684	-£16,860,282	-£16,904,138	-£17,157,245	-£18,888,424	-£19,944,654
60% LAR : 40% CIR	5%	-£14,098,312	-£17,319,961	-£17,341,476	-£17,385,187	-£17,637,931	-£19,366,938	-£20,421,961
60% LAR : 40% CIR	10%	-£14,661,285	-£17,805,448	-£17,826,888	-£17,870,466	-£18,122,876	-£19,849,881	-£20,903,792
60% LAR : 40% CIR	15%	-£15,228,395	-£18,295,107	-£18,316,479	-£18,359,935	-£18,612,040	-£20,337,211	-£21,390,103
60% LAR : 40% CIR	20%	-£15,799,605	-£18,788,899	-£18,810,209	-£18,853,553	-£19,105,381	-£20,828,886	-£21,880,852
60% LAR : 40% CIR	25%	-£16,374,873	-£19,286,783	-£19,308,039	-£19,351,282	-£19,602,859	-£21,324,863	-£22,375,996
60% LAR : 40% CIR	30%	-£16,954,163	-£19,788,719	-£19,809,927	-£19,853,082	-£20,104,435	-£21,825,103	-£22,875,509
60% LAR : 40% CIR	35%	-£17,537,432	-£20,294,669	-£20,315,834	-£20,358,912	-£20,610,070	-£22,329,561	-£23,387,003
60% LAR : 40% CIR	40%	-£18,124,644	-£20,804,591	-£20,825,721	-£20,868,730	-£21,119,720	-£22,838,198	-£23,902,828
60% LAR : 40% CIR	45%	-£18,715,755	-£21,318,447	-£21,339,549	-£21,382,501	-£21,633,348	-£23,358,242	-£24,422,941
60% LAR : 40% CIR	50%	-£20,249,396	-£22,761,016	-£22,782,096	-£22,825,001	-£23,078,803	-£24,821,925	-£25,886,232

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,833,119	-£10,132,284	-£10,153,882	-£10,197,738	-£10,450,845	-£12,182,024	-£13,238,254
60% LAR : 40% CIR	5%	-£7,391,912	-£10,613,561	-£10,635,076	-£10,678,787	-£10,931,531	-£12,660,538	-£13,715,561
60% LAR : 40% CIR	10%	-£7,954,885	-£11,099,048	-£11,120,488	-£11,164,066	-£11,416,476	-£13,143,481	-£14,197,392
60% LAR : 40% CIR	15%	-£8,521,995	-£11,588,707	-£11,610,079	-£11,653,535	-£11,905,640	-£13,630,811	-£14,683,703
60% LAR : 40% CIR	20%	-£9,093,205	-£12,082,499	-£12,103,809	-£12,147,153	-£12,398,981	-£14,122,486	-£15,174,452
60% LAR : 40% CIR	25%	-£9,668,473	-£12,580,383	-£12,601,639	-£12,644,882	-£12,896,459	-£14,618,463	-£15,669,596
60% LAR : 40% CIR	30%	-£10,247,763	-£13,082,319	-£13,103,527	-£13,146,682	-£13,398,035	-£15,118,703	-£16,169,109
60% LAR : 40% CIR	35%	-£10,831,032	-£13,588,269	-£13,609,434	-£13,652,512	-£13,903,670	-£15,623,161	-£16,680,603
60% LAR : 40% CIR	40%	-£11,418,244	-£14,098,191	-£14,119,321	-£14,162,330	-£14,413,320	-£16,131,798	-£17,196,428
60% LAR : 40% CIR	45%	-£12,009,355	-£14,612,047	-£14,633,149	-£14,676,101	-£14,926,948	-£16,651,842	-£17,716,541
60% LAR : 40% CIR	50%	-£13,542,996	-£16,054,616	-£16,075,696	-£16,118,601	-£16,372,403	-£18,115,525	-£19,179,832

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,094,481	-£2,204,684	-£2,226,282	-£2,270,138	-£2,523,245	-£4,254,424	-£5,310,654
60% LAR : 40% CIR	5%	£535,688	-£2,685,961	-£2,707,476	-£2,751,187	-£3,003,931	-£4,732,938	-£5,787,961
60% LAR : 40% CIR	10%	-£27,285	-£3,171,448	-£3,192,888	-£3,236,466	-£3,488,876	-£5,215,881	-£6,269,792
60% LAR : 40% CIR	15%	-£594,395	-£3,661,107	-£3,682,479	-£3,725,935	-£3,978,040	-£5,703,211	-£6,756,103
60% LAR : 40% CIR	20%	-£1,165,605	-£4,154,899	-£4,176,209	-£4,219,553	-£4,471,381	-£6,194,886	-£7,246,852
60% LAR : 40% CIR	25%	-£1,740,873	-£4,652,783	-£4,674,039	-£4,717,282	-£4,968,859	-£6,690,863	-£7,741,996
60% LAR : 40% CIR	30%	-£2,320,163	-£5,154,719	-£5,175,927	-£5,219,082	-£5,470,435	-£7,191,103	-£8,241,509
60% LAR : 40% CIR	35%	-£2,903,432	-£5,660,669	-£5,681,834	-£5,724,912	-£5,976,070	-£7,695,561	-£8,753,003
60% LAR : 40% CIR	40%	-£3,490,644	-£6,170,591	-£6,191,721	-£6,234,730	-£6,485,720	-£8,204,198	-£9,268,828
60% LAR : 40% CIR	45%	-£4,081,755	-£6,684,447	-£6,705,549	-£6,748,501	-£6,999,348	-£8,724,242	-£9,788,941
60% LAR : 40% CIR	50%	-£5,615,396	-£8,127,016	-£8,148,096	-£8,191,001	-£8,444,803	-£10,187,925	-£11,252,232

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR for 15 Years		Value Area	Zone B - Camden Town Office & Resi £1,100 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£11,219,899	£7,907,848	£7,886,249	£7,842,394	£7,589,288	£5,858,108	£4,801,877
60% LAR : 40% CIR	5%	£10,566,854	£7,332,965	£7,311,450	£7,267,738	£7,014,994	£5,285,987	£4,230,964
60% LAR : 40% CIR	10%	£9,909,631	£6,753,870	£6,732,431	£6,688,853	£6,436,442	£4,709,437	£3,655,527
60% LAR : 40% CIR	15%	£9,248,270	£6,170,604	£6,149,233	£6,105,777	£5,853,673	£4,128,501	£3,075,608
60% LAR : 40% CIR	20%	£8,582,808	£5,583,207	£5,561,896	£5,518,552	£5,266,725	£3,543,220	£2,491,254
60% LAR : 40% CIR	25%	£7,913,289	£4,991,716	£4,970,460	£4,927,217	£4,675,640	£2,953,636	£1,902,503
60% LAR : 40% CIR	30%	£7,239,749	£4,396,172	£4,374,966	£4,331,810	£4,080,456	£2,359,790	£1,309,399
60% LAR : 40% CIR	35%	£6,562,229	£3,796,617	£3,775,451	£3,732,375	£3,481,217	£1,761,724	£711,987
60% LAR : 40% CIR	40%	£5,880,767	£3,193,088	£3,171,958	£3,128,949	£2,877,959	£1,159,481	£110,308
60% LAR : 40% CIR	45%	£5,195,403	£2,585,625	£2,564,524	£2,521,572	£2,270,725	£553,102	-£503,158
60% LAR : 40% CIR	50%	£3,576,282	£1,049,451	£1,028,371	£985,465	£734,735	-£997,177	-£2,061,483

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£27,839,701	-£31,151,752	-£31,173,351	-£31,217,206	-£31,470,312	-£33,201,492	-£34,257,723
60% LAR : 40% CIR	5%	-£28,492,746	-£31,726,635	-£31,748,150	-£31,791,862	-£32,044,606	-£33,773,613	-£34,828,636
60% LAR : 40% CIR	10%	-£29,149,969	-£32,305,730	-£32,327,169	-£32,370,747	-£32,623,158	-£34,350,163	-£35,404,073
60% LAR : 40% CIR	15%	-£29,811,330	-£32,888,996	-£32,910,367	-£32,953,823	-£33,205,927	-£34,931,099	-£35,983,992
60% LAR : 40% CIR	20%	-£30,476,792	-£33,476,393	-£33,497,704	-£33,541,048	-£33,792,875	-£35,516,380	-£36,568,346
60% LAR : 40% CIR	25%	-£31,146,311	-£34,067,884	-£34,089,140	-£34,132,383	-£34,383,960	-£36,105,964	-£37,157,097
60% LAR : 40% CIR	30%	-£31,819,851	-£34,663,428	-£34,684,634	-£34,727,790	-£34,979,144	-£36,699,810	-£37,750,201
60% LAR : 40% CIR	35%	-£32,497,371	-£35,262,983	-£35,284,149	-£35,327,225	-£35,578,383	-£37,297,876	-£38,347,613
60% LAR : 40% CIR	40%	-£33,178,833	-£35,866,512	-£35,887,642	-£35,930,651	-£36,181,641	-£37,900,119	-£38,949,292
60% LAR : 40% CIR	45%	-£33,864,197	-£36,473,975	-£36,495,076	-£36,538,028	-£36,788,875	-£38,506,498	-£39,562,758
60% LAR : 40% CIR	50%	-£35,483,318	-£38,010,149	-£38,031,229	-£38,074,135	-£38,324,865	-£40,056,777	-£41,121,083

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,654,501	-£14,966,552	-£14,988,151	-£15,032,006	-£15,285,112	-£17,016,292	-£18,072,523
60% LAR : 40% CIR	5%	-£12,307,546	-£15,541,435	-£15,562,950	-£15,606,662	-£15,859,406	-£17,588,413	-£18,643,436
60% LAR : 40% CIR	10%	-£12,964,769	-£16,120,530	-£16,141,969	-£16,185,547	-£16,437,958	-£18,164,963	-£19,218,873
60% LAR : 40% CIR	15%	-£13,626,130	-£16,703,796	-£16,725,167	-£16,768,623	-£17,020,727	-£18,745,899	-£19,798,792
60% LAR : 40% CIR	20%	-£14,291,592	-£17,291,193	-£17,312,504	-£17,355,848	-£17,607,675	-£19,331,180	-£20,383,146
60% LAR : 40% CIR	25%	-£14,961,111	-£17,882,684	-£17,903,940	-£17,947,183	-£18,198,760	-£19,920,764	-£20,971,897
60% LAR : 40% CIR	30%	-£15,634,651	-£18,478,228	-£18,499,434	-£18,542,590	-£18,793,944	-£20,514,610	-£21,565,001
60% LAR : 40% CIR	35%	-£16,312,171	-£19,077,783	-£19,098,949	-£19,142,025	-£19,393,183	-£21,112,676	-£22,162,413
60% LAR : 40% CIR	40%	-£16,993,633	-£19,681,312	-£19,702,442	-£19,745,451	-£19,996,441	-£21,714,919	-£22,764,092
60% LAR : 40% CIR	45%	-£17,678,997	-£20,288,775	-£20,309,876	-£20,352,828	-£20,603,675	-£22,321,298	-£23,377,558
60% LAR : 40% CIR	50%	-£19,298,118	-£21,824,949	-£21,846,029	-£21,888,935	-£22,139,665	-£23,871,577	-£24,935,883

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,948,101	-£8,260,152	-£8,281,751	-£8,325,606	-£8,578,712	-£10,309,892	-£11,366,123
60% LAR : 40% CIR	5%	-£5,601,146	-£8,835,035	-£8,856,550	-£8,900,262	-£9,153,006	-£10,882,013	-£11,937,036
60% LAR : 40% CIR	10%	-£6,258,369	-£9,414,130	-£9,435,569	-£9,479,147	-£9,731,558	-£11,458,563	-£12,512,473
60% LAR : 40% CIR	15%	-£6,919,730	-£9,997,396	-£10,018,767	-£10,062,223	-£10,314,327	-£12,039,499	-£13,092,392
60% LAR : 40% CIR	20%	-£7,585,192	-£10,584,793	-£10,606,104	-£10,649,448	-£10,901,275	-£12,624,780	-£13,676,746
60% LAR : 40% CIR	25%	-£8,254,711	-£11,176,284	-£11,197,540	-£11,240,783	-£11,492,360	-£13,214,364	-£14,265,497
60% LAR : 40% CIR	30%	-£8,928,251	-£11,771,828	-£11,793,034	-£11,836,190	-£12,087,544	-£13,808,210	-£14,858,601
60% LAR : 40% CIR	35%	-£9,605,771	-£12,371,383	-£12,392,549	-£12,435,625	-£12,686,783	-£14,406,276	-£15,456,013
60% LAR : 40% CIR	40%	-£10,287,233	-£12,974,912	-£12,996,042	-£13,039,051	-£13,290,041	-£15,008,519	-£16,057,692
60% LAR : 40% CIR	45%	-£10,972,597	-£13,582,375	-£13,603,476	-£13,646,428	-£13,897,275	-£15,614,898	-£16,671,158
60% LAR : 40% CIR	50%	-£12,591,718	-£15,118,549	-£15,139,629	-£15,182,535	-£15,433,265	-£17,165,177	-£18,229,483

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,979,499	-£332,552	-£354,151	-£398,006	-£651,112	-£2,382,292	-£3,438,523
60% LAR : 40% CIR	5%	£2,326,454	-£907,435	-£928,950	-£972,662	-£1,225,406	-£2,954,413	-£4,009,436
60% LAR : 40% CIR	10%	£1,669,231	-£1,486,530	-£1,507,969	-£1,551,547	-£1,803,958	-£3,530,963	-£4,584,873
60% LAR : 40% CIR	15%	£1,007,870	-£2,069,796	-£2,091,167	-£2,134,623	-£2,386,727	-£4,111,899	-£5,164,792
60% LAR : 40% CIR	20%	£342,408	-£2,657,193	-£2,678,504	-£2,721,848	-£2,973,675	-£4,697,180	-£5,749,146
60% LAR : 40% CIR	25%	-£327,111	-£3,248,684	-£3,269,940	-£3,313,183	-£3,564,760	-£5,286,764	-£6,337,897
60% LAR : 40% CIR	30%	-£1,000,651	-£3,844,228	-£3,865,434	-£3,908,590	-£4,159,944	-£5,880,610	-£6,931,001
60% LAR : 40% CIR	35%	-£1,678,171	-£4,443,783	-£4,464,949	-£4,508,025	-£4,759,183	-£6,478,676	-£7,528,413
60% LAR : 40% CIR	40%	-£2,359,633	-£5,047,312	-£5,068,442	-£5,111,451	-£5,362,441	-£7,080,919	-£8,130,092
60% LAR : 40% CIR	45%	-£3,044,997	-£5,654,775	-£5,675,876	-£5,718,828	-£5,969,675	-£7,687,298	-£8,743,558
60% LAR : 40% CIR	50%	-£4,664,118	-£7,190,949	-£7,212,029	-£7,254,935	-£7,505,665	-£9,237,577	-£10,301,883

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR for 15 Years		Value Area	Zone B - Camden Town Office & Resi £1,200 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£13,104,915	£9,763,555	£9,742,281	£9,699,084	£9,449,782	£7,730,240	£6,674,009
60% LAR : 40% CIR	5%	£12,357,620	£9,098,300	£9,077,108	£9,034,053	£8,785,107	£7,064,512	£6,009,489
60% LAR : 40% CIR	10%	£11,606,146	£8,428,896	£8,407,779	£8,364,856	£8,116,239	£6,394,356	£5,340,445
60% LAR : 40% CIR	15%	£10,850,534	£7,755,385	£7,734,333	£7,691,531	£7,443,216	£5,719,813	£4,666,921
60% LAR : 40% CIR	20%	£10,090,823	£7,077,802	£7,056,812	£7,014,119	£6,764,430	£5,040,925	£3,988,959
60% LAR : 40% CIR	25%	£9,327,051	£6,395,815	£6,374,559	£6,331,316	£6,079,738	£4,357,734	£3,306,602
60% LAR : 40% CIR	30%	£8,559,262	£5,706,665	£5,685,458	£5,642,303	£5,390,949	£3,670,281	£2,619,892
60% LAR : 40% CIR	35%	£7,787,490	£5,013,502	£4,992,337	£4,949,260	£4,698,102	£2,978,610	£1,928,873
60% LAR : 40% CIR	40%	£7,011,777	£4,316,367	£4,295,237	£4,252,228	£4,001,238	£2,282,760	£1,233,587
60% LAR : 40% CIR	45%	£6,232,163	£3,615,298	£3,594,197	£3,551,244	£3,300,397	£1,582,775	£534,076
60% LAR : 40% CIR	50%	£4,523,788	£1,985,516	£1,964,436	£1,921,530	£1,670,800	-£46,828	-£1,111,134

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£25,954,685	-£29,296,045	-£29,317,319	-£29,360,516	-£29,609,818	-£31,329,360	-£32,385,591
60% LAR : 40% CIR	5%	-£26,701,980	-£29,961,300	-£29,982,492	-£30,025,547	-£30,274,493	-£31,995,088	-£33,050,111
60% LAR : 40% CIR	10%	-£27,453,454	-£30,630,704	-£30,651,821	-£30,694,744	-£30,943,361	-£32,665,244	-£33,719,155
60% LAR : 40% CIR	15%	-£28,209,066	-£31,304,215	-£31,325,267	-£31,368,069	-£31,616,384	-£33,339,787	-£34,392,679
60% LAR : 40% CIR	20%	-£28,968,777	-£31,981,798	-£32,002,788	-£32,045,481	-£32,295,170	-£34,018,675	-£35,070,641
60% LAR : 40% CIR	25%	-£29,732,549	-£32,663,785	-£32,685,041	-£32,728,284	-£32,979,862	-£34,701,866	-£35,752,998
60% LAR : 40% CIR	30%	-£30,500,338	-£33,352,935	-£33,374,142	-£33,417,297	-£33,668,651	-£35,389,319	-£36,439,708
60% LAR : 40% CIR	35%	-£31,272,110	-£34,046,098	-£34,067,263	-£34,110,340	-£34,361,498	-£36,080,990	-£37,130,727
60% LAR : 40% CIR	40%	-£32,047,823	-£34,743,233	-£34,764,363	-£34,807,372	-£35,058,362	-£36,776,840	-£37,826,013
60% LAR : 40% CIR	45%	-£32,827,437	-£35,444,302	-£35,465,403	-£35,508,356	-£35,759,203	-£37,476,825	-£38,525,524
60% LAR : 40% CIR	50%	-£34,535,812	-£37,074,084	-£37,095,164	-£37,138,070	-£37,388,800	-£39,106,428	-£40,170,734

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,769,485	-£13,110,845	-£13,132,119	-£13,175,316	-£13,424,618	-£15,144,160	-£16,200,391
60% LAR : 40% CIR	5%	-£10,516,780	-£13,776,100	-£13,797,292	-£13,840,347	-£14,089,293	-£15,809,888	-£16,864,911
60% LAR : 40% CIR	10%	-£11,268,254	-£14,445,504	-£14,466,621	-£14,509,544	-£14,758,161	-£16,480,044	-£17,533,955
60% LAR : 40% CIR	15%	-£12,023,866	-£15,119,015	-£15,140,067	-£15,182,869	-£15,431,184	-£17,154,587	-£18,207,479
60% LAR : 40% CIR	20%	-£12,783,577	-£15,796,598	-£15,817,588	-£15,860,281	-£16,109,970	-£17,833,475	-£18,885,441
60% LAR : 40% CIR	25%	-£13,547,349	-£16,478,585	-£16,499,841	-£16,543,084	-£16,794,662	-£18,516,666	-£19,567,798
60% LAR : 40% CIR	30%	-£14,315,138	-£17,167,735	-£17,188,942	-£17,232,097	-£17,483,451	-£19,204,119	-£20,254,508
60% LAR : 40% CIR	35%	-£15,086,910	-£17,860,898	-£17,882,063	-£17,925,140	-£18,176,298	-£19,895,790	-£20,945,527
60% LAR : 40% CIR	40%	-£15,862,623	-£18,558,033	-£18,579,163	-£18,622,172	-£18,873,162	-£20,591,640	-£21,640,813
60% LAR : 40% CIR	45%	-£16,642,237	-£19,259,102	-£19,280,203	-£19,323,156	-£19,574,003	-£21,291,625	-£22,340,324
60% LAR : 40% CIR	50%	-£18,350,612	-£20,888,884	-£20,909,964	-£20,952,870	-£21,203,600	-£22,921,228	-£23,985,534

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,063,085	-£6,404,445	-£6,425,719	-£6,468,916	-£6,718,218	-£8,437,760	-£9,493,991
60% LAR : 40% CIR	5%	-£3,810,380	-£7,069,700	-£7,090,892	-£7,133,947	-£7,382,893	-£9,103,488	-£10,158,511
60% LAR : 40% CIR	10%	-£4,561,854	-£7,739,104	-£7,760,221	-£7,803,144	-£8,051,761	-£9,773,644	-£10,827,555
60% LAR : 40% CIR	15%	-£5,317,466	-£8,412,615	-£8,433,667	-£8,476,469	-£8,724,784	-£10,448,187	-£11,501,079
60% LAR : 40% CIR	20%	-£6,077,177	-£9,090,198	-£9,111,188	-£9,153,881	-£9,403,570	-£11,127,075	-£12,179,041
60% LAR : 40% CIR	25%	-£6,840,949	-£9,772,185	-£9,793,441	-£9,836,684	-£10,088,262	-£11,810,266	-£12,861,398
60% LAR : 40% CIR	30%	-£7,608,738	-£10,461,335	-£10,482,542	-£10,525,697	-£10,777,051	-£12,497,719	-£13,548,108
60% LAR : 40% CIR	35%	-£8,380,510	-£11,154,498	-£11,175,663	-£11,218,740	-£11,469,898	-£13,189,390	-£14,239,127
60% LAR : 40% CIR	40%	-£9,156,223	-£11,851,633	-£11,872,763	-£11,915,772	-£12,166,762	-£13,885,240	-£14,934,413
60% LAR : 40% CIR	45%	-£9,935,837	-£12,552,702	-£12,573,803	-£12,616,756	-£12,867,603	-£14,585,225	-£15,633,924
60% LAR : 40% CIR	50%	-£11,644,212	-£14,182,484	-£14,203,564	-£14,246,470	-£14,497,200	-£16,214,828	-£17,279,134

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,864,515	£1,523,155	£1,501,881	£1,458,684	£1,209,382	-£510,160	-£1,566,391
60% LAR : 40% CIR	5%	£4,117,220	£857,900	£836,708	£793,653	£544,707	-£1,175,888	-£2,230,911
60% LAR : 40% CIR	10%	£3,365,746	£188,496	£167,379	£124,456	-£124,161	-£1,846,044	-£2,899,955
60% LAR : 40% CIR	15%	£2,610,134	-£485,015	-£506,067	-£548,869	-£797,184	-£2,520,587	-£3,573,479
60% LAR : 40% CIR	20%	£1,850,423	-£1,162,598	-£1,183,588	-£1,226,281	-£1,475,970	-£3,199,475	-£4,251,441
60% LAR : 40% CIR	25%	£1,086,651	-£1,844,585	-£1,865,841	-£1,909,084	-£2,160,662	-£3,882,666	-£4,933,798
60% LAR : 40% CIR	30%	£318,862	-£2,533,735	-£2,554,942	-£2,598,097	-£2,849,451	-£4,570,119	-£5,620,508
60% LAR : 40% CIR	35%	-£452,910	-£3,226,898	-£3,248,063	-£3,291,140	-£3,542,298	-£5,261,790	-£6,311,527
60% LAR : 40% CIR	40%	-£1,228,623	-£3,924,033	-£3,945,163	-£3,988,172	-£4,239,162	-£5,957,640	-£7,006,813
60% LAR : 40% CIR	45%	-£2,008,237	-£4,625,102	-£4,646,203	-£4,689,156	-£4,940,003	-£6,657,625	-£7,706,324
60% LAR : 40% CIR	50%	-£3,716,612	-£6,254,884	-£6,275,964	-£6,318,870	-£6,569,600	-£8,287,228	-£9,351,534

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR for 15 Years		Value Area	Zone B - Camden Town Office & Resi £1,300 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£14,989,933	£11,618,430	£11,597,157	£11,553,960	£11,304,658	£9,599,496	£8,546,141
60% LAR : 40% CIR	5%	£14,148,386	£10,860,431	£10,839,239	£10,796,185	£10,547,240	£8,843,037	£7,788,014
60% LAR : 40% CIR	10%	£13,302,662	£10,098,284	£10,077,166	£10,034,244	£9,785,627	£8,079,275	£7,025,364
60% LAR : 40% CIR	15%	£12,452,799	£9,332,028	£9,310,977	£9,268,175	£9,019,860	£7,311,125	£6,258,233
60% LAR : 40% CIR	20%	£11,598,836	£8,561,702	£8,540,713	£8,498,020	£8,249,977	£6,538,631	£5,486,664
60% LAR : 40% CIR	25%	£10,740,814	£7,787,346	£7,766,409	£7,723,816	£7,476,019	£5,761,833	£4,710,700
60% LAR : 40% CIR	30%	£9,878,773	£7,008,997	£6,988,108	£6,945,602	£6,698,026	£4,980,774	£3,930,384
60% LAR : 40% CIR	35%	£9,012,751	£6,226,696	£6,205,849	£6,163,419	£5,914,987	£4,195,495	£3,145,758
60% LAR : 40% CIR	40%	£8,142,788	£5,439,646	£5,418,516	£5,375,507	£5,124,517	£3,406,039	£2,356,866
60% LAR : 40% CIR	45%	£7,268,922	£4,644,971	£4,623,868	£4,580,916	£4,330,070	£2,612,447	£1,563,749
60% LAR : 40% CIR	50%	£5,466,297	£2,921,582	£2,900,502	£2,857,597	£2,606,866	£889,942	-£160,786

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£24,069,667	-£27,441,170	-£27,462,443	-£27,505,640	-£27,754,942	-£29,460,104	-£30,513,459
60% LAR : 40% CIR	5%	-£24,911,214	-£28,199,169	-£28,220,361	-£28,263,415	-£28,512,360	-£30,216,563	-£31,271,586
60% LAR : 40% CIR	10%	-£25,756,938	-£28,961,316	-£28,982,434	-£29,025,356	-£29,273,973	-£30,980,325	-£32,034,236
60% LAR : 40% CIR	15%	-£26,606,801	-£29,727,572	-£29,748,623	-£29,791,425	-£30,039,740	-£31,748,475	-£32,801,367
60% LAR : 40% CIR	20%	-£27,460,764	-£30,497,898	-£30,518,887	-£30,561,580	-£30,809,623	-£32,520,969	-£33,572,936
60% LAR : 40% CIR	25%	-£28,318,786	-£31,272,254	-£31,293,191	-£31,335,784	-£31,583,581	-£33,297,767	-£34,348,900
60% LAR : 40% CIR	30%	-£29,180,827	-£32,050,603	-£32,071,492	-£32,113,998	-£32,361,574	-£34,078,826	-£35,129,216
60% LAR : 40% CIR	35%	-£30,046,849	-£32,832,904	-£32,853,751	-£32,896,181	-£33,144,613	-£34,864,105	-£35,913,842
60% LAR : 40% CIR	40%	-£30,916,812	-£33,619,954	-£33,641,084	-£33,684,093	-£33,935,083	-£35,653,561	-£36,702,734
60% LAR : 40% CIR	45%	-£31,790,678	-£34,414,629	-£34,435,732	-£34,478,684	-£34,729,530	-£36,447,153	-£37,495,851
60% LAR : 40% CIR	50%	-£33,593,303	-£36,138,018	-£36,159,098	-£36,202,003	-£36,452,734	-£38,169,658	-£39,220,386

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,884,467	-£11,255,970	-£11,277,243	-£11,320,440	-£11,569,742	-£13,274,904	-£14,328,259
60% LAR : 40% CIR	5%	-£8,726,014	-£12,013,969	-£12,035,161	-£12,078,215	-£12,327,160	-£14,031,363	-£15,086,386
60% LAR : 40% CIR	10%	-£9,571,738	-£12,776,116	-£12,797,234	-£12,840,156	-£13,088,773	-£14,795,125	-£15,849,036
60% LAR : 40% CIR	15%	-£10,421,601	-£13,542,372	-£13,563,423	-£13,606,225	-£13,854,540	-£15,563,275	-£16,616,167
60% LAR : 40% CIR	20%	-£11,275,564	-£14,312,698	-£14,333,687	-£14,376,380	-£14,624,423	-£16,335,769	-£17,387,736
60% LAR : 40% CIR	25%	-£12,133,586	-£15,087,054	-£15,107,991	-£15,150,584	-£15,398,381	-£17,112,567	-£18,163,700
60% LAR : 40% CIR	30%	-£12,995,627	-£15,865,403	-£15,886,292	-£15,928,798	-£16,176,374	-£17,893,626	-£18,944,016
60% LAR : 40% CIR	35%	-£13,861,649	-£16,647,704	-£16,668,551	-£16,710,981	-£16,959,413	-£18,678,905	-£19,728,642
60% LAR : 40% CIR	40%	-£14,731,612	-£17,434,754	-£17,455,884	-£17,498,893	-£17,749,883	-£19,468,361	-£20,517,534
60% LAR : 40% CIR	45%	-£15,605,478	-£18,229,429	-£18,250,532	-£18,293,484	-£18,544,330	-£20,261,953	-£21,310,651
60% LAR : 40% CIR	50%	-£17,408,103	-£19,952,818	-£19,973,898	-£20,016,803	-£20,267,534	-£21,984,458	-£23,035,186

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,178,067	-£4,549,570	-£4,570,843	-£4,614,040	-£4,863,342	-£6,568,504	-£7,621,859
60% LAR : 40% CIR	5%	-£2,019,614	-£5,307,569	-£5,328,761	-£5,371,815	-£5,620,760	-£7,324,963	-£8,379,986
60% LAR : 40% CIR	10%	-£2,865,338	-£6,069,716	-£6,090,834	-£6,133,756	-£6,382,373	-£8,088,725	-£9,142,636
60% LAR : 40% CIR	15%	-£3,715,201	-£6,835,972	-£6,857,023	-£6,899,825	-£7,148,140	-£8,856,875	-£9,909,767
60% LAR : 40% CIR	20%	-£4,569,164	-£7,606,298	-£7,627,287	-£7,669,980	-£7,918,023	-£9,629,369	-£10,681,336
60% LAR : 40% CIR	25%	-£5,427,186	-£8,380,654	-£8,401,591	-£8,444,184	-£8,691,981	-£10,406,167	-£11,457,300
60% LAR : 40% CIR	30%	-£6,289,227	-£9,159,003	-£9,179,892	-£9,222,398	-£9,469,974	-£11,187,226	-£12,237,616
60% LAR : 40% CIR	35%	-£7,155,249	-£9,941,304	-£9,962,151	-£10,004,581	-£10,253,013	-£11,972,505	-£13,022,242
60% LAR : 40% CIR	40%	-£8,025,212	-£10,728,354	-£10,749,484	-£10,792,493	-£11,043,483	-£12,761,961	-£13,811,134
60% LAR : 40% CIR	45%	-£8,899,078	-£11,523,029	-£11,544,132	-£11,587,084	-£11,837,930	-£13,555,553	-£14,604,251
60% LAR : 40% CIR	50%	-£10,701,703	-£13,246,418	-£13,267,498	-£13,310,403	-£13,561,134	-£15,278,058	-£16,328,786

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,749,533	£3,378,030	£3,356,757	£3,313,560	£3,064,258	£1,359,096	£305,741
60% LAR : 40% CIR	5%	£5,907,986	£2,620,031	£2,598,839	£2,555,785	£2,306,840	£602,637	-£452,386
60% LAR : 40% CIR	10%	£5,062,262	£1,857,884	£1,836,766	£1,793,844	£1,545,227	-£161,125	-£1,215,036
60% LAR : 40% CIR	15%	£4,212,399	£1,091,628	£1,070,577	£1,027,775	£779,460	-£929,275	-£1,982,167
60% LAR : 40% CIR	20%	£3,358,436	£321,302	£300,313	£257,620	£9,577	-£1,701,769	-£2,753,736
60% LAR : 40% CIR	25%	£2,500,414	-£453,054	-£473,991	-£516,584	-£764,381	-£2,478,567	-£3,529,700
60% LAR : 40% CIR	30%	£1,638,373	-£1,231,403	-£1,252,292	-£1,294,798	-£1,542,374	-£3,259,626	-£4,310,016
60% LAR : 40% CIR	35%	£772,351	-£2,013,704	-£2,034,551	-£2,076,981	-£2,325,413	-£4,044,905	-£5,094,642
60% LAR : 40% CIR	40%	-£97,612	-£2,800,754	-£2,821,884	-£2,864,893	-£3,115,883	-£4,834,361	-£5,883,534
60% LAR : 40% CIR	45%	-£971,478	-£3,595,429	-£3,616,532	-£3,659,484	-£3,910,330	-£5,627,953	-£6,676,651
60% LAR : 40% CIR	50%	-£2,774,103	-£5,318,818	-£5,339,898	-£5,382,803	-£5,633,534	-£7,350,458	-£8,401,186

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - NO AW	
Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,741,724	-£5,804,544	-£5,826,450	-£5,870,398	-£6,113,742	-£7,771,559	-£8,780,455
60% LAR : 40% CIR	5%	-£3,209,283	-£6,192,451	-£6,214,274	-£6,258,073	-£6,501,051	-£8,156,665	-£9,164,337
60% LAR : 40% CIR	10%	-£3,681,146	-£6,584,630	-£6,606,376	-£6,650,041	-£6,892,680	-£8,546,262	-£9,552,806
60% LAR : 40% CIR	15%	-£4,157,269	-£6,981,040	-£7,002,716	-£7,046,257	-£7,288,587	-£8,940,310	-£9,945,820
60% LAR : 40% CIR	20%	-£4,637,613	-£7,381,641	-£7,403,255	-£7,446,683	-£7,688,731	-£9,338,763	-£10,343,335
60% LAR : 40% CIR	25%	-£5,122,138	-£7,786,393	-£7,807,951	-£7,851,277	-£8,093,071	-£9,741,582	-£10,745,308
60% LAR : 40% CIR	30%	-£5,610,802	-£8,195,255	-£8,216,765	-£8,260,000	-£8,501,568	-£10,148,722	-£11,151,695
60% LAR : 40% CIR	35%	-£6,103,565	-£8,608,187	-£8,629,655	-£8,672,811	-£8,914,180	-£10,560,142	-£11,562,454
60% LAR : 40% CIR	40%	-£6,600,387	-£9,025,149	-£9,046,581	-£9,089,668	-£9,330,866	-£10,975,801	-£11,977,539
60% LAR : 40% CIR	45%	-£7,101,226	-£9,446,101	-£9,467,503	-£9,510,533	-£9,751,587	-£11,395,653	-£12,396,910
60% LAR : 40% CIR	50%	-£7,606,042	-£9,871,000	-£9,892,381	-£9,935,364	-£10,176,299	-£11,819,658	-£12,820,522

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£41,801,324	-£44,864,144	-£44,886,050	-£44,929,998	-£45,173,342	-£46,831,159	-£47,840,055
60% LAR : 40% CIR	5%	-£42,268,883	-£45,252,051	-£45,273,874	-£45,317,673	-£45,560,651	-£47,216,265	-£48,223,937
60% LAR : 40% CIR	10%	-£42,740,746	-£45,644,230	-£45,665,976	-£45,709,641	-£45,952,280	-£47,605,862	-£48,612,406
60% LAR : 40% CIR	15%	-£43,216,869	-£46,040,640	-£46,062,316	-£46,105,857	-£46,348,187	-£47,999,910	-£49,005,420
60% LAR : 40% CIR	20%	-£43,697,213	-£46,441,241	-£46,462,855	-£46,506,283	-£46,748,331	-£48,398,363	-£49,402,935
60% LAR : 40% CIR	25%	-£44,181,738	-£46,845,993	-£46,867,551	-£46,910,877	-£47,152,671	-£48,801,182	-£49,804,908
60% LAR : 40% CIR	30%	-£44,670,402	-£47,254,855	-£47,276,365	-£47,319,600	-£47,561,168	-£49,208,322	-£50,211,295
60% LAR : 40% CIR	35%	-£45,163,165	-£47,667,787	-£47,689,255	-£47,732,411	-£47,973,780	-£49,619,742	-£50,622,054
60% LAR : 40% CIR	40%	-£45,659,987	-£48,084,749	-£48,106,181	-£48,149,268	-£48,390,466	-£50,035,401	-£51,037,139
60% LAR : 40% CIR	45%	-£46,160,826	-£48,505,701	-£48,527,103	-£48,570,133	-£48,811,187	-£50,455,253	-£51,456,510
60% LAR : 40% CIR	50%	-£46,665,642	-£48,930,600	-£48,951,981	-£48,994,964	-£49,235,899	-£50,879,258	-£51,880,122

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£25,616,124	-£28,678,944	-£28,700,850	-£28,744,798	-£28,988,142	-£30,645,959	-£31,654,855
60% LAR : 40% CIR	5%	-£26,083,683	-£29,066,851	-£29,088,674	-£29,132,473	-£29,375,451	-£31,031,065	-£32,038,737
60% LAR : 40% CIR	10%	-£26,555,546	-£29,459,030	-£29,480,776	-£29,524,441	-£29,767,080	-£31,420,662	-£32,427,206
60% LAR : 40% CIR	15%	-£27,031,669	-£29,855,440	-£29,877,116	-£29,920,657	-£30,162,987	-£31,814,710	-£32,820,220
60% LAR : 40% CIR	20%	-£27,512,013	-£30,256,041	-£30,277,655	-£30,321,083	-£30,563,131	-£32,213,163	-£33,217,735
60% LAR : 40% CIR	25%	-£27,996,538	-£30,660,793	-£30,682,351	-£30,725,677	-£30,967,471	-£32,615,982	-£33,619,708
60% LAR : 40% CIR	30%	-£28,485,202	-£31,069,655	-£31,091,165	-£31,134,400	-£31,375,968	-£33,023,122	-£34,026,095
60% LAR : 40% CIR	35%	-£28,977,965	-£31,482,587	-£31,504,055	-£31,547,211	-£31,788,580	-£33,434,542	-£34,436,854
60% LAR : 40% CIR	40%	-£29,474,787	-£31,899,549	-£31,920,981	-£31,964,068	-£32,205,266	-£33,850,201	-£34,851,939
60% LAR : 40% CIR	45%	-£29,975,626	-£32,320,501	-£32,341,903	-£32,384,933	-£32,625,987	-£34,270,053	-£35,271,310
60% LAR : 40% CIR	50%	-£30,480,442	-£32,745,400	-£32,766,781	-£32,809,764	-£33,050,699	-£34,694,058	-£35,694,922

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£18,909,724	-£21,972,544	-£21,994,450	-£22,038,398	-£22,281,742	-£23,939,559	-£24,948,455
60% LAR : 40% CIR	5%	-£19,377,283	-£22,360,451	-£22,382,274	-£22,426,073	-£22,669,051	-£24,324,665	-£25,332,337
60% LAR : 40% CIR	10%	-£19,849,146	-£22,752,630	-£22,774,376	-£22,818,041	-£23,060,680	-£24,714,262	-£25,720,806
60% LAR : 40% CIR	15%	-£20,325,269	-£23,149,040	-£23,170,716	-£23,214,257	-£23,456,587	-£25,108,310	-£26,113,820
60% LAR : 40% CIR	20%	-£20,805,613	-£23,549,641	-£23,571,255	-£23,614,683	-£23,856,731	-£25,506,763	-£26,511,335
60% LAR : 40% CIR	25%	-£21,290,138	-£23,954,393	-£23,975,951	-£24,019,277	-£24,261,071	-£25,909,582	-£26,913,308
60% LAR : 40% CIR	30%	-£21,778,802	-£24,363,255	-£24,384,765	-£24,428,000	-£24,669,568	-£26,316,722	-£27,319,695
60% LAR : 40% CIR	35%	-£22,271,565	-£24,776,187	-£24,797,655	-£24,840,811	-£25,082,180	-£26,728,142	-£27,730,454
60% LAR : 40% CIR	40%	-£22,768,387	-£25,193,149	-£25,214,581	-£25,257,668	-£25,498,866	-£27,143,801	-£28,145,539
60% LAR : 40% CIR	45%	-£23,269,226	-£25,614,101	-£25,635,503	-£25,678,533	-£25,919,587	-£27,563,653	-£28,564,910
60% LAR : 40% CIR	50%	-£23,774,042	-£26,039,000	-£26,060,381	-£26,103,364	-£26,344,299	-£27,987,658	-£28,988,522

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,982,124	-£14,044,944	-£14,066,850	-£14,110,798	-£14,354,142	-£16,011,959	-£17,020,855
60% LAR : 40% CIR	5%	-£11,449,683	-£14,432,851	-£14,454,674	-£14,498,473	-£14,741,451	-£16,397,065	-£17,404,737
60% LAR : 40% CIR	10%	-£11,921,546	-£14,825,030	-£14,846,776	-£14,890,441	-£15,133,080	-£16,786,662	-£17,793,206
60% LAR : 40% CIR	15%	-£12,397,669	-£15,221,440	-£15,243,116	-£15,286,657	-£15,528,987	-£17,180,710	-£18,186,220
60% LAR : 40% CIR	20%	-£12,878,013	-£15,622,041	-£15,643,655	-£15,687,083	-£15,929,131	-£17,579,163	-£18,583,735
60% LAR : 40% CIR	25%	-£13,362,538	-£16,026,793	-£16,048,351	-£16,091,677	-£16,333,471	-£17,981,982	-£18,985,708
60% LAR : 40% CIR	30%	-£13,851,202	-£16,435,655	-£16,457,165	-£16,500,400	-£16,741,968	-£18,389,122	-£19,392,095
60% LAR : 40% CIR	35%	-£14,343,965	-£16,848,587	-£16,870,055	-£16,913,211	-£17,154,580	-£18,800,542	-£19,802,854
60% LAR : 40% CIR	40%	-£14,840,787	-£17,265,549	-£17,286,981	-£17,330,068	-£17,571,266	-£19,216,201	-£20,217,939
60% LAR : 40% CIR	45%	-£15,341,626	-£17,686,501	-£17,707,903	-£17,750,933	-£17,991,987	-£19,636,053	-£20,637,310
60% LAR : 40% CIR	50%	-£15,846,442	-£18,111,400	-£18,132,781	-£18,175,764	-£18,416,699	-£20,060,058	-£21,060,922

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - NO AW	

Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£823,329	-£3,916,825	-£3,938,731	-£3,982,677	-£4,226,023	-£5,883,840	-£6,892,736
60% LAR : 40% CIR	5%	-£1,386,809	-£4,399,117	-£4,420,940	-£4,464,740	-£4,707,718	-£6,363,332	-£7,371,003
60% LAR : 40% CIR	10%	-£1,954,589	-£4,885,682	-£4,907,428	-£4,951,093	-£5,193,732	-£6,847,315	-£7,853,859
60% LAR : 40% CIR	15%	-£2,526,633	-£5,376,479	-£5,398,155	-£5,441,695	-£5,684,025	-£7,335,748	-£8,341,258
60% LAR : 40% CIR	20%	-£3,102,897	-£5,871,466	-£5,893,080	-£5,936,507	-£6,178,555	-£7,828,587	-£8,833,160
60% LAR : 40% CIR	25%	-£3,683,341	-£6,370,603	-£6,392,162	-£6,435,488	-£6,677,282	-£8,325,792	-£9,329,519
60% LAR : 40% CIR	30%	-£4,267,925	-£6,873,851	-£6,895,361	-£6,938,596	-£7,180,164	-£8,827,319	-£9,830,291
60% LAR : 40% CIR	35%	-£4,856,608	-£7,381,170	-£7,402,636	-£7,445,794	-£7,687,163	-£9,333,125	-£10,335,435
60% LAR : 40% CIR	40%	-£5,449,349	-£7,892,517	-£7,913,949	-£7,957,037	-£8,198,235	-£9,843,169	-£10,844,908
60% LAR : 40% CIR	45%	-£6,046,109	-£8,407,854	-£8,429,258	-£8,472,287	-£8,713,341	-£10,357,407	-£11,358,664
60% LAR : 40% CIR	50%	-£6,646,844	-£8,927,141	-£8,948,522	-£8,991,505	-£9,232,440	-£10,875,798	-£11,876,662

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£39,882,929	-£42,976,425	-£42,998,331	-£43,042,277	-£43,285,623	-£44,943,440	-£45,952,336
60% LAR : 40% CIR	5%	-£40,446,409	-£43,458,717	-£43,480,540	-£43,524,340	-£43,767,318	-£45,422,932	-£46,430,603
60% LAR : 40% CIR	10%	-£41,014,189	-£43,945,282	-£43,967,028	-£44,010,693	-£44,253,332	-£45,906,915	-£46,913,459
60% LAR : 40% CIR	15%	-£41,586,233	-£44,436,079	-£44,457,755	-£44,501,295	-£44,743,625	-£46,395,348	-£47,400,858
60% LAR : 40% CIR	20%	-£42,162,497	-£44,931,066	-£44,952,680	-£44,996,107	-£45,238,155	-£46,888,187	-£47,892,760
60% LAR : 40% CIR	25%	-£42,742,941	-£45,430,203	-£45,451,762	-£45,495,088	-£45,736,882	-£47,385,392	-£48,389,119
60% LAR : 40% CIR	30%	-£43,327,525	-£45,933,451	-£45,954,961	-£45,998,196	-£46,239,764	-£47,886,919	-£48,889,891
60% LAR : 40% CIR	35%	-£43,916,208	-£46,440,770	-£46,462,236	-£46,505,394	-£46,746,763	-£48,392,725	-£49,395,035
60% LAR : 40% CIR	40%	-£44,508,949	-£46,952,117	-£46,973,549	-£47,016,637	-£47,257,835	-£48,902,769	-£49,904,508
60% LAR : 40% CIR	45%	-£45,105,709	-£47,467,454	-£47,488,858	-£47,531,887	-£47,772,941	-£49,417,007	-£50,418,264
60% LAR : 40% CIR	50%	-£45,706,444	-£47,986,741	-£48,008,122	-£48,051,105	-£48,292,040	-£49,935,398	-£50,936,262

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£23,697,729	-£26,791,225	-£26,813,131	-£26,857,077	-£27,100,423	-£28,758,240	-£29,767,136
60% LAR : 40% CIR	5%	-£24,261,209	-£27,273,517	-£27,295,340	-£27,339,140	-£27,582,118	-£29,237,732	-£30,245,403
60% LAR : 40% CIR	10%	-£24,828,989	-£27,760,082	-£27,781,828	-£27,825,493	-£28,068,132	-£29,721,715	-£30,728,259
60% LAR : 40% CIR	15%	-£25,401,033	-£28,250,879	-£28,272,555	-£28,316,095	-£28,558,425	-£30,210,148	-£31,215,658
60% LAR : 40% CIR	20%	-£25,977,297	-£28,745,866	-£28,767,480	-£28,810,907	-£29,052,955	-£30,702,987	-£31,707,560
60% LAR : 40% CIR	25%	-£26,557,741	-£29,245,003	-£29,266,562	-£29,309,888	-£29,551,682	-£31,200,192	-£32,203,919
60% LAR : 40% CIR	30%	-£27,142,325	-£29,748,251	-£29,769,761	-£29,812,996	-£30,054,564	-£31,701,719	-£32,704,691
60% LAR : 40% CIR	35%	-£27,731,008	-£30,255,570	-£30,277,036	-£30,320,194	-£30,561,563	-£32,207,525	-£33,209,835
60% LAR : 40% CIR	40%	-£28,323,749	-£30,766,917	-£30,788,349	-£30,831,437	-£31,072,635	-£32,717,569	-£33,719,308
60% LAR : 40% CIR	45%	-£28,920,509	-£31,282,254	-£31,303,658	-£31,346,687	-£31,587,741	-£33,231,807	-£34,233,064
60% LAR : 40% CIR	50%	-£29,521,244	-£31,801,541	-£31,822,922	-£31,865,905	-£32,106,840	-£33,750,198	-£34,751,062

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£16,991,329	-£20,084,825	-£20,106,731	-£20,150,677	-£20,394,023	-£22,051,840	-£23,060,736
60% LAR : 40% CIR	5%	-£17,554,809	-£20,567,117	-£20,588,940	-£20,632,740	-£20,875,718	-£22,531,332	-£23,539,003
60% LAR : 40% CIR	10%	-£18,122,589	-£21,053,682	-£21,075,428	-£21,119,093	-£21,361,732	-£23,015,315	-£24,021,859
60% LAR : 40% CIR	15%	-£18,694,633	-£21,544,479	-£21,566,155	-£21,609,695	-£21,852,025	-£23,503,748	-£24,509,258
60% LAR : 40% CIR	20%	-£19,270,897	-£22,039,466	-£22,061,080	-£22,104,507	-£22,346,555	-£23,996,587	-£25,001,160
60% LAR : 40% CIR	25%	-£19,851,341	-£22,538,603	-£22,560,162	-£22,603,488	-£22,845,282	-£24,493,792	-£25,497,519
60% LAR : 40% CIR	30%	-£20,435,925	-£23,041,851	-£23,063,361	-£23,106,596	-£23,348,164	-£24,995,319	-£25,998,291
60% LAR : 40% CIR	35%	-£21,024,608	-£23,549,170	-£23,570,636	-£23,613,794	-£23,855,163	-£25,501,125	-£26,503,435
60% LAR : 40% CIR	40%	-£21,617,349	-£24,060,517	-£24,081,949	-£24,125,037	-£24,366,235	-£26,011,169	-£27,012,908
60% LAR : 40% CIR	45%	-£22,214,109	-£24,575,854	-£24,597,258	-£24,640,287	-£24,881,341	-£26,525,407	-£27,526,664
60% LAR : 40% CIR	50%	-£22,814,844	-£25,095,141	-£25,116,522	-£25,159,505	-£25,400,440	-£27,043,798	-£28,044,662

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,063,729	-£12,157,225	-£12,179,131	-£12,223,077	-£12,466,423	-£14,124,240	-£15,133,136
60% LAR : 40% CIR	5%	-£9,627,209	-£12,639,517	-£12,661,340	-£12,705,140	-£12,948,118	-£14,603,732	-£15,611,403
60% LAR : 40% CIR	10%	-£10,194,989	-£13,126,082	-£13,147,828	-£13,191,493	-£13,434,132	-£15,087,715	-£16,094,259
60% LAR : 40% CIR	15%	-£10,767,033	-£13,616,879	-£13,638,555	-£13,682,095	-£13,924,425	-£15,576,148	-£16,581,658
60% LAR : 40% CIR	20%	-£11,343,297	-£14,111,866	-£14,133,480	-£14,176,907	-£14,418,955	-£16,068,987	-£17,073,560
60% LAR : 40% CIR	25%	-£11,923,741	-£14,611,003	-£14,632,562	-£14,675,888	-£14,917,682	-£16,566,192	-£17,569,919
60% LAR : 40% CIR	30%	-£12,508,325	-£15,114,251	-£15,135,761	-£15,178,996	-£15,420,564	-£17,067,719	-£18,070,691
60% LAR : 40% CIR	35%	-£13,097,008	-£15,621,570	-£15,643,036	-£15,686,194	-£15,927,563	-£17,573,525	-£18,575,835
60% LAR : 40% CIR	40%	-£13,689,749	-£16,132,917	-£16,154,349	-£16,197,437	-£16,438,635	-£18,083,569	-£19,085,308
60% LAR : 40% CIR	45%	-£14,286,509	-£16,648,254	-£16,669,658	-£16,712,687	-£16,953,741	-£18,597,807	-£19,599,064
60% LAR : 40% CIR	50%	-£14,887,244	-£17,167,541	-£17,188,922	-£17,231,905	-£17,472,840	-£19,116,198	-£20,117,062

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - NO AW		Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£133,827	-£2,972,965	-£2,994,871	-£3,038,818	-£3,282,163	-£4,939,980	-£5,948,876
60% LAR : 40% CIR	5%	-£475,571	-£3,502,451	-£3,524,274	-£3,568,073	-£3,811,051	-£5,466,665	-£6,474,337
60% LAR : 40% CIR	10%	-£1,091,312	-£4,036,209	-£4,057,955	-£4,101,619	-£4,344,259	-£5,997,841	-£7,004,385
60% LAR : 40% CIR	15%	-£1,711,315	-£4,574,197	-£4,595,875	-£4,639,415	-£4,881,744	-£6,533,467	-£7,538,978
60% LAR : 40% CIR	20%	-£2,335,539	-£5,116,378	-£5,137,992	-£5,181,420	-£5,423,467	-£7,073,500	-£8,078,072
60% LAR : 40% CIR	25%	-£2,963,944	-£5,662,708	-£5,684,267	-£5,727,593	-£5,969,387	-£7,617,898	-£8,621,624
60% LAR : 40% CIR	30%	-£3,596,487	-£6,213,150	-£6,234,659	-£6,277,895	-£6,519,463	-£8,166,616	-£9,169,589
60% LAR : 40% CIR	35%	-£4,233,130	-£6,767,661	-£6,789,128	-£6,832,284	-£7,073,654	-£8,719,616	-£9,721,927
60% LAR : 40% CIR	40%	-£4,873,831	-£7,326,201	-£7,347,634	-£7,390,721	-£7,631,919	-£9,276,853	-£10,278,592
60% LAR : 40% CIR	45%	-£5,518,550	-£7,888,731	-£7,910,135	-£7,953,164	-£8,194,218	-£9,838,284	-£10,839,541
60% LAR : 40% CIR	50%	-£6,167,246	-£8,455,211	-£8,476,591	-£8,519,574	-£8,760,509	-£10,403,868	-£11,404,732

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£38,925,773	-£42,032,565	-£42,054,471	-£42,098,418	-£42,341,763	-£43,999,580	-£45,008,476
60% LAR : 40% CIR	5%	-£39,535,171	-£42,562,051	-£42,583,874	-£42,627,673	-£42,870,651	-£44,526,265	-£45,533,937
60% LAR : 40% CIR	10%	-£40,150,912	-£43,095,809	-£43,117,555	-£43,161,219	-£43,403,859	-£45,057,441	-£46,063,985
60% LAR : 40% CIR	15%	-£40,770,915	-£43,633,797	-£43,655,475	-£43,699,015	-£43,941,344	-£45,593,067	-£46,598,578
60% LAR : 40% CIR	20%	-£41,395,139	-£44,175,978	-£44,197,592	-£44,241,020	-£44,483,067	-£46,133,100	-£47,137,672
60% LAR : 40% CIR	25%	-£42,023,544	-£44,722,308	-£44,743,867	-£44,787,193	-£45,028,987	-£46,677,498	-£47,681,224
60% LAR : 40% CIR	30%	-£42,656,087	-£45,272,750	-£45,294,259	-£45,337,495	-£45,579,063	-£47,226,216	-£48,229,189
60% LAR : 40% CIR	35%	-£43,292,730	-£45,827,261	-£45,848,728	-£45,891,884	-£46,133,254	-£47,779,216	-£48,781,527
60% LAR : 40% CIR	40%	-£43,933,431	-£46,385,801	-£46,407,234	-£46,450,321	-£46,691,519	-£48,336,453	-£49,338,192
60% LAR : 40% CIR	45%	-£44,578,150	-£46,948,331	-£46,969,735	-£47,012,764	-£47,253,818	-£48,897,884	-£49,899,141
60% LAR : 40% CIR	50%	-£45,226,846	-£47,514,811	-£47,536,191	-£47,579,174	-£47,820,109	-£49,463,468	-£50,464,332

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£22,740,573	-£25,847,365	-£25,869,271	-£25,913,218	-£26,156,563	-£27,814,380	-£28,823,276
60% LAR : 40% CIR	5%	-£23,349,971	-£26,376,851	-£26,398,674	-£26,442,473	-£26,685,451	-£28,341,065	-£29,348,737
60% LAR : 40% CIR	10%	-£23,965,712	-£26,910,609	-£26,932,355	-£26,976,019	-£27,218,659	-£28,872,241	-£29,878,785
60% LAR : 40% CIR	15%	-£24,585,715	-£27,448,597	-£27,470,275	-£27,513,815	-£27,756,144	-£29,407,867	-£30,413,378
60% LAR : 40% CIR	20%	-£25,209,939	-£27,990,778	-£28,012,392	-£28,055,820	-£28,297,867	-£29,947,900	-£30,952,472
60% LAR : 40% CIR	25%	-£25,838,344	-£28,537,108	-£28,558,667	-£28,601,993	-£28,843,787	-£30,492,298	-£31,496,024
60% LAR : 40% CIR	30%	-£26,470,887	-£29,087,550	-£29,109,059	-£29,152,295	-£29,393,863	-£31,041,016	-£32,043,989
60% LAR : 40% CIR	35%	-£27,107,530	-£29,642,061	-£29,663,528	-£29,706,684	-£29,948,054	-£31,594,016	-£32,596,327
60% LAR : 40% CIR	40%	-£27,748,231	-£30,200,601	-£30,222,034	-£30,265,121	-£30,506,319	-£32,151,253	-£33,152,992
60% LAR : 40% CIR	45%	-£28,392,950	-£30,763,131	-£30,784,535	-£30,827,564	-£31,068,618	-£32,712,684	-£33,713,941
60% LAR : 40% CIR	50%	-£29,041,646	-£31,329,611	-£31,350,991	-£31,393,974	-£31,634,909	-£33,278,268	-£34,279,132

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£16,034,173	-£19,140,965	-£19,162,871	-£19,206,818	-£19,450,163	-£21,107,980	-£22,116,876
60% LAR : 40% CIR	5%	-£16,643,571	-£19,670,451	-£19,692,274	-£19,736,073	-£19,979,051	-£21,634,665	-£22,642,337
60% LAR : 40% CIR	10%	-£17,259,312	-£20,204,209	-£20,225,955	-£20,269,619	-£20,512,259	-£22,165,841	-£23,172,385
60% LAR : 40% CIR	15%	-£17,879,315	-£20,742,197	-£20,763,875	-£20,807,415	-£21,049,744	-£22,701,467	-£23,706,978
60% LAR : 40% CIR	20%	-£18,503,539	-£21,284,378	-£21,305,992	-£21,349,420	-£21,591,467	-£23,241,500	-£24,246,072
60% LAR : 40% CIR	25%	-£19,131,944	-£21,830,708	-£21,852,267	-£21,895,593	-£22,137,387	-£23,785,898	-£24,789,624
60% LAR : 40% CIR	30%	-£19,764,487	-£22,381,150	-£22,402,659	-£22,445,895	-£22,687,463	-£24,334,616	-£25,337,589
60% LAR : 40% CIR	35%	-£20,401,130	-£22,935,661	-£22,957,128	-£23,000,284	-£23,241,654	-£24,887,616	-£25,889,927
60% LAR : 40% CIR	40%	-£21,041,831	-£23,494,201	-£23,515,634	-£23,558,721	-£23,799,919	-£25,444,853	-£26,446,592
60% LAR : 40% CIR	45%	-£21,686,550	-£24,056,731	-£24,078,135	-£24,121,164	-£24,362,218	-£26,006,284	-£27,007,541
60% LAR : 40% CIR	50%	-£22,335,246	-£24,623,211	-£24,644,591	-£24,687,574	-£24,928,509	-£26,571,868	-£27,572,732

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,106,573	-£11,213,365	-£11,235,271	-£11,279,218	-£11,522,563	-£13,180,380	-£14,189,276
60% LAR : 40% CIR	5%	-£8,715,971	-£11,742,851	-£11,764,674	-£11,808,473	-£12,051,451	-£13,707,065	-£14,714,737
60% LAR : 40% CIR	10%	-£9,331,712	-£12,276,609	-£12,298,355	-£12,342,019	-£12,584,659	-£14,238,241	-£15,244,785
60% LAR : 40% CIR	15%	-£9,951,715	-£12,814,597	-£12,836,275	-£12,879,815	-£13,122,144	-£14,773,867	-£15,779,378
60% LAR : 40% CIR	20%	-£10,575,939	-£13,356,778	-£13,378,392	-£13,421,820	-£13,663,867	-£15,313,900	-£16,318,472
60% LAR : 40% CIR	25%	-£11,204,344	-£13,903,108	-£13,924,667	-£13,967,993	-£14,209,787	-£15,858,298	-£16,862,024
60% LAR : 40% CIR	30%	-£11,836,887	-£14,453,550	-£14,475,059	-£14,518,295	-£14,759,863	-£16,407,016	-£17,409,989
60% LAR : 40% CIR	35%	-£12,473,530	-£15,008,061	-£15,029,528	-£15,072,684	-£15,314,054	-£16,960,016	-£17,962,327
60% LAR : 40% CIR	40%	-£13,114,231	-£15,566,601	-£15,588,034	-£15,631,121	-£15,872,319	-£17,517,253	-£18,518,992
60% LAR : 40% CIR	45%	-£13,758,950	-£16,129,131	-£16,150,535	-£16,193,564	-£16,434,618	-£18,078,684	-£19,079,941
60% LAR : 40% CIR	50%	-£14,407,646	-£16,695,611	-£16,716,991	-£16,759,974	-£17,000,909	-£18,644,268	-£19,645,132

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - NO AW		Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,078,608	-£2,029,106	-£2,051,011	-£2,094,958	-£2,338,303	-£3,996,120	-£5,005,016
60% LAR : 40% CIR	5%	£429,119	-£2,605,784	-£2,627,607	-£2,671,406	-£2,914,384	-£4,569,998	-£5,577,670
60% LAR : 40% CIR	10%	-£228,034	-£3,186,734	-£3,208,481	-£3,252,145	-£3,494,785	-£5,148,367	-£6,154,911
60% LAR : 40% CIR	15%	-£895,998	-£3,771,917	-£3,793,593	-£3,837,134	-£4,079,464	-£5,731,186	-£6,736,697
60% LAR : 40% CIR	20%	-£1,568,181	-£4,361,290	-£4,382,904	-£4,426,332	-£4,668,380	-£6,318,412	-£7,322,984
60% LAR : 40% CIR	25%	-£2,244,545	-£4,954,814	-£4,976,372	-£5,019,698	-£5,261,492	-£6,910,003	-£7,913,728
60% LAR : 40% CIR	30%	-£2,925,048	-£5,552,448	-£5,573,957	-£5,617,193	-£5,858,761	-£7,505,915	-£8,508,888
60% LAR : 40% CIR	35%	-£3,609,652	-£6,154,152	-£6,175,619	-£6,218,776	-£6,460,145	-£8,106,107	-£9,108,418
60% LAR : 40% CIR	40%	-£4,298,312	-£6,759,885	-£6,781,318	-£6,824,405	-£7,065,603	-£8,710,537	-£9,712,276
60% LAR : 40% CIR	45%	-£4,990,991	-£7,369,609	-£7,391,012	-£7,434,042	-£7,675,096	-£9,319,161	-£10,320,418
60% LAR : 40% CIR	50%	-£5,687,647	-£7,983,281	-£8,004,662	-£8,047,644	-£8,288,580	-£9,931,938	-£10,932,803

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£37,980,992	-£41,088,706	-£41,110,611	-£41,154,558	-£41,397,903	-£43,055,720	-£44,064,616
60% LAR : 40% CIR	5%	-£38,630,481	-£41,665,384	-£41,687,207	-£41,731,006	-£41,973,984	-£43,629,598	-£44,637,270
60% LAR : 40% CIR	10%	-£39,287,634	-£42,246,334	-£42,268,081	-£42,311,745	-£42,554,385	-£44,207,967	-£45,214,511
60% LAR : 40% CIR	15%	-£39,955,598	-£42,831,517	-£42,853,193	-£42,896,734	-£43,139,064	-£44,790,786	-£45,796,297
60% LAR : 40% CIR	20%	-£40,627,781	-£43,420,890	-£43,442,504	-£43,485,932	-£43,727,980	-£45,378,012	-£46,382,584
60% LAR : 40% CIR	25%	-£41,304,145	-£44,014,414	-£44,035,972	-£44,079,298	-£44,321,092	-£45,969,603	-£46,973,328
60% LAR : 40% CIR	30%	-£41,984,648	-£44,612,048	-£44,633,557	-£44,676,793	-£44,918,361	-£46,565,515	-£47,568,488
60% LAR : 40% CIR	35%	-£42,669,252	-£45,213,752	-£45,235,219	-£45,278,376	-£45,519,745	-£47,165,707	-£48,168,018
60% LAR : 40% CIR	40%	-£43,357,912	-£45,819,485	-£45,840,918	-£45,884,005	-£46,125,203	-£47,770,137	-£48,771,876
60% LAR : 40% CIR	45%	-£44,050,591	-£46,429,209	-£46,450,612	-£46,493,642	-£46,734,696	-£48,378,761	-£49,380,018
60% LAR : 40% CIR	50%	-£44,747,247	-£47,042,881	-£47,064,262	-£47,107,244	-£47,348,180	-£48,991,538	-£49,992,403

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£21,795,792	-£24,903,506	-£24,925,411	-£24,969,358	-£25,212,703	-£26,870,520	-£27,879,416
60% LAR : 40% CIR	5%	-£22,445,281	-£25,480,184	-£25,502,007	-£25,545,806	-£25,788,784	-£27,444,398	-£28,452,070
60% LAR : 40% CIR	10%	-£23,102,434	-£26,061,134	-£26,082,881	-£26,126,545	-£26,369,185	-£28,022,767	-£29,029,311
60% LAR : 40% CIR	15%	-£23,770,398	-£26,646,317	-£26,667,993	-£26,711,534	-£26,953,864	-£28,605,586	-£29,611,097
60% LAR : 40% CIR	20%	-£24,442,581	-£27,235,690	-£27,257,304	-£27,300,732	-£27,542,780	-£29,192,812	-£30,197,384
60% LAR : 40% CIR	25%	-£25,118,945	-£27,829,214	-£27,850,772	-£27,894,098	-£28,135,892	-£29,784,403	-£30,788,128
60% LAR : 40% CIR	30%	-£25,799,448	-£28,426,848	-£28,448,357	-£28,491,593	-£28,733,161	-£30,380,315	-£31,383,288
60% LAR : 40% CIR	35%	-£26,484,052	-£29,028,552	-£29,050,019	-£29,093,176	-£29,334,545	-£30,980,507	-£31,982,818
60% LAR : 40% CIR	40%	-£27,172,712	-£29,634,285	-£29,655,718	-£29,698,805	-£29,940,003	-£31,584,937	-£32,586,676
60% LAR : 40% CIR	45%	-£27,865,391	-£30,244,009	-£30,265,412	-£30,308,442	-£30,549,496	-£32,193,561	-£33,194,818
60% LAR : 40% CIR	50%	-£28,562,047	-£30,857,681	-£30,879,062	-£30,922,044	-£31,162,980	-£32,806,338	-£33,807,203

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,089,392	-£18,197,106	-£18,219,011	-£18,262,958	-£18,506,303	-£20,164,120	-£21,173,016
60% LAR : 40% CIR	5%	-£15,738,881	-£18,773,784	-£18,795,607	-£18,839,406	-£19,082,384	-£20,737,998	-£21,745,670
60% LAR : 40% CIR	10%	-£16,396,034	-£19,354,734	-£19,376,481	-£19,420,145	-£19,662,785	-£21,316,367	-£22,322,911
60% LAR : 40% CIR	15%	-£17,063,998	-£19,939,917	-£19,961,593	-£20,005,134	-£20,247,464	-£21,899,186	-£22,904,697
60% LAR : 40% CIR	20%	-£17,736,181	-£20,529,290	-£20,550,904	-£20,594,332	-£20,836,380	-£22,486,412	-£23,490,984
60% LAR : 40% CIR	25%	-£18,412,545	-£21,122,814	-£21,144,372	-£21,187,698	-£21,429,492	-£23,078,003	-£24,081,728
60% LAR : 40% CIR	30%	-£19,093,048	-£21,720,448	-£21,741,957	-£21,785,193	-£22,026,761	-£23,673,915	-£24,676,888
60% LAR : 40% CIR	35%	-£19,777,652	-£22,322,152	-£22,343,619	-£22,386,776	-£22,628,145	-£24,274,107	-£25,276,418
60% LAR : 40% CIR	40%	-£20,466,312	-£22,927,885	-£22,949,318	-£22,992,405	-£23,233,603	-£24,878,537	-£25,880,276
60% LAR : 40% CIR	45%	-£21,158,991	-£23,537,609	-£23,559,012	-£23,602,042	-£23,843,096	-£25,487,161	-£26,488,418
60% LAR : 40% CIR	50%	-£21,855,647	-£24,151,281	-£24,172,662	-£24,215,644	-£24,456,580	-£26,099,938	-£27,100,803

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,161,792	-£10,269,506	-£10,291,411	-£10,335,358	-£10,578,703	-£12,236,520	-£13,245,416
60% LAR : 40% CIR	5%	-£7,811,281	-£10,846,184	-£10,868,007	-£10,911,806	-£11,154,784	-£12,810,398	-£13,818,070
60% LAR : 40% CIR	10%	-£8,468,434	-£11,427,134	-£11,448,881	-£11,492,545	-£11,735,185	-£13,388,767	-£14,395,311
60% LAR : 40% CIR	15%	-£9,136,398	-£12,012,317	-£12,033,993	-£12,077,534	-£12,319,864	-£13,971,586	-£14,977,097
60% LAR : 40% CIR	20%	-£9,808,581	-£12,601,690	-£12,623,304	-£12,666,732	-£12,908,780	-£14,558,812	-£15,563,384
60% LAR : 40% CIR	25%	-£10,484,945	-£13,195,214	-£13,216,772	-£13,260,098	-£13,501,892	-£15,150,403	-£16,154,128
60% LAR : 40% CIR	30%	-£11,165,448	-£13,792,848	-£13,814,357	-£13,857,593	-£14,099,161	-£15,746,315	-£16,749,288
60% LAR : 40% CIR	35%	-£11,850,052	-£14,394,552	-£14,416,019	-£14,459,176	-£14,700,545	-£16,346,507	-£17,348,818
60% LAR : 40% CIR	40%	-£12,538,712	-£15,000,285	-£15,021,718	-£15,064,805	-£15,306,003	-£16,950,937	-£17,952,676
60% LAR : 40% CIR	45%	-£13,231,391	-£15,610,009	-£15,631,412	-£15,674,442	-£15,915,496	-£17,559,561	-£18,560,818
60% LAR : 40% CIR	50%	-£13,928,047	-£16,223,681	-£16,245,062	-£16,288,044	-£16,528,980	-£18,172,338	-£19,173,203

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - NO AW		Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,968,172	-£141,386	-£163,292	-£207,239	-£450,584	-£2,108,400	-£3,117,297
60% LAR : 40% CIR	5%	£2,224,205	-£812,450	-£834,273	-£878,074	-£1,121,052	-£2,776,665	-£3,784,337
60% LAR : 40% CIR	10%	£1,476,000	-£1,487,787	-£1,509,533	-£1,553,198	-£1,795,837	-£3,449,420	-£4,455,964
60% LAR : 40% CIR	15%	£723,597	-£2,167,356	-£2,189,032	-£2,232,572	-£2,474,902	-£4,126,625	-£5,132,135
60% LAR : 40% CIR	20%	-£33,465	-£2,851,115	-£2,872,729	-£2,916,156	-£3,158,204	-£4,808,236	-£5,812,809
60% LAR : 40% CIR	25%	-£805,749	-£3,539,024	-£3,560,582	-£3,603,909	-£3,845,702	-£5,494,213	-£6,497,939
60% LAR : 40% CIR	30%	-£1,582,173	-£4,231,044	-£4,252,554	-£4,295,789	-£4,537,357	-£6,184,512	-£7,187,484
60% LAR : 40% CIR	35%	-£2,362,695	-£4,927,135	-£4,948,601	-£4,991,757	-£5,233,127	-£6,879,090	-£7,881,400
60% LAR : 40% CIR	40%	-£3,147,275	-£5,627,254	-£5,648,686	-£5,691,773	-£5,932,971	-£7,577,906	-£8,579,644
60% LAR : 40% CIR	45%	-£3,935,874	-£6,331,363	-£6,352,766	-£6,395,796	-£6,636,849	-£8,280,916	-£9,282,173
60% LAR : 40% CIR	50%	-£4,728,450	-£7,039,421	-£7,060,802	-£7,103,784	-£7,344,720	-£8,988,078	-£9,988,942

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£36,091,428	-£39,200,986	-£39,222,892	-£39,266,839	-£39,510,184	-£41,168,000	-£42,176,897
60% LAR : 40% CIR	5%	-£36,835,395	-£39,872,050	-£39,893,873	-£39,937,674	-£40,180,652	-£41,836,265	-£42,843,937
60% LAR : 40% CIR	10%	-£37,583,600	-£40,547,387	-£40,569,133	-£40,612,798	-£40,855,437	-£42,509,020	-£43,515,564
60% LAR : 40% CIR	15%	-£38,336,003	-£41,226,956	-£41,248,632	-£41,292,172	-£41,534,502	-£43,186,225	-£44,191,735
60% LAR : 40% CIR	20%	-£39,093,065	-£41,910,715	-£41,932,329	-£41,975,756	-£42,217,804	-£43,867,836	-£44,872,409
60% LAR : 40% CIR	25%	-£39,865,349	-£42,598,624	-£42,620,182	-£42,663,509	-£42,905,302	-£44,553,813	-£45,557,539
60% LAR : 40% CIR	30%	-£40,641,773	-£43,290,644	-£43,312,154	-£43,355,389	-£43,596,957	-£45,244,112	-£46,247,084
60% LAR : 40% CIR	35%	-£41,422,295	-£43,986,735	-£44,008,201	-£44,051,357	-£44,292,727	-£45,938,690	-£46,941,000
60% LAR : 40% CIR	40%	-£42,206,875	-£44,686,854	-£44,708,286	-£44,751,373	-£44,992,571	-£46,637,506	-£47,639,244
60% LAR : 40% CIR	45%	-£42,995,474	-£45,390,963	-£45,412,366	-£45,455,396	-£45,696,449	-£47,340,516	-£48,341,773
60% LAR : 40% CIR	50%	-£43,788,050	-£46,099,021	-£46,120,402	-£46,163,384	-£46,404,320	-£48,047,678	-£49,048,542

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£19,906,228	-£23,015,786	-£23,037,692	-£23,081,639	-£23,324,984	-£24,982,800	-£25,991,697
60% LAR : 40% CIR	5%	-£20,650,195	-£23,686,850	-£23,708,673	-£23,752,474	-£23,995,452	-£25,651,065	-£26,658,737
60% LAR : 40% CIR	10%	-£21,398,400	-£24,362,187	-£24,383,933	-£24,427,598	-£24,670,237	-£26,323,820	-£27,330,364
60% LAR : 40% CIR	15%	-£22,150,803	-£25,041,756	-£25,063,432	-£25,106,972	-£25,349,302	-£27,001,025	-£28,006,535
60% LAR : 40% CIR	20%	-£22,907,865	-£25,725,515	-£25,747,129	-£25,790,556	-£26,032,604	-£27,682,636	-£28,687,209
60% LAR : 40% CIR	25%	-£23,680,149	-£26,413,424	-£26,434,982	-£26,478,309	-£26,720,102	-£28,368,613	-£29,372,339
60% LAR : 40% CIR	30%	-£24,456,573	-£27,105,444	-£27,126,954	-£27,170,189	-£27,411,757	-£29,058,912	-£30,061,884
60% LAR : 40% CIR	35%	-£25,237,095	-£27,801,535	-£27,823,001	-£27,866,157	-£28,107,527	-£29,753,490	-£30,755,800
60% LAR : 40% CIR	40%	-£26,021,675	-£28,501,654	-£28,523,086	-£28,566,173	-£28,807,371	-£30,452,306	-£31,454,044
60% LAR : 40% CIR	45%	-£26,810,274	-£29,205,763	-£29,227,166	-£29,270,196	-£29,511,249	-£31,155,316	-£32,156,573
60% LAR : 40% CIR	50%	-£27,602,850	-£29,913,821	-£29,935,202	-£29,978,184	-£30,219,120	-£31,862,478	-£32,863,342

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£13,199,828	-£16,309,386	-£16,331,292	-£16,375,239	-£16,618,584	-£18,276,400	-£19,285,297
60% LAR : 40% CIR	5%	-£13,943,795	-£16,980,450	-£17,002,273	-£17,046,074	-£17,289,052	-£18,944,665	-£19,952,337
60% LAR : 40% CIR	10%	-£14,692,000	-£17,655,787	-£17,677,533	-£17,721,198	-£17,963,837	-£19,617,420	-£20,623,964
60% LAR : 40% CIR	15%	-£15,444,403	-£18,335,356	-£18,357,032	-£18,400,572	-£18,642,902	-£20,294,625	-£21,300,135
60% LAR : 40% CIR	20%	-£16,201,465	-£19,019,115	-£19,040,729	-£19,084,156	-£19,326,204	-£20,976,236	-£21,980,809
60% LAR : 40% CIR	25%	-£16,973,749	-£19,707,024	-£19,728,582	-£19,771,909	-£20,013,702	-£21,662,213	-£22,665,939
60% LAR : 40% CIR	30%	-£17,750,173	-£20,399,044	-£20,420,554	-£20,463,789	-£20,705,357	-£22,352,512	-£23,355,484
60% LAR : 40% CIR	35%	-£18,530,695	-£21,095,135	-£21,116,601	-£21,159,757	-£21,401,127	-£23,047,090	-£24,049,400
60% LAR : 40% CIR	40%	-£19,315,275	-£21,795,254	-£21,816,686	-£21,859,773	-£22,100,971	-£23,745,906	-£24,747,644
60% LAR : 40% CIR	45%	-£20,103,874	-£22,499,363	-£22,520,766	-£22,563,796	-£22,804,849	-£24,448,916	-£25,450,173
60% LAR : 40% CIR	50%	-£20,896,450	-£23,207,421	-£23,228,802	-£23,271,784	-£23,512,720	-£25,156,078	-£26,156,942

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,272,228	-£8,381,786	-£8,403,692	-£8,447,639	-£8,690,984	-£10,348,800	-£11,357,697
60% LAR : 40% CIR	5%	-£6,016,195	-£9,052,850	-£9,074,673	-£9,118,474	-£9,361,452	-£11,017,065	-£12,024,737
60% LAR : 40% CIR	10%	-£6,764,400	-£9,728,187	-£9,749,933	-£9,793,598	-£10,036,237	-£11,689,820	-£12,696,364
60% LAR : 40% CIR	15%	-£7,516,803	-£10,407,756	-£10,429,432	-£10,472,972	-£10,715,302	-£12,367,025	-£13,372,535
60% LAR : 40% CIR	20%	-£8,273,865	-£11,091,515	-£11,113,129	-£11,156,556	-£11,398,604	-£13,048,636	-£14,053,209
60% LAR : 40% CIR	25%	-£9,046,149	-£11,779,424	-£11,800,982	-£11,844,309	-£12,086,102	-£13,734,613	-£14,738,339
60% LAR : 40% CIR	30%	-£9,822,573	-£12,471,444	-£12,492,954	-£12,536,189	-£12,777,757	-£14,424,912	-£15,427,884
60% LAR : 40% CIR	35%	-£10,603,095	-£13,167,535	-£13,189,001	-£13,232,157	-£13,473,527	-£15,119,490	-£16,121,800
60% LAR : 40% CIR	40%	-£11,387,675	-£13,867,654	-£13,889,086	-£13,932,173	-£14,173,371	-£15,818,306	-£16,820,044
60% LAR : 40% CIR	45%	-£12,176,274	-£14,571,763	-£14,593,166	-£14,636,196	-£14,877,249	-£16,521,316	-£17,522,573
60% LAR : 40% CIR	50%	-£12,968,850	-£15,279,821	-£15,301,202	-£15,344,184	-£15,585,120	-£17,228,478	-£18,229,342

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - NO AW		Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£4,852,513	£1,720,088	£1,698,511	£1,655,225	£1,415,536	-£220,681	-£1,229,577
60% LAR : 40% CIR	5%	£4,019,290	£966,141	£944,646	£901,505	£662,179	-£983,331	-£1,991,003
60% LAR : 40% CIR	10%	£3,176,607	£207,987	£186,568	£143,559	-£96,890	-£1,750,472	-£2,757,016
60% LAR : 40% CIR	15%	£2,329,727	-£562,794	-£584,470	-£628,010	-£870,341	-£2,522,063	-£3,527,574
60% LAR : 40% CIR	20%	£1,478,689	-£1,340,939	-£1,362,553	-£1,405,981	-£1,648,029	-£3,298,061	-£4,302,633
60% LAR : 40% CIR	25%	£623,533	-£2,123,235	-£2,144,793	-£2,188,119	-£2,429,913	-£4,078,424	-£5,082,149
60% LAR : 40% CIR	30%	-£239,296	-£2,909,641	-£2,931,150	-£2,974,386	-£3,215,954	-£4,863,108	-£5,866,081
60% LAR : 40% CIR	35%	-£1,115,738	-£3,700,116	-£3,721,584	-£3,764,740	-£4,006,110	-£5,652,072	-£6,654,383
60% LAR : 40% CIR	40%	-£1,996,239	-£4,494,622	-£4,516,054	-£4,559,142	-£4,800,340	-£6,445,274	-£7,447,013
60% LAR : 40% CIR	45%	-£2,880,757	-£5,293,118	-£5,314,520	-£5,357,550	-£5,598,603	-£7,242,670	-£8,243,927
60% LAR : 40% CIR	50%	-£3,769,252	-£6,095,561	-£6,116,943	-£6,159,924	-£6,400,860	-£8,044,219	-£9,045,082

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£34,207,087	-£37,339,512	-£37,361,089	-£37,404,375	-£37,644,064	-£39,280,281	-£40,289,177
60% LAR : 40% CIR	5%	-£35,040,310	-£38,093,459	-£38,114,954	-£38,158,095	-£38,397,421	-£40,042,931	-£41,050,603
60% LAR : 40% CIR	10%	-£35,882,993	-£38,851,613	-£38,873,032	-£38,916,041	-£39,156,490	-£40,810,072	-£41,816,616
60% LAR : 40% CIR	15%	-£36,729,873	-£39,622,394	-£39,644,070	-£39,687,610	-£39,929,941	-£41,581,663	-£42,587,174
60% LAR : 40% CIR	20%	-£37,580,911	-£40,400,539	-£40,422,153	-£40,465,581	-£40,707,629	-£42,357,661	-£43,362,233
60% LAR : 40% CIR	25%	-£38,436,067	-£41,182,835	-£41,204,393	-£41,247,719	-£41,489,513	-£43,138,024	-£44,141,749
60% LAR : 40% CIR	30%	-£39,298,896	-£41,969,241	-£41,990,750	-£42,033,986	-£42,275,554	-£43,922,708	-£44,925,681
60% LAR : 40% CIR	35%	-£40,175,338	-£42,759,716	-£42,781,184	-£42,824,340	-£43,065,710	-£44,711,672	-£45,713,983
60% LAR : 40% CIR	40%	-£41,055,839	-£43,554,222	-£43,575,654	-£43,618,742	-£43,859,940	-£45,504,874	-£46,506,613
60% LAR : 40% CIR	45%	-£41,940,357	-£44,352,718	-£44,374,120	-£44,417,150	-£44,658,203	-£46,302,270	-£47,303,527
60% LAR : 40% CIR	50%	-£42,828,852	-£45,155,161	-£45,176,543	-£45,219,524	-£45,460,460	-£47,103,819	-£48,104,682

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£18,021,887	-£21,154,312	-£21,175,889	-£21,219,175	-£21,458,864	-£23,095,081	-£24,103,977
60% LAR : 40% CIR	5%	-£18,855,110	-£21,908,259	-£21,929,754	-£21,972,895	-£22,212,221	-£23,857,731	-£24,865,403
60% LAR : 40% CIR	10%	-£19,697,793	-£22,666,413	-£22,687,832	-£22,730,841	-£22,971,290	-£24,624,872	-£25,631,416
60% LAR : 40% CIR	15%	-£20,544,673	-£23,437,194	-£23,458,870	-£23,502,410	-£23,744,741	-£25,396,463	-£26,401,974
60% LAR : 40% CIR	20%	-£21,395,711	-£24,215,339	-£24,236,953	-£24,280,381	-£24,522,429	-£26,172,461	-£27,177,033
60% LAR : 40% CIR	25%	-£22,250,867	-£24,997,635	-£25,019,193	-£25,062,519	-£25,304,313	-£26,952,824	-£27,956,549
60% LAR : 40% CIR	30%	-£23,113,696	-£25,784,041	-£25,805,550	-£25,848,786	-£26,090,354	-£27,737,508	-£28,740,481
60% LAR : 40% CIR	35%	-£23,990,138	-£26,574,516	-£26,595,984	-£26,639,140	-£26,880,510	-£28,526,472	-£29,528,783
60% LAR : 40% CIR	40%	-£24,870,639	-£27,369,022	-£27,390,454	-£27,433,542	-£27,674,740	-£29,319,674	-£30,321,413
60% LAR : 40% CIR	45%	-£25,755,157	-£28,167,518	-£28,188,920	-£28,231,950	-£28,473,003	-£30,117,070	-£31,118,327
60% LAR : 40% CIR	50%	-£26,643,652	-£28,969,961	-£28,991,343	-£29,034,324	-£29,275,260	-£30,918,619	-£31,919,482

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,315,487	-£14,447,912	-£14,469,489	-£14,512,775	-£14,752,464	-£16,388,681	-£17,397,577
60% LAR : 40% CIR	5%	-£12,148,710	-£15,201,859	-£15,223,354	-£15,266,495	-£15,505,821	-£17,151,331	-£18,159,003
60% LAR : 40% CIR	10%	-£12,991,393	-£15,960,013	-£15,981,432	-£16,024,441	-£16,264,890	-£17,918,472	-£18,925,016
60% LAR : 40% CIR	15%	-£13,838,273	-£16,730,794	-£16,752,470	-£16,796,010	-£17,038,341	-£18,690,063	-£19,695,574
60% LAR : 40% CIR	20%	-£14,689,311	-£17,508,939	-£17,530,553	-£17,573,981	-£17,816,029	-£19,466,061	-£20,470,633
60% LAR : 40% CIR	25%	-£15,544,467	-£18,291,235	-£18,312,793	-£18,356,119	-£18,597,913	-£20,246,424	-£21,250,149
60% LAR : 40% CIR	30%	-£16,407,296	-£19,077,641	-£19,099,150	-£19,142,386	-£19,383,954	-£21,031,108	-£22,034,081
60% LAR : 40% CIR	35%	-£17,283,738	-£19,868,116	-£19,889,584	-£19,932,740	-£20,174,110	-£21,820,072	-£22,822,383
60% LAR : 40% CIR	40%	-£18,164,239	-£20,662,622	-£20,684,054	-£20,727,142	-£20,968,340	-£22,613,274	-£23,615,013
60% LAR : 40% CIR	45%	-£19,048,757	-£21,461,118	-£21,482,520	-£21,525,550	-£21,766,603	-£23,410,670	-£24,411,927
60% LAR : 40% CIR	50%	-£19,937,252	-£22,263,561	-£22,284,943	-£22,327,924	-£22,568,860	-£24,212,219	-£25,213,082

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,387,887	-£6,520,312	-£6,541,889	-£6,585,175	-£6,824,864	-£8,461,081	-£9,469,977
60% LAR : 40% CIR	5%	-£4,221,110	-£7,274,259	-£7,295,754	-£7,338,895	-£7,578,221	-£9,223,731	-£10,231,403
60% LAR : 40% CIR	10%	-£5,063,793	-£8,032,413	-£8,053,832	-£8,096,841	-£8,337,290	-£9,990,872	-£10,997,416
60% LAR : 40% CIR	15%	-£5,910,673	-£8,803,194	-£8,824,870	-£8,868,410	-£9,110,741	-£10,762,463	-£11,767,974
60% LAR : 40% CIR	20%	-£6,761,711	-£9,581,339	-£9,602,953	-£9,646,381	-£9,888,429	-£11,538,461	-£12,543,033
60% LAR : 40% CIR	25%	-£7,616,867	-£10,363,635	-£10,385,193	-£10,428,519	-£10,670,313	-£12,318,824	-£13,322,549
60% LAR : 40% CIR	30%	-£8,479,696	-£11,150,041	-£11,171,550	-£11,214,786	-£11,456,354	-£13,103,508	-£14,106,481
60% LAR : 40% CIR	35%	-£9,356,138	-£11,940,516	-£11,961,984	-£12,005,140	-£12,246,510	-£13,892,472	-£14,894,783
60% LAR : 40% CIR	40%	-£10,236,639	-£12,735,022	-£12,756,454	-£12,799,542	-£13,040,740	-£14,685,674	-£15,687,413
60% LAR : 40% CIR	45%	-£11,121,157	-£13,533,518	-£13,554,920	-£13,597,950	-£13,839,003	-£15,483,070	-£16,484,327
60% LAR : 40% CIR	50%	-£12,009,652	-£14,335,961	-£14,357,343	-£14,400,324	-£14,641,260	-£16,284,619	-£17,285,482

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - NO AW		Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft

No Units	42	Sales value inflation		Base
Site Area	0.4 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£8,585,273	£5,434,009	£5,412,756	£5,370,121	£5,134,035	£3,501,334	£2,507,600
60% LAR : 40% CIR	5%	£7,569,116	£4,498,905	£4,477,410	£4,434,269	£4,194,942	£2,564,211	£1,571,683
60% LAR : 40% CIR	10%	£6,548,787	£3,554,815	£3,533,396	£3,490,388	£3,251,395	£1,622,664	£631,247
60% LAR : 40% CIR	15%	£5,524,322	£2,606,558	£2,585,207	£2,542,321	£2,303,634	£676,735	-£318,450
60% LAR : 40% CIR	20%	£4,495,763	£1,654,172	£1,632,884	£1,590,109	£1,351,698	-£277,710	-£1,282,282
60% LAR : 40% CIR	25%	£3,457,878	£697,699	£676,465	£633,790	£395,629	-£1,246,845	-£2,250,570
60% LAR : 40% CIR	30%	£2,409,690	-£266,833	-£288,343	-£331,579	-£573,146	-£2,220,301	-£3,223,274
60% LAR : 40% CIR	35%	£1,357,463	-£1,246,081	-£1,267,549	-£1,310,705	-£1,552,075	-£3,198,037	-£4,200,347
60% LAR : 40% CIR	40%	£301,239	-£2,229,359	-£2,250,791	-£2,293,878	-£2,535,076	-£4,180,010	-£5,181,749
60% LAR : 40% CIR	45%	-£770,523	-£3,216,627	-£3,238,029	-£3,281,058	-£3,522,112	-£5,166,179	-£6,167,435
60% LAR : 40% CIR	50%	-£1,850,857	-£4,207,842	-£4,229,222	-£4,272,205	-£4,513,141	-£6,156,499	-£7,157,363

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£30,474,327	-£33,625,591	-£33,646,844	-£33,689,479	-£33,925,565	-£35,558,266	-£36,552,000
60% LAR : 40% CIR	5%	-£31,490,484	-£34,560,695	-£34,582,190	-£34,625,331	-£34,864,658	-£36,495,389	-£37,487,917
60% LAR : 40% CIR	10%	-£32,510,813	-£35,504,785	-£35,526,204	-£35,569,212	-£35,808,205	-£37,436,936	-£38,428,353
60% LAR : 40% CIR	15%	-£33,535,278	-£36,453,042	-£36,474,393	-£36,517,279	-£36,755,966	-£38,382,865	-£39,378,050
60% LAR : 40% CIR	20%	-£34,563,837	-£37,405,428	-£37,426,716	-£37,469,491	-£37,707,902	-£39,337,310	-£40,341,882
60% LAR : 40% CIR	25%	-£35,601,722	-£38,361,901	-£38,383,135	-£38,425,810	-£38,663,971	-£40,306,445	-£41,310,170
60% LAR : 40% CIR	30%	-£36,649,910	-£39,326,433	-£39,347,943	-£39,391,179	-£39,632,746	-£41,279,901	-£42,282,874
60% LAR : 40% CIR	35%	-£37,702,137	-£40,305,681	-£40,327,149	-£40,370,305	-£40,611,675	-£42,257,637	-£43,259,947
60% LAR : 40% CIR	40%	-£38,758,361	-£41,288,959	-£41,310,391	-£41,353,478	-£41,594,676	-£43,239,610	-£44,241,349
60% LAR : 40% CIR	45%	-£39,830,123	-£42,276,227	-£42,297,629	-£42,340,658	-£42,581,712	-£44,225,779	-£45,227,035
60% LAR : 40% CIR	50%	-£40,910,457	-£43,267,442	-£43,288,822	-£43,331,805	-£43,572,741	-£45,216,099	-£46,216,963

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£14,289,127	-£17,440,391	-£17,461,644	-£17,504,279	-£17,740,365	-£19,373,066	-£20,366,800
60% LAR : 40% CIR	5%	-£15,305,284	-£18,375,495	-£18,396,990	-£18,440,131	-£18,679,458	-£20,310,189	-£21,302,717
60% LAR : 40% CIR	10%	-£16,325,613	-£19,319,585	-£19,341,004	-£19,384,012	-£19,623,005	-£21,251,736	-£22,243,153
60% LAR : 40% CIR	15%	-£17,350,078	-£20,267,842	-£20,289,193	-£20,332,079	-£20,570,766	-£22,197,665	-£23,192,850
60% LAR : 40% CIR	20%	-£18,378,637	-£21,220,228	-£21,241,516	-£21,284,291	-£21,522,702	-£23,152,110	-£24,156,682
60% LAR : 40% CIR	25%	-£19,416,522	-£22,176,701	-£22,197,935	-£22,240,610	-£22,478,771	-£24,121,245	-£25,124,970
60% LAR : 40% CIR	30%	-£20,464,710	-£23,141,233	-£23,162,743	-£23,205,979	-£23,447,546	-£25,094,701	-£26,097,674
60% LAR : 40% CIR	35%	-£21,516,937	-£24,120,481	-£24,141,949	-£24,185,105	-£24,426,475	-£26,072,437	-£27,074,747
60% LAR : 40% CIR	40%	-£22,573,161	-£25,103,759	-£25,125,191	-£25,168,278	-£25,409,476	-£27,054,410	-£28,056,149
60% LAR : 40% CIR	45%	-£23,644,923	-£26,091,027	-£26,112,429	-£26,155,458	-£26,396,512	-£28,040,579	-£29,041,835
60% LAR : 40% CIR	50%	-£24,725,257	-£27,082,242	-£27,103,622	-£27,146,605	-£27,387,541	-£29,030,899	-£30,031,763

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,582,727	-£10,733,991	-£10,755,244	-£10,797,879	-£11,033,965	-£12,666,666	-£13,660,400
60% LAR : 40% CIR	5%	-£8,598,884	-£11,669,095	-£11,690,590	-£11,733,731	-£11,973,058	-£13,603,789	-£14,596,317
60% LAR : 40% CIR	10%	-£9,619,213	-£12,613,185	-£12,634,604	-£12,677,612	-£12,916,605	-£14,545,336	-£15,536,753
60% LAR : 40% CIR	15%	-£10,643,678	-£13,561,442	-£13,582,793	-£13,625,679	-£13,864,366	-£15,491,265	-£16,486,450
60% LAR : 40% CIR	20%	-£11,672,237	-£14,513,828	-£14,535,116	-£14,577,891	-£14,816,302	-£16,445,710	-£17,450,282
60% LAR : 40% CIR	25%	-£12,710,122	-£15,470,301	-£15,491,535	-£15,534,210	-£15,772,371	-£17,414,845	-£18,418,570
60% LAR : 40% CIR	30%	-£13,758,310	-£16,434,833	-£16,456,343	-£16,499,579	-£16,741,146	-£18,388,301	-£19,391,274
60% LAR : 40% CIR	35%	-£14,810,537	-£17,414,081	-£17,435,549	-£17,478,705	-£17,720,075	-£19,366,037	-£20,368,347
60% LAR : 40% CIR	40%	-£15,866,761	-£18,397,359	-£18,418,791	-£18,461,878	-£18,703,076	-£20,348,010	-£21,349,749
60% LAR : 40% CIR	45%	-£16,938,523	-£19,384,627	-£19,406,029	-£19,449,058	-£19,690,112	-£21,334,179	-£22,335,435
60% LAR : 40% CIR	50%	-£18,018,857	-£20,375,842	-£20,397,222	-£20,440,205	-£20,681,141	-£22,324,499	-£23,325,363

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£344,873	-£2,806,391	-£2,827,644	-£2,870,279	-£3,106,365	-£4,739,066	-£5,732,800
60% LAR : 40% CIR	5%	-£671,284	-£3,741,495	-£3,762,990	-£3,806,131	-£4,045,458	-£5,676,189	-£6,668,717
60% LAR : 40% CIR	10%	-£1,691,613	-£4,685,585	-£4,707,004	-£4,750,012	-£4,989,005	-£6,617,736	-£7,609,153
60% LAR : 40% CIR	15%	-£2,716,078	-£5,633,842	-£5,655,193	-£5,698,079	-£5,936,766	-£7,563,665	-£8,558,850
60% LAR : 40% CIR	20%	-£3,744,637	-£6,586,228	-£6,607,516	-£6,650,291	-£6,888,702	-£8,518,110	-£9,522,682
60% LAR : 40% CIR	25%	-£4,782,522	-£7,542,701	-£7,563,935	-£7,606,610	-£7,844,771	-£9,487,245	-£10,490,970
60% LAR : 40% CIR	30%	-£5,830,710	-£8,507,233	-£8,528,743	-£8,571,979	-£8,813,546	-£10,460,701	-£11,463,674
60% LAR : 40% CIR	35%	-£6,882,937	-£9,486,481	-£9,507,949	-£9,551,105	-£9,792,475	-£11,438,437	-£12,440,747
60% LAR : 40% CIR	40%	-£7,939,161	-£10,469,759	-£10,491,191	-£10,534,278	-£10,775,476	-£12,420,410	-£13,422,149
60% LAR : 40% CIR	45%	-£9,010,923	-£11,457,027	-£11,478,429	-£11,521,458	-£11,762,512	-£13,406,579	-£14,407,835
60% LAR : 40% CIR	50%	-£10,091,257	-£12,448,242	-£12,469,622	-£12,512,605	-£12,753,541	-£14,396,899	-£15,397,763

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - NO AW	
Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£13,251,222	£10,025,349	£10,004,096	£9,961,460	£9,725,374	£8,117,014	£7,138,215
60% LAR : 40% CIR	5%	£12,001,768	£8,865,897	£8,844,726	£8,802,233	£8,566,503	£6,960,280	£5,982,669
60% LAR : 40% CIR	10%	£10,748,140	£7,702,301	£7,681,204	£7,638,843	£7,403,442	£5,799,188	£4,814,783
60% LAR : 40% CIR	15%	£9,490,379	£6,534,601	£6,513,571	£6,471,330	£6,236,229	£4,627,852	£3,637,453
60% LAR : 40% CIR	20%	£8,228,522	£5,362,834	£5,341,865	£5,299,732	£5,064,906	£3,445,162	£2,455,688
60% LAR : 40% CIR	25%	£6,962,609	£4,183,979	£4,162,744	£4,120,069	£3,881,910	£2,258,175	£1,269,533
60% LAR : 40% CIR	30%	£5,692,681	£2,991,038	£2,969,852	£2,927,266	£2,689,328	£1,066,929	£79,030
60% LAR : 40% CIR	35%	£4,418,776	£1,794,088	£1,772,944	£1,730,436	£1,492,694	-£130,492	-£1,132,803
60% LAR : 40% CIR	40%	£3,135,584	£593,170	£572,060	£529,619	£292,047	-£1,348,431	-£2,350,170
60% LAR : 40% CIR	45%	£1,839,208	-£621,012	-£642,415	-£685,445	-£926,497	-£2,570,564	-£3,571,821
60% LAR : 40% CIR	50%	£538,913	-£1,848,192	-£1,869,573	-£1,912,556	-£2,153,491	-£3,796,850	-£4,797,714

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£25,808,378	-£29,034,251	-£29,055,504	-£29,098,140	-£29,334,226	-£30,942,586	-£31,921,385
60% LAR : 40% CIR	5%	-£27,057,832	-£30,193,703	-£30,214,874	-£30,257,367	-£30,493,097	-£32,099,320	-£33,076,931
60% LAR : 40% CIR	10%	-£28,311,460	-£31,357,299	-£31,378,396	-£31,420,757	-£31,656,158	-£33,260,412	-£34,244,817
60% LAR : 40% CIR	15%	-£29,569,221	-£32,524,999	-£32,546,029	-£32,588,270	-£32,823,371	-£34,431,748	-£35,422,147
60% LAR : 40% CIR	20%	-£30,831,078	-£33,696,766	-£33,717,735	-£33,759,868	-£33,994,694	-£35,614,438	-£36,603,912
60% LAR : 40% CIR	25%	-£32,096,991	-£34,875,621	-£34,896,856	-£34,939,531	-£35,177,690	-£36,801,425	-£37,790,067
60% LAR : 40% CIR	30%	-£33,366,919	-£36,068,562	-£36,089,748	-£36,132,334	-£36,370,272	-£37,992,671	-£38,980,570
60% LAR : 40% CIR	35%	-£34,640,824	-£37,265,512	-£37,286,656	-£37,329,164	-£37,566,906	-£39,190,092	-£40,192,403
60% LAR : 40% CIR	40%	-£35,924,016	-£38,466,430	-£38,487,540	-£38,529,981	-£38,767,553	-£40,408,031	-£41,409,770
60% LAR : 40% CIR	45%	-£37,220,392	-£39,680,612	-£39,702,015	-£39,745,045	-£39,986,097	-£41,630,164	-£42,631,421
60% LAR : 40% CIR	50%	-£38,520,687	-£40,907,792	-£40,929,173	-£40,972,156	-£41,213,091	-£42,856,450	-£43,857,314

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,623,178	-£12,849,051	-£12,870,304	-£12,912,940	-£13,149,026	-£14,757,386	-£15,736,185
60% LAR : 40% CIR	5%	-£10,872,632	-£14,008,503	-£14,029,674	-£14,072,167	-£14,307,897	-£15,914,120	-£16,891,731
60% LAR : 40% CIR	10%	-£12,126,260	-£15,172,099	-£15,193,196	-£15,235,557	-£15,470,958	-£17,075,212	-£18,059,617
60% LAR : 40% CIR	15%	-£13,384,021	-£16,339,799	-£16,360,829	-£16,403,070	-£16,638,171	-£18,246,548	-£19,236,947
60% LAR : 40% CIR	20%	-£14,645,878	-£17,511,566	-£17,532,535	-£17,574,668	-£17,809,494	-£19,429,238	-£20,418,712
60% LAR : 40% CIR	25%	-£15,911,791	-£18,690,421	-£18,711,656	-£18,754,331	-£18,992,490	-£20,616,225	-£21,604,867
60% LAR : 40% CIR	30%	-£17,181,719	-£19,883,362	-£19,904,548	-£19,947,134	-£20,185,072	-£21,807,471	-£22,795,370
60% LAR : 40% CIR	35%	-£18,455,624	-£21,080,312	-£21,101,456	-£21,143,964	-£21,381,706	-£23,004,892	-£24,007,203
60% LAR : 40% CIR	40%	-£19,738,816	-£22,281,230	-£22,302,340	-£22,344,781	-£22,582,353	-£24,222,831	-£25,224,570
60% LAR : 40% CIR	45%	-£21,035,192	-£23,495,412	-£23,516,815	-£23,559,845	-£23,800,897	-£25,444,964	-£26,446,221
60% LAR : 40% CIR	50%	-£22,335,487	-£24,722,592	-£24,743,973	-£24,786,956	-£25,027,891	-£26,671,250	-£27,672,114

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,916,778	-£6,142,651	-£6,163,904	-£6,206,540	-£6,442,626	-£8,050,986	-£9,029,785
60% LAR : 40% CIR	5%	-£4,166,232	-£7,302,103	-£7,323,274	-£7,365,767	-£7,601,497	-£9,207,720	-£10,185,331
60% LAR : 40% CIR	10%	-£5,419,860	-£8,465,699	-£8,486,796	-£8,529,157	-£8,764,558	-£10,368,812	-£11,353,217
60% LAR : 40% CIR	15%	-£6,677,621	-£9,633,399	-£9,654,429	-£9,696,670	-£9,931,771	-£11,540,148	-£12,530,547
60% LAR : 40% CIR	20%	-£7,939,478	-£10,805,166	-£10,826,135	-£10,868,268	-£11,103,094	-£12,722,838	-£13,712,312
60% LAR : 40% CIR	25%	-£9,205,391	-£11,984,021	-£12,005,256	-£12,047,931	-£12,286,090	-£13,909,825	-£14,898,467
60% LAR : 40% CIR	30%	-£10,475,319	-£13,176,962	-£13,198,148	-£13,240,734	-£13,478,672	-£15,101,071	-£16,088,970
60% LAR : 40% CIR	35%	-£11,749,224	-£14,373,912	-£14,395,056	-£14,437,564	-£14,675,306	-£16,298,492	-£17,300,803
60% LAR : 40% CIR	40%	-£13,032,416	-£15,574,830	-£15,595,940	-£15,638,381	-£15,875,953	-£17,516,431	-£18,518,170
60% LAR : 40% CIR	45%	-£14,328,792	-£16,789,012	-£16,810,415	-£16,853,445	-£17,094,497	-£18,738,564	-£19,739,821
60% LAR : 40% CIR	50%	-£15,629,087	-£18,016,192	-£18,037,573	-£18,080,556	-£18,321,491	-£19,964,850	-£20,965,714

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,010,822	£1,784,949	£1,763,696	£1,721,060	£1,484,974	-£123,386	-£1,102,185
60% LAR : 40% CIR	5%	£3,761,368	£625,497	£604,326	£561,833	£326,103	-£1,280,120	-£2,257,731
60% LAR : 40% CIR	10%	£2,507,740	-£538,099	-£559,196	-£601,557	-£836,958	-£2,441,212	-£3,425,617
60% LAR : 40% CIR	15%	£1,249,979	-£1,705,799	-£1,726,829	-£1,769,070	-£2,004,171	-£3,612,548	-£4,602,947
60% LAR : 40% CIR	20%	-£11,878	-£2,877,566	-£2,898,535	-£2,940,668	-£3,175,494	-£4,795,238	-£5,784,712
60% LAR : 40% CIR	25%	-£1,277,791	-£4,056,421	-£4,077,656	-£4,120,331	-£4,358,490	-£5,982,225	-£6,970,867
60% LAR : 40% CIR	30%	-£2,547,719	-£5,249,362	-£5,270,548	-£5,313,134	-£5,551,072	-£7,173,471	-£8,161,370
60% LAR : 40% CIR	35%	-£3,821,624	-£6,446,312	-£6,467,456	-£6,509,964	-£6,747,706	-£8,370,892	-£9,373,203
60% LAR : 40% CIR	40%	-£5,104,816	-£7,647,230	-£7,668,340	-£7,710,781	-£7,948,353	-£9,588,831	-£10,590,570
60% LAR : 40% CIR	45%	-£6,401,192	-£8,861,412	-£8,882,815	-£8,925,845	-£9,166,897	-£10,810,964	-£11,812,221
60% LAR : 40% CIR	50%	-£7,701,487	-£10,088,592	-£10,109,973	-£10,152,956	-£10,393,891	-£12,037,250	-£13,038,114

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - NO AW		Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£16,050,791	£12,780,153	£12,758,900	£12,716,264	£12,480,178	£10,871,818	£9,893,019
60% LAR : 40% CIR	5%	£14,661,359	£11,482,961	£11,461,789	£11,419,296	£11,183,567	£9,577,344	£8,599,733
60% LAR : 40% CIR	10%	£13,267,753	£10,181,626	£10,160,528	£10,118,166	£9,882,765	£8,278,512	£7,301,995
60% LAR : 40% CIR	15%	£11,870,013	£8,876,184	£8,855,154	£8,812,913	£8,577,812	£6,975,364	£5,999,849
60% LAR : 40% CIR	20%	£10,468,177	£7,566,677	£7,545,708	£7,503,576	£7,268,749	£5,667,939	£4,686,907
60% LAR : 40% CIR	25%	£9,062,286	£6,253,143	£6,232,228	£6,190,194	£5,955,613	£4,349,942	£3,361,301
60% LAR : 40% CIR	30%	£7,652,380	£4,935,621	£4,914,754	£4,872,808	£4,638,447	£3,019,246	£2,031,346
60% LAR : 40% CIR	35%	£6,238,496	£3,606,954	£3,585,809	£3,543,301	£3,305,560	£1,684,334	£697,087
60% LAR : 40% CIR	40%	£4,820,675	£2,266,584	£2,245,474	£2,203,034	£1,965,461	£345,249	-£651,223
60% LAR : 40% CIR	45%	£3,398,097	£922,285	£901,203	£858,820	£621,390	-£1,013,196	-£2,014,453
60% LAR : 40% CIR	50%	£1,956,086	-£432,403	-£453,783	-£496,766	-£737,702	-£2,381,061	-£3,381,924

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£23,008,809	-£26,279,447	-£26,300,700	-£26,343,336	-£26,579,422	-£28,187,782	-£29,166,581
60% LAR : 40% CIR	5%	-£24,398,241	-£27,576,639	-£27,597,811	-£27,640,304	-£27,876,033	-£29,482,256	-£30,459,867
60% LAR : 40% CIR	10%	-£25,791,847	-£28,877,974	-£28,899,072	-£28,941,434	-£29,176,835	-£30,781,088	-£31,757,605
60% LAR : 40% CIR	15%	-£27,189,587	-£30,183,416	-£30,204,446	-£30,246,687	-£30,481,788	-£32,084,236	-£33,059,751
60% LAR : 40% CIR	20%	-£28,591,423	-£31,492,923	-£31,513,892	-£31,556,024	-£31,790,851	-£33,391,661	-£34,372,693
60% LAR : 40% CIR	25%	-£29,997,314	-£32,806,457	-£32,827,372	-£32,869,406	-£33,103,987	-£34,709,658	-£35,698,299
60% LAR : 40% CIR	30%	-£31,407,220	-£34,123,979	-£34,144,846	-£34,186,792	-£34,421,153	-£36,040,354	-£37,028,254
60% LAR : 40% CIR	35%	-£32,821,104	-£35,452,646	-£35,473,791	-£35,516,299	-£35,754,040	-£37,375,266	-£38,362,513
60% LAR : 40% CIR	40%	-£34,238,925	-£36,793,016	-£36,814,126	-£36,856,566	-£37,094,139	-£38,714,351	-£39,710,823
60% LAR : 40% CIR	45%	-£35,661,503	-£38,137,315	-£38,158,397	-£38,200,780	-£38,438,210	-£40,072,796	-£41,074,053
60% LAR : 40% CIR	50%	-£37,103,514	-£39,492,003	-£39,513,383	-£39,556,366	-£39,797,302	-£41,440,661	-£42,441,524

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,823,609	-£10,094,247	-£10,115,500	-£10,158,136	-£10,394,222	-£12,002,582	-£12,981,381
60% LAR : 40% CIR	5%	-£8,213,041	-£11,391,439	-£11,412,611	-£11,455,104	-£11,690,833	-£13,297,056	-£14,274,667
60% LAR : 40% CIR	10%	-£9,606,647	-£12,692,774	-£12,713,872	-£12,756,234	-£12,991,635	-£14,595,888	-£15,572,405
60% LAR : 40% CIR	15%	-£11,004,387	-£13,998,216	-£14,019,246	-£14,061,487	-£14,296,588	-£15,899,036	-£16,874,551
60% LAR : 40% CIR	20%	-£12,406,223	-£15,307,723	-£15,328,692	-£15,370,824	-£15,605,651	-£17,206,461	-£18,187,493
60% LAR : 40% CIR	25%	-£13,812,114	-£16,621,257	-£16,642,172	-£16,684,206	-£16,918,787	-£18,524,458	-£19,513,099
60% LAR : 40% CIR	30%	-£15,222,020	-£17,938,779	-£17,959,646	-£18,001,592	-£18,235,953	-£19,855,154	-£20,843,054
60% LAR : 40% CIR	35%	-£16,635,904	-£19,267,446	-£19,288,591	-£19,331,099	-£19,568,840	-£21,190,066	-£22,177,313
60% LAR : 40% CIR	40%	-£18,053,725	-£20,607,816	-£20,628,926	-£20,671,366	-£20,908,939	-£22,529,151	-£23,525,623
60% LAR : 40% CIR	45%	-£19,476,303	-£21,952,115	-£21,973,197	-£22,015,580	-£22,253,010	-£23,887,596	-£24,888,853
60% LAR : 40% CIR	50%	-£20,918,314	-£23,306,803	-£23,328,183	-£23,371,166	-£23,612,102	-£25,255,461	-£26,256,324

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£117,209	-£3,387,847	-£3,409,100	-£3,451,736	-£3,687,822	-£5,296,182	-£6,274,981
60% LAR : 40% CIR	5%	-£1,506,641	-£4,685,039	-£4,706,211	-£4,748,704	-£4,984,433	-£6,590,656	-£7,568,267
60% LAR : 40% CIR	10%	-£2,900,247	-£5,986,374	-£6,007,472	-£6,049,834	-£6,285,235	-£7,889,488	-£8,866,005
60% LAR : 40% CIR	15%	-£4,297,987	-£7,291,816	-£7,312,846	-£7,355,087	-£7,590,188	-£9,192,636	-£10,168,151
60% LAR : 40% CIR	20%	-£5,699,823	-£8,601,323	-£8,622,292	-£8,664,424	-£8,899,251	-£10,500,061	-£11,481,093
60% LAR : 40% CIR	25%	-£7,105,714	-£9,914,857	-£9,935,772	-£9,977,806	-£10,212,387	-£11,818,058	-£12,806,699
60% LAR : 40% CIR	30%	-£8,515,620	-£11,232,379	-£11,253,246	-£11,295,192	-£11,529,553	-£13,148,754	-£14,136,654
60% LAR : 40% CIR	35%	-£9,929,504	-£12,561,046	-£12,582,191	-£12,624,699	-£12,862,440	-£14,483,666	-£15,470,913
60% LAR : 40% CIR	40%	-£11,347,325	-£13,901,416	-£13,922,526	-£13,964,966	-£14,202,539	-£15,822,751	-£16,819,223
60% LAR : 40% CIR	45%	-£12,769,903	-£15,245,715	-£15,266,797	-£15,309,180	-£15,546,610	-£17,181,196	-£18,182,453
60% LAR : 40% CIR	50%	-£14,211,914	-£16,600,403	-£16,621,783	-£16,664,766	-£16,905,702	-£18,549,061	-£19,549,924

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,810,391	£4,539,753	£4,518,500	£4,475,864	£4,239,778	£2,631,418	£1,652,619
60% LAR : 40% CIR	5%	£6,420,959	£3,242,561	£3,221,389	£3,178,896	£2,943,167	£1,336,944	£359,333
60% LAR : 40% CIR	10%	£5,027,353	£1,941,226	£1,920,128	£1,877,766	£1,642,365	£38,112	-£938,405
60% LAR : 40% CIR	15%	£3,629,613	£635,784	£614,754	£572,513	£337,412	-£1,265,036	-£2,240,551
60% LAR : 40% CIR	20%	£2,227,777	-£673,723	-£694,692	-£736,824	-£971,651	-£2,572,461	-£3,553,493
60% LAR : 40% CIR	25%	£821,886	-£1,987,257	-£2,008,172	-£2,050,206	-£2,284,787	-£3,890,458	-£4,879,099
60% LAR : 40% CIR	30%	-£588,020	-£3,304,779	-£3,325,646	-£3,367,592	-£3,601,953	-£5,221,154	-£6,209,054
60% LAR : 40% CIR	35%	-£2,001,904	-£4,633,446	-£4,654,591	-£4,697,099	-£4,934,840	-£6,556,066	-£7,543,313
60% LAR : 40% CIR	40%	-£3,419,725	-£5,973,816	-£5,994,926	-£6,037,366	-£6,274,939	-£7,895,151	-£8,891,623
60% LAR : 40% CIR	45%	-£4,842,303	-£7,318,115	-£7,339,197	-£7,381,580	-£7,619,010	-£9,253,596	-£10,254,853
60% LAR : 40% CIR	50%	-£6,284,314	-£8,672,803	-£8,694,183	-£8,737,166	-£8,978,102	-£10,621,461	-£11,622,324

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR in Perp

Value Area	**Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft**

No Units	**42**
Site Area	**0.4 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,674,596	-£6,716,666	-£6,738,572	-£6,782,460	-£7,024,346	-£8,671,465	-£9,673,554
60% LAR : 40% CIR	5%	-£4,142,157	-£7,104,573	-£7,126,395	-£7,170,137	-£7,411,655	-£9,056,571	-£10,057,436
60% LAR : 40% CIR	10%	-£4,614,019	-£7,496,751	-£7,518,497	-£7,562,104	-£7,803,284	-£9,446,169	-£10,445,905
60% LAR : 40% CIR	15%	-£5,090,142	-£7,893,161	-£7,914,838	-£7,958,320	-£8,199,191	-£9,840,215	-£10,838,919
60% LAR : 40% CIR	20%	-£5,570,486	-£8,293,763	-£8,315,377	-£8,358,745	-£8,599,335	-£10,238,670	-£11,236,433
60% LAR : 40% CIR	25%	-£6,055,011	-£8,698,514	-£8,720,073	-£8,763,341	-£9,003,675	-£10,641,488	-£11,638,407
60% LAR : 40% CIR	30%	-£6,543,675	-£9,107,376	-£9,128,886	-£9,172,063	-£9,412,172	-£11,048,629	-£12,044,793
60% LAR : 40% CIR	35%	-£7,036,438	-£9,520,308	-£9,541,776	-£9,584,873	-£9,824,784	-£11,460,049	-£12,455,552
60% LAR : 40% CIR	40%	-£7,533,259	-£9,937,270	-£9,958,702	-£10,001,731	-£10,241,470	-£11,875,706	-£12,870,638
60% LAR : 40% CIR	45%	-£8,034,099	-£10,358,222	-£10,379,624	-£10,422,596	-£10,662,191	-£12,295,559	-£13,290,009
60% LAR : 40% CIR	50%	-£8,538,915	-£10,783,122	-£10,804,502	-£10,847,427	-£11,086,903	-£12,719,564	-£13,713,620

0

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

0

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£42,734,196	-£45,776,266	-£45,798,172	-£45,842,060	-£46,083,946	-£47,731,065	-£48,733,154
60% LAR : 40% CIR	5%	-£43,201,757	-£46,164,173	-£46,185,995	-£46,229,737	-£46,471,255	-£48,116,171	-£49,117,036
60% LAR : 40% CIR	10%	-£43,673,619	-£46,556,351	-£46,578,097	-£46,621,704	-£46,862,884	-£48,505,769	-£49,505,505
60% LAR : 40% CIR	15%	-£44,149,742	-£46,952,761	-£46,974,438	-£47,017,920	-£47,258,791	-£48,899,815	-£49,898,519
60% LAR : 40% CIR	20%	-£44,630,086	-£47,353,363	-£47,374,977	-£47,418,345	-£47,658,935	-£49,298,270	-£50,296,033
60% LAR : 40% CIR	25%	-£45,114,611	-£47,758,114	-£47,779,673	-£47,822,941	-£48,063,275	-£49,701,088	-£50,698,007
60% LAR : 40% CIR	30%	-£45,603,275	-£48,166,976	-£48,188,486	-£48,231,663	-£48,471,772	-£50,108,229	-£51,104,393
60% LAR : 40% CIR	35%	-£46,096,038	-£48,579,908	-£48,601,376	-£48,644,473	-£48,884,384	-£50,519,649	-£51,515,152
60% LAR : 40% CIR	40%	-£46,592,859	-£48,996,870	-£49,018,302	-£49,061,331	-£49,301,070	-£50,935,306	-£51,930,238
60% LAR : 40% CIR	45%	-£47,093,699	-£49,417,822	-£49,439,224	-£49,482,196	-£49,721,791	-£51,355,159	-£52,349,609
60% LAR : 40% CIR	50%	-£47,598,515	-£49,842,722	-£49,864,102	-£49,907,027	-£50,146,503	-£51,779,164	-£52,773,220

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£26,548,996	-£29,591,066	-£29,612,972	-£29,656,860	-£29,898,746	-£31,545,865	-£32,547,954
60% LAR : 40% CIR	5%	-£27,016,557	-£29,978,973	-£30,000,795	-£30,044,537	-£30,286,055	-£31,930,971	-£32,931,836
60% LAR : 40% CIR	10%	-£27,488,419	-£30,371,151	-£30,392,897	-£30,436,504	-£30,677,684	-£32,320,569	-£33,320,305
60% LAR : 40% CIR	15%	-£27,964,542	-£30,767,561	-£30,789,238	-£30,832,720	-£31,073,591	-£32,714,615	-£33,713,319
60% LAR : 40% CIR	20%	-£28,444,886	-£31,168,163	-£31,189,777	-£31,233,145	-£31,473,735	-£33,113,070	-£34,110,833
60% LAR : 40% CIR	25%	-£28,929,411	-£31,572,914	-£31,594,473	-£31,637,741	-£31,878,075	-£33,515,888	-£34,512,807
60% LAR : 40% CIR	30%	-£29,418,075	-£31,981,776	-£32,003,286	-£32,046,463	-£32,286,572	-£33,923,029	-£34,919,193
60% LAR : 40% CIR	35%	-£29,910,838	-£32,394,708	-£32,416,176	-£32,459,273	-£32,699,184	-£34,334,449	-£35,329,952
60% LAR : 40% CIR	40%	-£30,407,659	-£32,811,670	-£32,833,102	-£32,876,131	-£33,115,870	-£34,750,106	-£35,745,038
60% LAR : 40% CIR	45%	-£30,908,499	-£33,232,622	-£33,254,024	-£33,296,996	-£33,536,591	-£35,169,959	-£36,164,409
60% LAR : 40% CIR	50%	-£31,413,315	-£33,657,522	-£33,678,902	-£33,721,827	-£33,961,303	-£35,593,964	-£36,588,020

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£19,842,596	-£22,884,666	-£22,906,572	-£22,950,460	-£23,192,346	-£24,839,465	-£25,841,554
60% LAR : 40% CIR	5%	-£20,310,157	-£23,272,573	-£23,294,395	-£23,338,137	-£23,579,655	-£25,224,571	-£26,225,436
60% LAR : 40% CIR	10%	-£20,782,019	-£23,664,751	-£23,686,497	-£23,730,104	-£23,971,284	-£25,614,169	-£26,613,905
60% LAR : 40% CIR	15%	-£21,258,142	-£24,061,161	-£24,082,838	-£24,126,320	-£24,367,191	-£26,008,215	-£27,006,919
60% LAR : 40% CIR	20%	-£21,738,486	-£24,461,763	-£24,483,377	-£24,526,745	-£24,767,335	-£26,406,670	-£27,404,433
60% LAR : 40% CIR	25%	-£22,223,011	-£24,866,514	-£24,888,073	-£24,931,341	-£25,171,675	-£26,809,488	-£27,806,407
60% LAR : 40% CIR	30%	-£22,711,675	-£25,275,376	-£25,296,886	-£25,340,063	-£25,580,172	-£27,216,629	-£28,212,793
60% LAR : 40% CIR	35%	-£23,204,438	-£25,688,308	-£25,709,776	-£25,752,873	-£25,992,784	-£27,628,049	-£28,623,552
60% LAR : 40% CIR	40%	-£23,701,259	-£26,105,270	-£26,126,702	-£26,169,731	-£26,409,470	-£28,043,706	-£29,038,638
60% LAR : 40% CIR	45%	-£24,202,099	-£26,526,222	-£26,547,624	-£26,590,596	-£26,830,191	-£28,463,559	-£29,458,009
60% LAR : 40% CIR	50%	-£24,706,915	-£26,951,122	-£26,972,502	-£27,015,427	-£27,254,903	-£28,887,564	-£29,881,620

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,914,996	-£14,957,066	-£14,978,972	-£15,022,860	-£15,264,746	-£16,911,865	-£17,913,954
60% LAR : 40% CIR	5%	-£12,382,557	-£15,344,973	-£15,366,795	-£15,410,537	-£15,652,055	-£17,296,971	-£18,297,836
60% LAR : 40% CIR	10%	-£12,854,419	-£15,737,151	-£15,758,897	-£15,802,504	-£16,043,684	-£17,686,569	-£18,686,305
60% LAR : 40% CIR	15%	-£13,330,542	-£16,133,561	-£16,155,238	-£16,198,720	-£16,439,591	-£18,080,615	-£19,079,319
60% LAR : 40% CIR	20%	-£13,810,886	-£16,534,163	-£16,555,777	-£16,599,145	-£16,839,735	-£18,479,070	-£19,476,833
60% LAR : 40% CIR	25%	-£14,295,411	-£16,938,914	-£16,960,473	-£17,003,741	-£17,244,075	-£18,881,888	-£19,878,807
60% LAR : 40% CIR	30%	-£14,784,075	-£17,347,776	-£17,369,286	-£17,412,463	-£17,652,572	-£19,289,029	-£20,285,193
60% LAR : 40% CIR	35%	-£15,276,838	-£17,760,708	-£17,782,176	-£17,825,273	-£18,065,184	-£19,700,449	-£20,695,952
60% LAR : 40% CIR	40%	-£15,773,659	-£18,177,670	-£18,199,102	-£18,242,131	-£18,481,870	-£20,116,106	-£21,111,038
60% LAR : 40% CIR	45%	-£16,274,499	-£18,598,622	-£18,620,024	-£18,662,996	-£18,902,591	-£20,535,959	-£21,530,409
60% LAR : 40% CIR	50%	-£16,779,315	-£19,023,522	-£19,044,902	-£19,087,827	-£19,327,303	-£20,959,964	-£21,954,020

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR in Perp

No Units	**42**
Site Area	**0.4 Ha**

Value Area	**Zone B - Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft**	
Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£1,756,202	-£4,828,945	-£4,850,852	-£4,894,741	-£5,136,627	-£6,783,746	-£7,785,835
60% LAR : 40% CIR	5%	-£2,319,681	-£5,311,239	-£5,333,062	-£5,376,803	-£5,618,323	-£7,263,237	-£8,264,102
60% LAR : 40% CIR	10%	-£2,887,463	-£5,797,803	-£5,819,550	-£5,863,156	-£6,104,336	-£7,747,221	-£8,746,957
60% LAR : 40% CIR	15%	-£3,459,506	-£6,288,599	-£6,310,277	-£6,353,758	-£6,594,629	-£8,235,654	-£9,234,358
60% LAR : 40% CIR	20%	-£4,035,770	-£6,783,586	-£6,805,201	-£6,848,570	-£7,089,159	-£8,728,494	-£9,726,258
60% LAR : 40% CIR	25%	-£4,616,215	-£7,282,724	-£7,304,282	-£7,347,551	-£7,587,885	-£9,225,698	-£10,222,617
60% LAR : 40% CIR	30%	-£5,200,799	-£7,785,973	-£7,807,482	-£7,850,659	-£8,090,768	-£9,727,225	-£10,723,390
60% LAR : 40% CIR	35%	-£5,789,481	-£8,293,291	-£8,314,758	-£8,357,856	-£8,597,766	-£10,233,031	-£11,228,535
60% LAR : 40% CIR	40%	-£6,382,222	-£8,804,638	-£8,826,070	-£8,869,099	-£9,108,839	-£10,743,075	-£11,738,006
60% LAR : 40% CIR	45%	-£6,978,982	-£9,319,976	-£9,341,378	-£9,384,350	-£9,623,945	-£11,257,313	-£12,251,763
60% LAR : 40% CIR	50%	-£7,579,717	-£9,839,262	-£9,860,642	-£9,903,567	-£10,143,044	-£11,775,704	-£12,769,761

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£40,815,802	-£43,888,545	-£43,910,452	-£43,954,341	-£44,196,227	-£45,843,346	-£46,845,435
60% LAR : 40% CIR	5%	-£41,379,281	-£44,370,839	-£44,392,662	-£44,436,403	-£44,677,923	-£46,322,837	-£47,323,702
60% LAR : 40% CIR	10%	-£41,947,063	-£44,857,403	-£44,879,150	-£44,922,756	-£45,163,936	-£46,806,821	-£47,806,557
60% LAR : 40% CIR	15%	-£42,519,106	-£45,348,199	-£45,369,877	-£45,413,358	-£45,654,229	-£47,295,254	-£48,293,958
60% LAR : 40% CIR	20%	-£43,095,370	-£45,843,186	-£45,864,801	-£45,908,170	-£46,148,759	-£47,788,094	-£48,785,858
60% LAR : 40% CIR	25%	-£43,675,815	-£46,342,324	-£46,363,882	-£46,407,151	-£46,647,485	-£48,285,298	-£49,282,217
60% LAR : 40% CIR	30%	-£44,260,399	-£46,845,573	-£46,867,082	-£46,910,259	-£47,150,368	-£48,786,825	-£49,782,990
60% LAR : 40% CIR	35%	-£44,849,081	-£47,352,891	-£47,374,358	-£47,417,456	-£47,657,366	-£49,292,631	-£50,288,135
60% LAR : 40% CIR	40%	-£45,441,822	-£47,864,238	-£47,885,670	-£47,928,699	-£48,168,439	-£49,802,675	-£50,797,606
60% LAR : 40% CIR	45%	-£46,038,582	-£48,379,576	-£48,400,978	-£48,443,950	-£48,683,545	-£50,316,913	-£51,311,363
60% LAR : 40% CIR	50%	-£46,639,317	-£48,898,862	-£48,920,242	-£48,963,167	-£49,202,644	-£50,835,304	-£51,829,361

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£24,630,602	-£27,703,345	-£27,725,252	-£27,769,141	-£28,011,027	-£29,658,146	-£30,660,235
60% LAR : 40% CIR	5%	-£25,194,081	-£28,185,639	-£28,207,462	-£28,251,203	-£28,492,723	-£30,137,637	-£31,138,502
60% LAR : 40% CIR	10%	-£25,761,863	-£28,672,203	-£28,693,950	-£28,737,556	-£28,978,736	-£30,621,621	-£31,621,357
60% LAR : 40% CIR	15%	-£26,333,906	-£29,162,999	-£29,184,677	-£29,228,158	-£29,469,029	-£31,110,054	-£32,108,758
60% LAR : 40% CIR	20%	-£26,910,170	-£29,657,986	-£29,679,601	-£29,722,970	-£29,963,559	-£31,602,894	-£32,600,658
60% LAR : 40% CIR	25%	-£27,490,615	-£30,157,124	-£30,178,682	-£30,221,951	-£30,462,285	-£32,100,098	-£33,097,017
60% LAR : 40% CIR	30%	-£28,075,199	-£30,660,373	-£30,681,882	-£30,725,059	-£30,965,168	-£32,601,625	-£33,597,790
60% LAR : 40% CIR	35%	-£28,663,881	-£31,167,691	-£31,189,158	-£31,232,256	-£31,472,166	-£33,107,431	-£34,102,935
60% LAR : 40% CIR	40%	-£29,256,622	-£31,679,038	-£31,700,470	-£31,743,499	-£31,983,239	-£33,617,475	-£34,612,406
60% LAR : 40% CIR	45%	-£29,853,382	-£32,194,376	-£32,215,778	-£32,258,750	-£32,498,345	-£34,131,713	-£35,126,163
60% LAR : 40% CIR	50%	-£30,454,117	-£32,713,662	-£32,735,042	-£32,777,967	-£33,017,444	-£34,650,104	-£35,644,161

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£17,924,202	-£20,996,945	-£21,018,852	-£21,062,741	-£21,304,627	-£22,951,746	-£23,953,835
60% LAR : 40% CIR	5%	-£18,487,681	-£21,479,239	-£21,501,062	-£21,544,803	-£21,786,323	-£23,431,237	-£24,432,102
60% LAR : 40% CIR	10%	-£19,055,463	-£21,965,803	-£21,987,550	-£22,031,156	-£22,272,336	-£23,915,221	-£24,914,957
60% LAR : 40% CIR	15%	-£19,627,506	-£22,456,599	-£22,478,277	-£22,521,758	-£22,762,629	-£24,403,654	-£25,402,358
60% LAR : 40% CIR	20%	-£20,203,770	-£22,951,586	-£22,973,201	-£23,016,570	-£23,257,159	-£24,896,494	-£25,894,258
60% LAR : 40% CIR	25%	-£20,784,215	-£23,450,724	-£23,472,282	-£23,515,551	-£23,755,885	-£25,393,698	-£26,390,617
60% LAR : 40% CIR	30%	-£21,368,799	-£23,953,973	-£23,975,482	-£24,018,659	-£24,258,768	-£25,895,225	-£26,891,390
60% LAR : 40% CIR	35%	-£21,957,481	-£24,461,291	-£24,482,758	-£24,525,856	-£24,765,766	-£26,401,031	-£27,396,535
60% LAR : 40% CIR	40%	-£22,550,222	-£24,972,638	-£24,994,070	-£25,037,099	-£25,276,839	-£26,911,075	-£27,906,006
60% LAR : 40% CIR	45%	-£23,146,982	-£25,487,976	-£25,509,378	-£25,552,350	-£25,791,945	-£27,425,313	-£28,419,763
60% LAR : 40% CIR	50%	-£23,747,717	-£26,007,262	-£26,028,642	-£26,071,567	-£26,311,044	-£27,943,704	-£28,937,761

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,996,602	-£13,069,345	-£13,091,252	-£13,135,141	-£13,377,027	-£15,024,146	-£16,026,235
60% LAR : 40% CIR	5%	-£10,560,081	-£13,551,639	-£13,573,462	-£13,617,203	-£13,858,723	-£15,503,637	-£16,504,502
60% LAR : 40% CIR	10%	-£11,127,863	-£14,038,203	-£14,059,950	-£14,103,556	-£14,344,736	-£15,987,621	-£16,987,357
60% LAR : 40% CIR	15%	-£11,699,906	-£14,528,999	-£14,550,677	-£14,594,158	-£14,835,029	-£16,476,054	-£17,474,758
60% LAR : 40% CIR	20%	-£12,276,170	-£15,023,986	-£15,045,601	-£15,088,970	-£15,329,559	-£16,968,894	-£17,966,658
60% LAR : 40% CIR	25%	-£12,856,615	-£15,523,124	-£15,544,682	-£15,587,951	-£15,828,285	-£17,466,098	-£18,463,017
60% LAR : 40% CIR	30%	-£13,441,199	-£16,026,373	-£16,047,882	-£16,091,059	-£16,331,168	-£17,967,625	-£18,963,790
60% LAR : 40% CIR	35%	-£14,029,881	-£16,533,691	-£16,555,158	-£16,598,256	-£16,838,166	-£18,473,431	-£19,468,935
60% LAR : 40% CIR	40%	-£14,622,622	-£17,045,038	-£17,066,470	-£17,109,499	-£17,349,239	-£18,983,475	-£19,978,406
60% LAR : 40% CIR	45%	-£15,219,382	-£17,560,376	-£17,581,778	-£17,624,750	-£17,864,345	-£19,497,713	-£20,492,163
60% LAR : 40% CIR	50%	-£15,820,117	-£18,079,662	-£18,101,042	-£18,143,967	-£18,383,444	-£20,016,104	-£21,010,161

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR in Perp		Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£797,004	-£3,885,086	-£3,906,992	-£3,950,881	-£4,192,767	-£5,839,886	-£6,841,975
60% LAR : 40% CIR	5%	-£1,408,444	-£4,414,572	-£4,436,395	-£4,480,136	-£4,721,656	-£6,366,571	-£7,367,436
60% LAR : 40% CIR	10%	-£2,024,186	-£4,948,330	-£4,970,076	-£5,013,682	-£5,254,863	-£6,897,747	-£7,897,484
60% LAR : 40% CIR	15%	-£2,644,188	-£5,486,319	-£5,507,995	-£5,551,478	-£5,792,348	-£7,433,373	-£8,432,076
60% LAR : 40% CIR	20%	-£3,268,412	-£6,028,498	-£6,050,112	-£6,093,482	-£6,334,071	-£7,973,406	-£8,971,170
60% LAR : 40% CIR	25%	-£3,896,816	-£6,574,829	-£6,596,387	-£6,639,656	-£6,879,991	-£8,517,803	-£9,514,722
60% LAR : 40% CIR	30%	-£4,529,360	-£7,125,270	-£7,146,780	-£7,189,958	-£7,430,067	-£9,066,523	-£10,062,688
60% LAR : 40% CIR	35%	-£5,166,003	-£7,679,782	-£7,701,249	-£7,744,347	-£7,984,258	-£9,619,522	-£10,615,025
60% LAR : 40% CIR	40%	-£5,806,704	-£8,238,323	-£8,259,754	-£8,302,783	-£8,542,523	-£10,176,759	-£11,171,690
60% LAR : 40% CIR	45%	-£6,451,423	-£8,800,853	-£8,822,256	-£8,865,227	-£9,104,822	-£10,738,191	-£11,732,640
60% LAR : 40% CIR	50%	-£7,100,119	-£9,367,332	-£9,388,713	-£9,431,637	-£9,671,113	-£11,303,774	-£12,297,830

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£39,856,604	-£42,944,686	-£42,966,592	-£43,010,481	-£43,252,367	-£44,899,486	-£45,901,575
60% LAR : 40% CIR	5%	-£40,468,044	-£43,474,172	-£43,495,995	-£43,539,736	-£43,781,256	-£45,426,171	-£46,427,036
60% LAR : 40% CIR	10%	-£41,083,786	-£44,007,930	-£44,029,676	-£44,073,282	-£44,314,463	-£45,957,347	-£46,957,084
60% LAR : 40% CIR	15%	-£41,703,788	-£44,545,919	-£44,567,595	-£44,611,078	-£44,851,948	-£46,492,973	-£47,491,676
60% LAR : 40% CIR	20%	-£42,328,012	-£45,088,098	-£45,109,712	-£45,153,082	-£45,393,671	-£47,033,006	-£48,030,770
60% LAR : 40% CIR	25%	-£42,956,416	-£45,634,429	-£45,655,987	-£45,699,256	-£45,939,591	-£47,577,403	-£48,574,322
60% LAR : 40% CIR	30%	-£43,588,960	-£46,184,870	-£46,206,380	-£46,249,558	-£46,489,667	-£48,126,123	-£49,122,288
60% LAR : 40% CIR	35%	-£44,225,603	-£46,739,382	-£46,760,849	-£46,803,947	-£47,043,858	-£48,679,122	-£49,674,625
60% LAR : 40% CIR	40%	-£44,866,304	-£47,297,923	-£47,319,354	-£47,362,383	-£47,602,123	-£49,236,359	-£50,231,290
60% LAR : 40% CIR	45%	-£45,511,023	-£47,860,453	-£47,881,856	-£47,924,827	-£48,164,422	-£49,797,791	-£50,792,240
60% LAR : 40% CIR	50%	-£46,159,719	-£48,426,932	-£48,448,313	-£48,491,237	-£48,730,713	-£50,363,374	-£51,357,430

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£23,671,404	-£26,759,486	-£26,781,392	-£26,825,281	-£27,067,167	-£28,714,286	-£29,716,375
60% LAR : 40% CIR	5%	-£24,282,844	-£27,288,972	-£27,310,795	-£27,354,536	-£27,596,056	-£29,240,971	-£30,241,836
60% LAR : 40% CIR	10%	-£24,898,586	-£27,822,730	-£27,844,476	-£27,888,082	-£28,129,263	-£29,772,147	-£30,771,884
60% LAR : 40% CIR	15%	-£25,518,588	-£28,360,719	-£28,382,395	-£28,425,878	-£28,666,748	-£30,307,773	-£31,306,476
60% LAR : 40% CIR	20%	-£26,142,812	-£28,902,898	-£28,924,512	-£28,967,882	-£29,208,471	-£30,847,806	-£31,845,570
60% LAR : 40% CIR	25%	-£26,771,216	-£29,449,229	-£29,470,787	-£29,514,056	-£29,754,391	-£31,392,203	-£32,389,122
60% LAR : 40% CIR	30%	-£27,403,760	-£29,999,670	-£30,021,180	-£30,064,358	-£30,304,467	-£31,940,923	-£32,937,088
60% LAR : 40% CIR	35%	-£28,040,403	-£30,554,182	-£30,575,649	-£30,618,747	-£30,858,658	-£32,493,922	-£33,489,425
60% LAR : 40% CIR	40%	-£28,681,104	-£31,112,723	-£31,134,154	-£31,177,183	-£31,416,923	-£33,051,159	-£34,046,090
60% LAR : 40% CIR	45%	-£29,325,823	-£31,675,253	-£31,696,656	-£31,739,627	-£31,979,222	-£33,612,591	-£34,607,040
60% LAR : 40% CIR	50%	-£29,974,519	-£32,241,732	-£32,263,113	-£32,306,037	-£32,545,513	-£34,178,174	-£35,172,230

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£16,965,004	-£20,053,086	-£20,074,992	-£20,118,881	-£20,360,767	-£22,007,886	-£23,009,975
60% LAR : 40% CIR	5%	-£17,576,444	-£20,582,572	-£20,604,395	-£20,648,136	-£20,889,656	-£22,534,571	-£23,535,436
60% LAR : 40% CIR	10%	-£18,192,186	-£21,116,330	-£21,138,076	-£21,181,682	-£21,422,863	-£23,065,747	-£24,065,484
60% LAR : 40% CIR	15%	-£18,812,188	-£21,654,319	-£21,675,995	-£21,719,478	-£21,960,348	-£23,601,373	-£24,600,076
60% LAR : 40% CIR	20%	-£19,436,412	-£22,196,498	-£22,218,112	-£22,261,482	-£22,502,071	-£24,141,406	-£25,139,170
60% LAR : 40% CIR	25%	-£20,064,816	-£22,742,829	-£22,764,387	-£22,807,656	-£23,047,991	-£24,685,803	-£25,682,722
60% LAR : 40% CIR	30%	-£20,697,360	-£23,293,270	-£23,314,780	-£23,357,958	-£23,598,067	-£25,234,523	-£26,230,688
60% LAR : 40% CIR	35%	-£21,334,003	-£23,847,782	-£23,869,249	-£23,912,347	-£24,152,258	-£25,787,522	-£26,783,025
60% LAR : 40% CIR	40%	-£21,974,704	-£24,406,323	-£24,427,754	-£24,470,783	-£24,710,523	-£26,344,759	-£27,339,690
60% LAR : 40% CIR	45%	-£22,619,423	-£24,968,853	-£24,990,256	-£25,033,227	-£25,272,822	-£26,906,191	-£27,900,640
60% LAR : 40% CIR	50%	-£23,268,119	-£25,535,332	-£25,556,713	-£25,599,637	-£25,839,113	-£27,471,774	-£28,465,830

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,037,404	-£12,125,486	-£12,147,392	-£12,191,281	-£12,433,167	-£14,080,286	-£15,082,375
60% LAR : 40% CIR	5%	-£9,648,844	-£12,654,972	-£12,676,795	-£12,720,536	-£12,962,056	-£14,606,971	-£15,607,836
60% LAR : 40% CIR	10%	-£10,264,586	-£13,188,730	-£13,210,476	-£13,254,082	-£13,495,263	-£15,138,147	-£16,137,884
60% LAR : 40% CIR	15%	-£10,884,588	-£13,726,719	-£13,748,395	-£13,791,878	-£14,032,748	-£15,673,773	-£16,672,476
60% LAR : 40% CIR	20%	-£11,508,812	-£14,268,898	-£14,290,512	-£14,333,882	-£14,574,471	-£16,213,806	-£17,211,570
60% LAR : 40% CIR	25%	-£12,137,216	-£14,815,229	-£14,836,787	-£14,880,056	-£15,120,391	-£16,758,203	-£17,755,122
60% LAR : 40% CIR	30%	-£12,769,760	-£15,365,670	-£15,387,180	-£15,430,358	-£15,670,467	-£17,306,923	-£18,303,088
60% LAR : 40% CIR	35%	-£13,406,403	-£15,920,182	-£15,941,649	-£15,984,747	-£16,224,658	-£17,859,922	-£18,855,425
60% LAR : 40% CIR	40%	-£14,047,104	-£16,478,723	-£16,500,154	-£16,543,183	-£16,782,923	-£18,417,159	-£19,412,090
60% LAR : 40% CIR	45%	-£14,691,823	-£17,041,253	-£17,062,656	-£17,105,627	-£17,345,222	-£18,978,591	-£19,973,040
60% LAR : 40% CIR	50%	-£15,340,519	-£17,607,732	-£17,629,113	-£17,672,037	-£17,911,513	-£19,544,174	-£20,538,230

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR in Perp	Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£159,755	-£2,941,226	-£2,963,133	-£3,007,021	-£3,248,907	-£4,896,026	-£5,898,115
60% LAR : 40% CIR	5%	-£497,206	-£3,517,906	-£3,539,729	-£3,583,469	-£3,824,989	-£5,469,904	-£6,470,769
60% LAR : 40% CIR	10%	-£1,160,908	-£4,098,856	-£4,120,602	-£4,164,209	-£4,405,389	-£6,048,274	-£7,048,010
60% LAR : 40% CIR	15%	-£1,828,870	-£4,684,038	-£4,705,715	-£4,749,197	-£4,990,068	-£6,631,092	-£7,629,796
60% LAR : 40% CIR	20%	-£2,501,055	-£5,273,411	-£5,295,025	-£5,338,394	-£5,578,984	-£7,218,319	-£8,216,082
60% LAR : 40% CIR	25%	-£3,177,418	-£5,866,934	-£5,888,493	-£5,931,761	-£6,172,096	-£7,809,908	-£8,806,827
60% LAR : 40% CIR	30%	-£3,857,922	-£6,464,569	-£6,486,079	-£6,529,256	-£6,769,365	-£8,405,822	-£9,401,986
60% LAR : 40% CIR	35%	-£4,542,524	-£7,066,273	-£7,087,741	-£7,130,838	-£7,370,749	-£9,006,014	-£10,001,517
60% LAR : 40% CIR	40%	-£5,231,186	-£7,672,007	-£7,693,438	-£7,736,468	-£7,976,207	-£9,610,443	-£10,605,374
60% LAR : 40% CIR	45%	-£5,923,865	-£8,281,730	-£8,303,133	-£8,346,105	-£8,585,699	-£10,219,068	-£11,213,517
60% LAR : 40% CIR	50%	-£6,620,520	-£8,895,402	-£8,916,782	-£8,959,707	-£9,199,184	-£10,831,845	-£11,825,901

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£38,899,845	-£42,000,826	-£42,022,733	-£42,066,621	-£42,308,507	-£43,955,626	-£44,957,715
60% LAR : 40% CIR	5%	-£39,556,806	-£42,577,506	-£42,599,329	-£42,643,069	-£42,884,589	-£44,529,504	-£45,530,369
60% LAR : 40% CIR	10%	-£40,220,508	-£43,158,456	-£43,180,202	-£43,223,809	-£43,464,989	-£45,107,874	-£46,107,610
60% LAR : 40% CIR	15%	-£40,888,470	-£43,743,638	-£43,765,315	-£43,808,797	-£44,049,668	-£45,690,692	-£46,689,396
60% LAR : 40% CIR	20%	-£41,560,655	-£44,333,011	-£44,354,625	-£44,397,994	-£44,638,584	-£46,277,919	-£47,275,682
60% LAR : 40% CIR	25%	-£42,237,018	-£44,926,534	-£44,948,093	-£44,991,361	-£45,231,696	-£46,869,508	-£47,866,427
60% LAR : 40% CIR	30%	-£42,917,522	-£45,524,169	-£45,545,679	-£45,588,856	-£45,828,965	-£47,465,422	-£48,461,586
60% LAR : 40% CIR	35%	-£43,602,124	-£46,125,873	-£46,147,341	-£46,190,438	-£46,430,349	-£48,065,614	-£49,061,117
60% LAR : 40% CIR	40%	-£44,290,786	-£46,731,607	-£46,753,038	-£46,796,068	-£47,035,807	-£48,670,043	-£49,664,974
60% LAR : 40% CIR	45%	-£44,983,465	-£47,341,330	-£47,362,733	-£47,405,705	-£47,645,299	-£49,278,668	-£50,273,117
60% LAR : 40% CIR	50%	-£45,680,120	-£47,955,002	-£47,976,382	-£48,019,307	-£48,258,784	-£49,891,445	-£50,885,501

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£22,714,645	-£25,815,626	-£25,837,533	-£25,881,421	-£26,123,307	-£27,770,426	-£28,772,515
60% LAR : 40% CIR	5%	-£23,371,606	-£26,392,306	-£26,414,129	-£26,457,869	-£26,699,389	-£28,344,304	-£29,345,169
60% LAR : 40% CIR	10%	-£24,035,308	-£26,973,256	-£26,995,002	-£27,038,609	-£27,279,789	-£28,922,674	-£29,922,410
60% LAR : 40% CIR	15%	-£24,703,270	-£27,558,438	-£27,580,115	-£27,623,597	-£27,864,468	-£29,505,492	-£30,504,196
60% LAR : 40% CIR	20%	-£25,375,455	-£28,147,811	-£28,169,425	-£28,212,794	-£28,453,384	-£30,092,719	-£31,090,482
60% LAR : 40% CIR	25%	-£26,051,818	-£28,741,334	-£28,762,893	-£28,806,161	-£29,046,496	-£30,684,308	-£31,681,227
60% LAR : 40% CIR	30%	-£26,732,322	-£29,338,969	-£29,360,479	-£29,403,656	-£29,643,765	-£31,280,222	-£32,276,386
60% LAR : 40% CIR	35%	-£27,416,924	-£29,940,673	-£29,962,141	-£30,005,238	-£30,245,149	-£31,880,414	-£32,875,917
60% LAR : 40% CIR	40%	-£28,105,586	-£30,546,407	-£30,567,838	-£30,610,868	-£30,850,607	-£32,484,843	-£33,479,774
60% LAR : 40% CIR	45%	-£28,798,265	-£31,156,130	-£31,177,533	-£31,220,505	-£31,460,099	-£33,093,468	-£34,087,917
60% LAR : 40% CIR	50%	-£29,494,920	-£31,769,802	-£31,791,182	-£31,834,107	-£32,073,584	-£33,706,245	-£34,700,301

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£16,008,245	-£19,109,226	-£19,131,133	-£19,175,021	-£19,416,907	-£21,064,026	-£22,066,115
60% LAR : 40% CIR	5%	-£16,665,206	-£19,685,906	-£19,707,729	-£19,751,469	-£19,992,989	-£21,637,904	-£22,638,769
60% LAR : 40% CIR	10%	-£17,328,908	-£20,266,856	-£20,288,602	-£20,332,209	-£20,573,389	-£22,216,274	-£23,216,010
60% LAR : 40% CIR	15%	-£17,996,870	-£20,852,038	-£20,873,715	-£20,917,197	-£21,158,068	-£22,799,092	-£23,797,796
60% LAR : 40% CIR	20%	-£18,669,055	-£21,441,411	-£21,463,025	-£21,506,394	-£21,746,984	-£23,386,319	-£24,384,082
60% LAR : 40% CIR	25%	-£19,345,418	-£22,034,934	-£22,056,493	-£22,099,761	-£22,340,096	-£23,977,908	-£24,974,827
60% LAR : 40% CIR	30%	-£20,025,922	-£22,632,569	-£22,654,079	-£22,697,256	-£22,937,365	-£24,573,822	-£25,569,986
60% LAR : 40% CIR	35%	-£20,710,524	-£23,234,273	-£23,255,741	-£23,298,838	-£23,538,749	-£25,174,014	-£26,169,517
60% LAR : 40% CIR	40%	-£21,399,186	-£23,840,007	-£23,861,438	-£23,904,468	-£24,144,207	-£25,778,443	-£26,773,374
60% LAR : 40% CIR	45%	-£22,091,865	-£24,449,730	-£24,471,133	-£24,514,105	-£24,753,699	-£26,387,068	-£27,381,517
60% LAR : 40% CIR	50%	-£22,788,520	-£25,063,402	-£25,084,782	-£25,127,707	-£25,367,184	-£26,999,845	-£27,993,901

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,080,645	-£11,181,626	-£11,203,533	-£11,247,421	-£11,489,307	-£13,136,426	-£14,138,515
60% LAR : 40% CIR	5%	-£8,737,606	-£11,758,306	-£11,780,129	-£11,823,869	-£12,065,389	-£13,710,304	-£14,711,169
60% LAR : 40% CIR	10%	-£9,401,308	-£12,339,256	-£12,361,002	-£12,404,609	-£12,645,789	-£14,288,674	-£15,288,410
60% LAR : 40% CIR	15%	-£10,069,270	-£12,924,438	-£12,946,115	-£12,989,597	-£13,230,468	-£14,871,492	-£15,870,196
60% LAR : 40% CIR	20%	-£10,741,455	-£13,513,811	-£13,535,425	-£13,578,794	-£13,819,384	-£15,458,719	-£16,456,482
60% LAR : 40% CIR	25%	-£11,417,818	-£14,107,334	-£14,128,893	-£14,172,161	-£14,412,496	-£16,050,308	-£17,047,227
60% LAR : 40% CIR	30%	-£12,098,322	-£14,704,969	-£14,726,479	-£14,769,656	-£15,009,765	-£16,646,222	-£17,642,386
60% LAR : 40% CIR	35%	-£12,782,924	-£15,306,673	-£15,328,141	-£15,371,238	-£15,611,149	-£17,246,414	-£18,241,917
60% LAR : 40% CIR	40%	-£13,471,586	-£15,912,407	-£15,933,838	-£15,976,868	-£16,216,607	-£17,850,843	-£18,845,774
60% LAR : 40% CIR	45%	-£14,164,265	-£16,522,130	-£16,543,533	-£16,586,505	-£16,826,099	-£18,459,468	-£19,453,917
60% LAR : 40% CIR	50%	-£14,860,920	-£17,135,802	-£17,157,182	-£17,200,107	-£17,439,584	-£19,072,245	-£20,066,301

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR in Perp	
Value Area	**Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft**

No Units	**42**
Site Area	**0.4 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,049,319	-£1,053,507	-£1,075,413	-£1,119,301	-£1,361,188	-£3,008,307	-£4,010,396
60% LAR : 40% CIR	5%	£1,305,352	-£1,724,572	-£1,746,395	-£1,790,136	-£2,031,655	-£3,676,570	-£4,677,435
60% LAR : 40% CIR	10%	£557,147	-£2,399,908	-£2,421,655	-£2,465,260	-£2,706,441	-£4,349,326	-£5,349,062
60% LAR : 40% CIR	15%	-£198,235	-£3,079,476	-£3,101,154	-£3,144,635	-£3,385,506	-£5,026,531	-£6,025,234
60% LAR : 40% CIR	20%	-£966,339	-£3,763,235	-£3,784,849	-£3,828,219	-£4,068,808	-£5,708,143	-£6,705,907
60% LAR : 40% CIR	25%	-£1,738,622	-£4,451,145	-£4,472,703	-£4,515,972	-£4,756,306	-£6,394,119	-£7,391,038
60% LAR : 40% CIR	30%	-£2,515,046	-£5,143,166	-£5,164,674	-£5,207,852	-£5,447,961	-£7,084,418	-£8,080,583
60% LAR : 40% CIR	35%	-£3,295,568	-£5,839,256	-£5,860,723	-£5,903,821	-£6,143,731	-£7,778,996	-£8,774,499
60% LAR : 40% CIR	40%	-£4,080,149	-£6,539,375	-£6,560,807	-£6,603,836	-£6,843,575	-£8,477,811	-£9,472,743
60% LAR : 40% CIR	45%	-£4,868,748	-£7,243,484	-£7,264,887	-£7,307,859	-£7,547,453	-£9,180,822	-£10,175,271
60% LAR : 40% CIR	50%	-£5,661,323	-£7,951,543	-£7,972,923	-£8,015,848	-£8,255,324	-£9,887,985	-£10,882,041

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£37,010,281	-£40,113,107	-£40,135,013	-£40,178,901	-£40,420,788	-£42,067,907	-£43,069,996
60% LAR : 40% CIR	5%	-£37,754,248	-£40,784,172	-£40,805,995	-£40,849,736	-£41,091,255	-£42,736,170	-£43,737,035
60% LAR : 40% CIR	10%	-£38,502,453	-£41,459,508	-£41,481,255	-£41,524,860	-£41,766,041	-£43,408,926	-£44,408,662
60% LAR : 40% CIR	15%	-£39,257,835	-£42,139,076	-£42,160,754	-£42,204,235	-£42,445,106	-£44,086,131	-£45,084,834
60% LAR : 40% CIR	20%	-£40,025,939	-£42,822,835	-£42,844,449	-£42,887,819	-£43,128,408	-£44,767,743	-£45,765,507
60% LAR : 40% CIR	25%	-£40,798,222	-£43,510,745	-£43,532,303	-£43,575,572	-£43,815,906	-£45,453,719	-£46,450,638
60% LAR : 40% CIR	30%	-£41,574,646	-£44,202,766	-£44,224,274	-£44,267,452	-£44,507,561	-£46,144,018	-£47,140,183
60% LAR : 40% CIR	35%	-£42,355,168	-£44,898,856	-£44,920,323	-£44,963,421	-£45,203,331	-£46,838,596	-£47,834,099
60% LAR : 40% CIR	40%	-£43,139,749	-£45,598,975	-£45,620,407	-£45,663,436	-£45,903,175	-£47,537,411	-£48,532,343
60% LAR : 40% CIR	45%	-£43,928,348	-£46,303,084	-£46,324,487	-£46,367,459	-£46,607,053	-£48,240,422	-£49,234,871
60% LAR : 40% CIR	50%	-£44,720,923	-£47,011,143	-£47,032,523	-£47,075,448	-£47,314,924	-£48,947,585	-£49,941,641

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£20,825,081	-£23,927,907	-£23,949,813	-£23,993,701	-£24,235,588	-£25,882,707	-£26,884,796
60% LAR : 40% CIR	5%	-£21,569,048	-£24,598,972	-£24,620,795	-£24,664,536	-£24,906,055	-£26,550,970	-£27,551,835
60% LAR : 40% CIR	10%	-£22,317,253	-£25,274,308	-£25,296,055	-£25,339,660	-£25,580,841	-£27,223,726	-£28,223,462
60% LAR : 40% CIR	15%	-£23,072,635	-£25,953,876	-£25,975,554	-£26,019,035	-£26,259,906	-£27,900,931	-£28,899,634
60% LAR : 40% CIR	20%	-£23,840,739	-£26,637,635	-£26,659,249	-£26,702,619	-£26,943,208	-£28,582,543	-£29,580,307
60% LAR : 40% CIR	25%	-£24,613,022	-£27,325,545	-£27,347,103	-£27,390,372	-£27,630,706	-£29,268,519	-£30,265,438
60% LAR : 40% CIR	30%	-£25,389,446	-£28,017,566	-£28,039,074	-£28,082,252	-£28,322,361	-£29,958,818	-£30,954,983
60% LAR : 40% CIR	35%	-£26,169,968	-£28,713,656	-£28,735,123	-£28,778,221	-£29,018,131	-£30,653,396	-£31,648,899
60% LAR : 40% CIR	40%	-£26,954,549	-£29,413,775	-£29,435,207	-£29,478,236	-£29,717,975	-£31,352,211	-£32,347,143
60% LAR : 40% CIR	45%	-£27,743,148	-£30,117,884	-£30,139,287	-£30,182,259	-£30,421,853	-£32,055,222	-£33,049,671
60% LAR : 40% CIR	50%	-£28,535,723	-£30,825,943	-£30,847,323	-£30,890,248	-£31,129,724	-£32,762,385	-£33,756,441

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£14,118,681	-£17,221,507	-£17,243,413	-£17,287,301	-£17,529,188	-£19,176,307	-£20,178,396
60% LAR : 40% CIR	5%	-£14,862,648	-£17,892,572	-£17,914,395	-£17,958,136	-£18,199,655	-£19,844,570	-£20,845,435
60% LAR : 40% CIR	10%	-£15,610,853	-£18,567,908	-£18,589,655	-£18,633,260	-£18,874,441	-£20,517,326	-£21,517,062
60% LAR : 40% CIR	15%	-£16,366,235	-£19,247,476	-£19,269,154	-£19,312,635	-£19,553,506	-£21,194,531	-£22,193,234
60% LAR : 40% CIR	20%	-£17,134,339	-£19,931,235	-£19,952,849	-£19,996,219	-£20,236,808	-£21,876,143	-£22,873,907
60% LAR : 40% CIR	25%	-£17,906,622	-£20,619,145	-£20,640,703	-£20,683,972	-£20,924,306	-£22,562,119	-£23,559,038
60% LAR : 40% CIR	30%	-£18,683,046	-£21,311,166	-£21,332,674	-£21,375,852	-£21,615,961	-£23,252,418	-£24,248,583
60% LAR : 40% CIR	35%	-£19,463,568	-£22,007,256	-£22,028,723	-£22,071,821	-£22,311,731	-£23,946,996	-£24,942,499
60% LAR : 40% CIR	40%	-£20,248,149	-£22,707,375	-£22,728,807	-£22,771,836	-£23,011,575	-£24,645,811	-£25,640,743
60% LAR : 40% CIR	45%	-£21,036,748	-£23,411,484	-£23,432,887	-£23,475,859	-£23,715,453	-£25,348,822	-£26,343,271
60% LAR : 40% CIR	50%	-£21,829,323	-£24,119,543	-£24,140,923	-£24,183,848	-£24,423,324	-£26,055,985	-£27,050,041

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,191,081	-£9,293,907	-£9,315,813	-£9,359,701	-£9,601,588	-£11,248,707	-£12,250,796
60% LAR : 40% CIR	5%	-£6,935,048	-£9,964,972	-£9,986,795	-£10,030,536	-£10,272,055	-£11,916,970	-£12,917,835
60% LAR : 40% CIR	10%	-£7,683,253	-£10,640,308	-£10,662,055	-£10,705,660	-£10,946,841	-£12,589,726	-£13,589,462
60% LAR : 40% CIR	15%	-£8,438,635	-£11,319,876	-£11,341,554	-£11,385,035	-£11,625,906	-£13,266,931	-£14,265,634
60% LAR : 40% CIR	20%	-£9,206,739	-£12,003,635	-£12,025,249	-£12,068,619	-£12,309,208	-£13,948,543	-£14,946,307
60% LAR : 40% CIR	25%	-£9,979,022	-£12,691,545	-£12,713,103	-£12,756,372	-£12,996,706	-£14,634,519	-£15,631,438
60% LAR : 40% CIR	30%	-£10,755,446	-£13,383,566	-£13,405,074	-£13,448,252	-£13,688,361	-£15,324,818	-£16,320,983
60% LAR : 40% CIR	35%	-£11,535,968	-£14,079,656	-£14,101,123	-£14,144,221	-£14,384,131	-£16,019,396	-£17,014,899
60% LAR : 40% CIR	40%	-£12,320,549	-£14,779,775	-£14,801,207	-£14,844,236	-£15,083,975	-£16,718,211	-£17,713,143
60% LAR : 40% CIR	45%	-£13,109,148	-£15,483,884	-£15,505,287	-£15,548,259	-£15,787,853	-£17,421,222	-£18,415,671
60% LAR : 40% CIR	50%	-£13,901,723	-£16,191,943	-£16,213,323	-£16,256,248	-£16,495,724	-£18,128,385	-£19,122,441

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR in Perp

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,938,883	£821,675	£800,098	£756,870	£518,618	-£1,120,587	-£2,122,676
60% LAR : 40% CIR	5%	£3,100,437	£67,728	£46,234	£3,149	-£238,322	-£1,883,237	-£2,884,102
60% LAR : 40% CIR	10%	£2,257,754	-£700,961	-£722,707	-£766,313	-£1,007,494	-£2,650,379	-£3,650,115
60% LAR : 40% CIR	15%	£1,410,874	-£1,474,915	-£1,496,592	-£1,540,073	-£1,780,944	-£3,421,969	-£4,420,673
60% LAR : 40% CIR	20%	£559,836	-£2,253,060	-£2,274,674	-£2,318,043	-£2,558,633	-£4,197,968	-£5,195,731
60% LAR : 40% CIR	25%	-£299,826	-£3,035,355	-£3,056,914	-£3,100,181	-£3,340,517	-£4,978,329	-£5,975,248
60% LAR : 40% CIR	30%	-£1,172,169	-£3,821,762	-£3,843,271	-£3,886,448	-£4,126,558	-£5,763,014	-£6,759,179
60% LAR : 40% CIR	35%	-£2,048,612	-£4,612,238	-£4,633,705	-£4,676,803	-£4,916,714	-£6,551,979	-£7,547,481
60% LAR : 40% CIR	40%	-£2,929,112	-£5,406,744	-£5,428,175	-£5,471,204	-£5,710,944	-£7,345,180	-£8,340,111
60% LAR : 40% CIR	45%	-£3,813,630	-£6,205,238	-£6,226,642	-£6,269,613	-£6,509,207	-£8,142,576	-£9,137,026
60% LAR : 40% CIR	50%	-£4,702,125	-£7,007,683	-£7,029,063	-£7,071,988	-£7,311,465	-£8,944,125	-£9,938,182

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£35,120,717	-£38,237,925	-£38,259,502	-£38,302,730	-£38,540,982	-£40,180,187	-£41,182,276
60% LAR : 40% CIR	5%	-£35,959,163	-£38,991,872	-£39,013,366	-£39,056,451	-£39,297,922	-£40,942,837	-£41,943,702
60% LAR : 40% CIR	10%	-£36,801,846	-£39,760,561	-£39,782,307	-£39,825,913	-£40,067,094	-£41,709,979	-£42,709,715
60% LAR : 40% CIR	15%	-£37,648,726	-£40,534,515	-£40,556,192	-£40,599,673	-£40,840,544	-£42,481,569	-£43,480,273
60% LAR : 40% CIR	20%	-£38,499,764	-£41,312,660	-£41,334,274	-£41,377,643	-£41,618,233	-£43,257,568	-£44,255,331
60% LAR : 40% CIR	25%	-£39,359,426	-£42,094,955	-£42,116,514	-£42,159,781	-£42,400,117	-£44,037,929	-£45,034,848
60% LAR : 40% CIR	30%	-£40,231,769	-£42,881,362	-£42,902,871	-£42,946,048	-£43,186,158	-£44,822,614	-£45,818,779
60% LAR : 40% CIR	35%	-£41,108,212	-£43,671,838	-£43,693,305	-£43,736,403	-£43,976,314	-£45,611,579	-£46,607,081
60% LAR : 40% CIR	40%	-£41,988,712	-£44,466,344	-£44,487,775	-£44,530,804	-£44,770,544	-£46,404,780	-£47,399,711
60% LAR : 40% CIR	45%	-£42,873,230	-£45,264,838	-£45,286,242	-£45,329,213	-£45,568,807	-£47,202,176	-£48,196,626
60% LAR : 40% CIR	50%	-£43,761,725	-£46,067,283	-£46,088,663	-£46,131,588	-£46,371,065	-£48,003,725	-£48,997,782

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£18,935,517	-£22,052,725	-£22,074,302	-£22,117,530	-£22,355,782	-£23,994,987	-£24,997,076
60% LAR : 40% CIR	5%	-£19,773,963	-£22,806,672	-£22,828,166	-£22,871,251	-£23,112,722	-£24,757,637	-£25,758,502
60% LAR : 40% CIR	10%	-£20,616,646	-£23,575,361	-£23,597,107	-£23,640,713	-£23,881,894	-£25,524,779	-£26,524,515
60% LAR : 40% CIR	15%	-£21,463,526	-£24,349,315	-£24,370,992	-£24,414,473	-£24,655,344	-£26,296,369	-£27,295,073
60% LAR : 40% CIR	20%	-£22,314,564	-£25,127,460	-£25,149,074	-£25,192,443	-£25,433,033	-£27,072,368	-£28,070,131
60% LAR : 40% CIR	25%	-£23,174,226	-£25,909,755	-£25,931,314	-£25,974,581	-£26,214,917	-£27,852,729	-£28,849,648
60% LAR : 40% CIR	30%	-£24,046,569	-£26,696,162	-£26,717,671	-£26,760,848	-£27,000,958	-£28,637,414	-£29,633,579
60% LAR : 40% CIR	35%	-£24,923,012	-£27,486,638	-£27,508,105	-£27,551,203	-£27,791,114	-£29,426,379	-£30,421,881
60% LAR : 40% CIR	40%	-£25,803,512	-£28,281,144	-£28,302,575	-£28,345,604	-£28,585,344	-£30,219,580	-£31,214,511
60% LAR : 40% CIR	45%	-£26,688,030	-£29,079,638	-£29,101,042	-£29,144,013	-£29,383,607	-£31,016,976	-£32,011,426
60% LAR : 40% CIR	50%	-£27,576,525	-£29,882,083	-£29,903,463	-£29,946,388	-£30,185,865	-£31,818,525	-£32,812,582

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,229,117	-£15,346,325	-£15,367,902	-£15,411,130	-£15,649,382	-£17,288,587	-£18,290,676
60% LAR : 40% CIR	5%	-£13,067,563	-£16,100,272	-£16,121,766	-£16,164,851	-£16,406,322	-£18,051,237	-£19,052,102
60% LAR : 40% CIR	10%	-£13,910,246	-£16,868,961	-£16,890,707	-£16,934,313	-£17,175,494	-£18,818,379	-£19,818,115
60% LAR : 40% CIR	15%	-£14,757,126	-£17,642,915	-£17,664,592	-£17,708,073	-£17,948,944	-£19,589,969	-£20,588,673
60% LAR : 40% CIR	20%	-£15,608,164	-£18,421,060	-£18,442,674	-£18,486,043	-£18,726,633	-£20,365,968	-£21,363,731
60% LAR : 40% CIR	25%	-£16,467,826	-£19,203,355	-£19,224,914	-£19,268,181	-£19,508,517	-£21,146,329	-£22,143,248
60% LAR : 40% CIR	30%	-£17,340,169	-£19,989,762	-£20,011,271	-£20,054,448	-£20,294,558	-£21,931,014	-£22,927,179
60% LAR : 40% CIR	35%	-£18,216,612	-£20,780,238	-£20,801,705	-£20,844,803	-£21,084,714	-£22,719,979	-£23,715,481
60% LAR : 40% CIR	40%	-£19,097,112	-£21,574,744	-£21,596,175	-£21,639,204	-£21,878,944	-£23,513,180	-£24,508,111
60% LAR : 40% CIR	45%	-£19,981,630	-£22,373,238	-£22,394,642	-£22,437,613	-£22,677,207	-£24,310,576	-£25,305,026
60% LAR : 40% CIR	50%	-£20,870,125	-£23,175,683	-£23,197,063	-£23,239,988	-£23,479,465	-£25,112,125	-£26,106,182

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,301,517	-£7,418,725	-£7,440,302	-£7,483,530	-£7,721,782	-£9,360,987	-£10,363,076
60% LAR : 40% CIR	5%	-£5,139,963	-£8,172,672	-£8,194,166	-£8,237,251	-£8,478,722	-£10,123,637	-£11,124,502
60% LAR : 40% CIR	10%	-£5,982,646	-£8,941,361	-£8,963,107	-£9,006,713	-£9,247,894	-£10,890,779	-£11,890,515
60% LAR : 40% CIR	15%	-£6,829,526	-£9,715,315	-£9,736,992	-£9,780,473	-£10,021,344	-£11,662,369	-£12,661,073
60% LAR : 40% CIR	20%	-£7,680,564	-£10,493,460	-£10,515,074	-£10,558,443	-£10,799,033	-£12,438,368	-£13,436,131
60% LAR : 40% CIR	25%	-£8,540,226	-£11,275,755	-£11,297,314	-£11,340,581	-£11,580,917	-£13,218,729	-£14,215,648
60% LAR : 40% CIR	30%	-£9,412,569	-£12,062,162	-£12,083,671	-£12,126,848	-£12,366,958	-£14,003,414	-£14,999,579
60% LAR : 40% CIR	35%	-£10,289,012	-£12,852,638	-£12,874,105	-£12,917,203	-£13,157,114	-£14,792,379	-£15,787,881
60% LAR : 40% CIR	40%	-£11,169,512	-£13,647,144	-£13,668,575	-£13,711,604	-£13,951,344	-£15,585,580	-£16,580,511
60% LAR : 40% CIR	45%	-£12,054,030	-£14,445,638	-£14,467,042	-£14,510,013	-£14,749,607	-£16,382,976	-£17,377,426
60% LAR : 40% CIR	50%	-£12,942,525	-£15,248,083	-£15,269,463	-£15,312,388	-£15,551,865	-£17,184,525	-£18,178,582

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR in Perp	Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,680,229	£4,540,373	£4,518,796	£4,475,567	£4,237,317	£2,614,953	£1,627,923
60% LAR : 40% CIR	5%	£6,664,072	£3,600,491	£3,578,996	£3,535,913	£3,298,024	£1,677,829	£692,006
60% LAR : 40% CIR	10%	£5,643,743	£2,656,402	£2,634,983	£2,592,032	£2,354,476	£736,282	-£252,220
60% LAR : 40% CIR	15%	£4,619,278	£1,708,145	£1,686,794	£1,643,966	£1,406,715	-£212,846	-£1,211,550
60% LAR : 40% CIR	20%	£3,583,137	£755,760	£734,470	£691,753	£454,780	-£1,177,616	-£2,175,380
60% LAR : 40% CIR	25%	£2,539,025	-£203,776	-£225,334	-£268,602	-£508,938	-£2,146,750	-£3,143,669
60% LAR : 40% CIR	30%	£1,490,837	-£1,178,955	-£1,200,464	-£1,243,641	-£1,483,751	-£3,120,206	-£4,116,372
60% LAR : 40% CIR	35%	£438,609	-£2,158,203	-£2,179,669	-£2,222,768	-£2,462,679	-£4,097,942	-£5,093,446
60% LAR : 40% CIR	40%	-£627,037	-£3,141,480	-£3,162,912	-£3,205,941	-£3,445,680	-£5,079,916	-£6,074,848
60% LAR : 40% CIR	45%	-£1,703,396	-£4,128,747	-£4,150,150	-£4,193,122	-£4,432,716	-£6,066,085	-£7,060,535
60% LAR : 40% CIR	50%	-£2,783,730	-£5,119,963	-£5,141,344	-£5,184,268	-£5,423,745	-£7,056,406	-£8,050,462

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£31,379,371	-£34,519,227	-£34,540,804	-£34,584,033	-£34,822,283	-£36,444,647	-£37,431,677
60% LAR : 40% CIR	5%	-£32,395,528	-£35,459,109	-£35,480,604	-£35,523,687	-£35,761,576	-£37,381,771	-£38,367,594
60% LAR : 40% CIR	10%	-£33,415,857	-£36,403,198	-£36,424,617	-£36,467,568	-£36,705,124	-£38,323,318	-£39,311,820
60% LAR : 40% CIR	15%	-£34,440,322	-£37,351,455	-£37,372,806	-£37,415,634	-£37,652,885	-£39,272,446	-£40,271,150
60% LAR : 40% CIR	20%	-£35,476,463	-£38,303,840	-£38,325,130	-£38,367,847	-£38,604,820	-£40,237,216	-£41,234,980
60% LAR : 40% CIR	25%	-£36,520,575	-£39,263,376	-£39,284,934	-£39,328,202	-£39,568,538	-£41,206,350	-£42,203,269
60% LAR : 40% CIR	30%	-£37,568,763	-£40,238,555	-£40,260,064	-£40,303,241	-£40,543,351	-£42,179,806	-£43,175,972
60% LAR : 40% CIR	35%	-£38,620,991	-£41,217,803	-£41,239,269	-£41,282,368	-£41,522,279	-£43,157,542	-£44,153,046
60% LAR : 40% CIR	40%	-£39,686,637	-£42,201,080	-£42,222,512	-£42,265,541	-£42,505,280	-£44,139,516	-£45,134,448
60% LAR : 40% CIR	45%	-£40,762,996	-£43,188,347	-£43,209,750	-£43,252,722	-£43,492,316	-£45,125,685	-£46,120,135
60% LAR : 40% CIR	50%	-£41,843,330	-£44,179,563	-£44,200,944	-£44,243,868	-£44,483,345	-£46,116,006	-£47,110,062

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,194,171	-£18,334,027	-£18,355,604	-£18,398,833	-£18,637,083	-£20,259,447	-£21,246,477
60% LAR : 40% CIR	5%	-£16,210,328	-£19,273,909	-£19,295,404	-£19,338,487	-£19,576,376	-£21,196,571	-£22,182,394
60% LAR : 40% CIR	10%	-£17,230,657	-£20,217,998	-£20,239,417	-£20,282,368	-£20,519,924	-£22,138,118	-£23,126,620
60% LAR : 40% CIR	15%	-£18,255,122	-£21,166,255	-£21,187,606	-£21,230,434	-£21,467,685	-£23,087,246	-£24,085,950
60% LAR : 40% CIR	20%	-£19,291,263	-£22,118,640	-£22,139,930	-£22,182,647	-£22,419,620	-£24,052,016	-£25,049,780
60% LAR : 40% CIR	25%	-£20,335,375	-£23,078,176	-£23,099,734	-£23,143,002	-£23,383,338	-£25,021,150	-£26,018,069
60% LAR : 40% CIR	30%	-£21,383,563	-£24,053,355	-£24,074,864	-£24,118,041	-£24,358,151	-£25,994,606	-£26,990,772
60% LAR : 40% CIR	35%	-£22,435,791	-£25,032,603	-£25,054,069	-£25,097,168	-£25,337,079	-£26,972,342	-£27,967,846
60% LAR : 40% CIR	40%	-£23,501,437	-£26,015,880	-£26,037,312	-£26,080,341	-£26,320,080	-£27,954,316	-£28,949,248
60% LAR : 40% CIR	45%	-£24,577,796	-£27,003,147	-£27,024,550	-£27,067,522	-£27,307,116	-£28,940,485	-£29,934,935
60% LAR : 40% CIR	50%	-£25,658,130	-£27,994,363	-£28,015,744	-£28,058,668	-£28,298,145	-£29,930,806	-£30,924,862

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,487,771	-£11,627,627	-£11,649,204	-£11,692,433	-£11,930,683	-£13,553,047	-£14,540,077
60% LAR : 40% CIR	5%	-£9,503,928	-£12,567,509	-£12,589,004	-£12,632,087	-£12,869,976	-£14,490,171	-£15,475,994
60% LAR : 40% CIR	10%	-£10,524,257	-£13,511,598	-£13,533,017	-£13,575,968	-£13,813,524	-£15,431,718	-£16,420,220
60% LAR : 40% CIR	15%	-£11,548,722	-£14,459,855	-£14,481,206	-£14,524,034	-£14,761,285	-£16,380,846	-£17,379,550
60% LAR : 40% CIR	20%	-£12,584,863	-£15,412,240	-£15,433,530	-£15,476,247	-£15,713,220	-£17,345,616	-£18,343,380
60% LAR : 40% CIR	25%	-£13,628,975	-£16,371,776	-£16,393,334	-£16,436,602	-£16,676,938	-£18,314,750	-£19,311,669
60% LAR : 40% CIR	30%	-£14,677,163	-£17,346,955	-£17,368,464	-£17,411,641	-£17,651,751	-£19,288,206	-£20,284,372
60% LAR : 40% CIR	35%	-£15,729,391	-£18,326,203	-£18,347,669	-£18,390,768	-£18,630,679	-£20,265,942	-£21,261,446
60% LAR : 40% CIR	40%	-£16,795,037	-£19,309,480	-£19,330,912	-£19,373,941	-£19,613,680	-£21,247,916	-£22,242,848
60% LAR : 40% CIR	45%	-£17,871,396	-£20,296,747	-£20,318,150	-£20,361,122	-£20,600,716	-£22,234,085	-£23,228,535
60% LAR : 40% CIR	50%	-£18,951,730	-£21,287,963	-£21,309,344	-£21,352,268	-£21,591,745	-£23,224,406	-£24,218,462

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£560,171	-£3,700,027	-£3,721,604	-£3,764,833	-£4,003,083	-£5,625,447	-£6,612,477
60% LAR : 40% CIR	5%	-£1,576,328	-£4,639,909	-£4,661,404	-£4,704,487	-£4,942,376	-£6,562,571	-£7,548,394
60% LAR : 40% CIR	10%	-£2,596,657	-£5,583,998	-£5,605,417	-£5,648,368	-£5,885,924	-£7,504,118	-£8,492,620
60% LAR : 40% CIR	15%	-£3,621,122	-£6,532,255	-£6,553,606	-£6,596,434	-£6,833,685	-£8,453,246	-£9,451,950
60% LAR : 40% CIR	20%	-£4,657,263	-£7,484,640	-£7,505,930	-£7,548,647	-£7,785,620	-£9,418,016	-£10,415,780
60% LAR : 40% CIR	25%	-£5,701,375	-£8,444,176	-£8,465,734	-£8,509,002	-£8,749,338	-£10,387,150	-£11,384,069
60% LAR : 40% CIR	30%	-£6,749,563	-£9,419,355	-£9,440,864	-£9,484,041	-£9,724,151	-£11,360,606	-£12,356,772
60% LAR : 40% CIR	35%	-£7,801,791	-£10,398,603	-£10,420,069	-£10,463,168	-£10,703,079	-£12,338,342	-£13,333,846
60% LAR : 40% CIR	40%	-£8,867,437	-£11,381,880	-£11,403,312	-£11,446,341	-£11,686,080	-£13,320,316	-£14,315,248
60% LAR : 40% CIR	45%	-£9,943,796	-£12,369,147	-£12,390,550	-£12,433,522	-£12,673,116	-£14,306,485	-£15,300,935
60% LAR : 40% CIR	50%	-£11,024,130	-£13,360,363	-£13,381,744	-£13,424,668	-£13,664,145	-£15,296,806	-£16,290,862

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR in Perp

Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft**

No Units	**42**
Site Area	**0.4 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£12,346,178	£9,140,438	£9,119,185	£9,076,606	£8,841,936	£7,243,953	£6,271,759
60% LAR : 40% CIR	5%	£11,096,724	£7,980,986	£7,959,815	£7,917,378	£7,683,064	£6,087,220	£5,107,961
60% LAR : 40% CIR	10%	£9,843,097	£6,817,391	£6,796,293	£6,753,989	£6,520,003	£4,919,817	£3,935,106
60% LAR : 40% CIR	15%	£8,585,335	£5,649,690	£5,628,660	£5,586,475	£5,352,790	£3,741,469	£2,757,776
60% LAR : 40% CIR	20%	£7,323,478	£4,474,458	£4,453,169	£4,410,451	£4,173,478	£2,558,781	£1,576,012
60% LAR : 40% CIR	25%	£6,057,566	£3,285,566	£3,264,332	£3,221,713	£2,984,991	£1,371,792	£389,857
60% LAR : 40% CIR	30%	£4,787,637	£2,092,625	£2,071,439	£2,028,910	£1,792,409	£180,547	-£812,862
60% LAR : 40% CIR	35%	£3,509,151	£895,675	£874,531	£832,080	£595,775	-£1,030,399	-£2,025,901
60% LAR : 40% CIR	40%	£2,216,731	-£309,901	-£331,333	-£374,362	-£614,101	-£2,248,337	-£3,243,269
60% LAR : 40% CIR	45%	£920,355	-£1,533,133	-£1,554,536	-£1,597,508	-£1,837,102	-£3,470,471	-£4,464,920
60% LAR : 40% CIR	50%	-£385,736	-£2,760,314	-£2,781,695	-£2,824,619	-£3,064,095	-£4,696,756	-£5,690,812

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£26,713,422	-£29,919,162	-£29,940,415	-£29,982,994	-£30,217,664	-£31,815,647	-£32,787,841
60% LAR : 40% CIR	5%	-£27,962,876	-£31,078,614	-£31,099,785	-£31,142,222	-£31,376,536	-£32,972,380	-£33,951,639
60% LAR : 40% CIR	10%	-£29,216,503	-£32,242,209	-£32,263,307	-£32,305,611	-£32,539,597	-£34,139,783	-£35,124,494
60% LAR : 40% CIR	15%	-£30,474,265	-£33,409,910	-£33,430,940	-£33,473,125	-£33,706,810	-£35,318,131	-£36,301,824
60% LAR : 40% CIR	20%	-£31,736,122	-£34,585,142	-£34,606,431	-£34,649,149	-£34,886,122	-£36,500,819	-£37,483,588
60% LAR : 40% CIR	25%	-£33,002,034	-£35,774,034	-£35,795,268	-£35,837,887	-£36,074,609	-£37,687,808	-£38,669,743
60% LAR : 40% CIR	30%	-£34,271,963	-£36,966,975	-£36,988,161	-£37,030,690	-£37,267,191	-£38,879,053	-£39,872,462
60% LAR : 40% CIR	35%	-£35,550,449	-£38,163,925	-£38,185,069	-£38,227,520	-£38,463,825	-£40,089,999	-£41,085,501
60% LAR : 40% CIR	40%	-£36,842,869	-£39,369,501	-£39,390,933	-£39,433,962	-£39,673,701	-£41,307,937	-£42,302,869
60% LAR : 40% CIR	45%	-£38,139,245	-£40,592,733	-£40,614,136	-£40,657,108	-£40,896,702	-£42,530,071	-£43,524,520
60% LAR : 40% CIR	50%	-£39,445,336	-£41,819,914	-£41,841,295	-£41,884,219	-£42,123,695	-£43,756,356	-£44,750,412

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,528,222	-£13,733,962	-£13,755,215	-£13,797,794	-£14,032,464	-£15,630,447	-£16,602,641
60% LAR : 40% CIR	5%	-£11,777,676	-£14,893,414	-£14,914,585	-£14,957,022	-£15,191,336	-£16,787,180	-£17,766,439
60% LAR : 40% CIR	10%	-£13,031,303	-£16,057,009	-£16,078,107	-£16,120,411	-£16,354,397	-£17,954,583	-£18,939,294
60% LAR : 40% CIR	15%	-£14,289,065	-£17,224,710	-£17,245,740	-£17,287,925	-£17,521,610	-£19,132,931	-£20,116,624
60% LAR : 40% CIR	20%	-£15,550,922	-£18,399,942	-£18,421,231	-£18,463,949	-£18,700,922	-£20,315,619	-£21,298,388
60% LAR : 40% CIR	25%	-£16,816,834	-£19,588,834	-£19,610,068	-£19,652,687	-£19,889,409	-£21,502,608	-£22,484,543
60% LAR : 40% CIR	30%	-£18,086,763	-£20,781,775	-£20,802,961	-£20,845,490	-£21,081,991	-£22,693,853	-£23,687,262
60% LAR : 40% CIR	35%	-£19,365,249	-£21,978,725	-£21,999,869	-£22,042,320	-£22,278,625	-£23,904,799	-£24,900,301
60% LAR : 40% CIR	40%	-£20,657,669	-£23,184,301	-£23,205,733	-£23,248,762	-£23,488,501	-£25,122,737	-£26,117,669
60% LAR : 40% CIR	45%	-£21,954,045	-£24,407,533	-£24,428,936	-£24,471,908	-£24,711,502	-£26,344,871	-£27,339,320
60% LAR : 40% CIR	50%	-£23,260,136	-£25,634,714	-£25,656,095	-£25,699,019	-£25,938,495	-£27,571,156	-£28,565,212

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,821,822	-£7,027,562	-£7,048,815	-£7,091,394	-£7,326,064	-£8,924,047	-£9,896,241
60% LAR : 40% CIR	5%	-£5,071,276	-£8,187,014	-£8,208,185	-£8,250,622	-£8,484,936	-£10,080,780	-£11,060,039
60% LAR : 40% CIR	10%	-£6,324,903	-£9,350,609	-£9,371,707	-£9,414,011	-£9,647,997	-£11,248,183	-£12,232,894
60% LAR : 40% CIR	15%	-£7,582,665	-£10,518,310	-£10,539,340	-£10,581,525	-£10,815,210	-£12,426,531	-£13,410,224
60% LAR : 40% CIR	20%	-£8,844,522	-£11,693,542	-£11,714,831	-£11,757,549	-£11,994,522	-£13,609,219	-£14,591,988
60% LAR : 40% CIR	25%	-£10,110,434	-£12,882,434	-£12,903,668	-£12,946,287	-£13,183,009	-£14,796,208	-£15,778,143
60% LAR : 40% CIR	30%	-£11,380,363	-£14,075,375	-£14,096,561	-£14,139,090	-£14,375,591	-£15,987,453	-£16,980,862
60% LAR : 40% CIR	35%	-£12,658,849	-£15,272,325	-£15,293,469	-£15,335,920	-£15,572,225	-£17,198,399	-£18,193,901
60% LAR : 40% CIR	40%	-£13,951,269	-£16,477,901	-£16,499,333	-£16,542,362	-£16,782,101	-£18,416,337	-£19,411,269
60% LAR : 40% CIR	45%	-£15,247,645	-£17,701,133	-£17,722,536	-£17,765,508	-£18,005,102	-£19,638,471	-£20,632,920
60% LAR : 40% CIR	50%	-£16,553,736	-£18,928,314	-£18,949,695	-£18,992,619	-£19,232,095	-£20,864,756	-£21,858,812

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,105,778	£900,038	£878,785	£836,206	£601,536	-£996,447	-£1,968,641
60% LAR : 40% CIR	5%	£2,856,324	-£259,414	-£280,585	-£323,022	-£557,336	-£2,153,180	-£3,132,439
60% LAR : 40% CIR	10%	£1,602,697	-£1,423,009	-£1,444,107	-£1,486,411	-£1,720,397	-£3,320,583	-£4,305,294
60% LAR : 40% CIR	15%	£344,935	-£2,590,710	-£2,611,740	-£2,653,925	-£2,887,610	-£4,498,931	-£5,482,624
60% LAR : 40% CIR	20%	-£916,922	-£3,765,942	-£3,787,231	-£3,829,949	-£4,066,922	-£5,681,619	-£6,664,388
60% LAR : 40% CIR	25%	-£2,182,834	-£4,954,834	-£4,976,068	-£5,018,687	-£5,255,409	-£6,868,608	-£7,850,543
60% LAR : 40% CIR	30%	-£3,452,763	-£6,147,775	-£6,168,961	-£6,211,490	-£6,447,991	-£8,059,853	-£9,053,262
60% LAR : 40% CIR	35%	-£4,731,249	-£7,344,725	-£7,365,869	-£7,408,320	-£7,644,625	-£9,270,799	-£10,266,301
60% LAR : 40% CIR	40%	-£6,023,669	-£8,550,301	-£8,571,733	-£8,614,762	-£8,854,501	-£10,488,737	-£11,483,669
60% LAR : 40% CIR	45%	-£7,320,045	-£9,773,533	-£9,794,936	-£9,837,908	-£10,077,502	-£11,710,871	-£12,705,320
60% LAR : 40% CIR	50%	-£8,626,136	-£11,000,714	-£11,022,095	-£11,065,019	-£11,304,495	-£12,937,156	-£13,931,212

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR in Perp	Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£15,145,747	£11,895,242	£11,873,989	£11,831,410	£11,596,740	£9,998,758	£9,026,563
60% LAR : 40% CIR	5%	£13,756,315	£10,598,051	£10,576,878	£10,534,442	£10,300,128	£8,704,284	£7,733,277
60% LAR : 40% CIR	10%	£12,362,710	£9,296,715	£9,275,617	£9,233,312	£8,999,326	£7,405,452	£6,435,539
60% LAR : 40% CIR	15%	£10,964,969	£7,991,274	£7,970,243	£7,928,059	£7,694,374	£6,102,304	£5,128,446
60% LAR : 40% CIR	20%	£9,563,134	£6,681,766	£6,660,797	£6,618,722	£6,385,310	£4,789,999	£3,807,230
60% LAR : 40% CIR	25%	£8,157,243	£5,368,232	£5,347,317	£5,305,340	£5,072,174	£3,463,560	£2,481,624
60% LAR : 40% CIR	30%	£6,747,336	£4,044,942	£4,023,755	£3,981,227	£3,744,727	£2,132,864	£1,151,671
60% LAR : 40% CIR	35%	£5,333,452	£2,708,541	£2,687,396	£2,644,946	£2,408,641	£797,952	-£185,376
60% LAR : 40% CIR	40%	£3,915,631	£1,368,170	£1,347,062	£1,304,679	£1,068,543	-£549,390	-£1,544,321
60% LAR : 40% CIR	45%	£2,479,245	£23,871	£2,790	-£40,138	-£279,733	-£1,913,101	-£2,907,551
60% LAR : 40% CIR	50%	£1,037,233	-£1,344,525	-£1,365,905	-£1,408,829	-£1,648,305	-£3,280,966	-£4,275,022

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£23,913,853	-£27,164,358	-£27,185,611	-£27,228,190	-£27,462,860	-£29,060,842	-£30,033,037
60% LAR : 40% CIR	5%	-£25,303,285	-£28,461,549	-£28,482,722	-£28,525,158	-£28,759,472	-£30,355,316	-£31,326,323
60% LAR : 40% CIR	10%	-£26,696,890	-£29,762,885	-£29,783,983	-£29,826,288	-£30,060,274	-£31,654,148	-£32,624,061
60% LAR : 40% CIR	15%	-£28,094,631	-£31,068,326	-£31,089,357	-£31,131,541	-£31,365,226	-£32,957,296	-£33,931,154
60% LAR : 40% CIR	20%	-£29,496,466	-£32,377,834	-£32,398,803	-£32,440,878	-£32,674,290	-£34,269,601	-£35,252,370
60% LAR : 40% CIR	25%	-£30,902,357	-£33,691,368	-£33,712,283	-£33,754,260	-£33,987,426	-£35,596,040	-£36,577,976
60% LAR : 40% CIR	30%	-£32,312,264	-£35,014,658	-£35,035,845	-£35,078,373	-£35,314,873	-£36,926,736	-£37,907,929
60% LAR : 40% CIR	35%	-£33,726,148	-£36,351,059	-£36,372,204	-£36,414,654	-£36,650,959	-£38,261,648	-£39,244,976
60% LAR : 40% CIR	40%	-£35,143,969	-£37,691,430	-£37,712,538	-£37,754,921	-£37,991,057	-£39,608,990	-£40,603,921
60% LAR : 40% CIR	45%	-£36,580,355	-£39,035,729	-£39,056,810	-£39,099,738	-£39,339,333	-£40,972,701	-£41,967,151
60% LAR : 40% CIR	50%	-£38,022,367	-£40,404,125	-£40,425,505	-£40,468,429	-£40,707,905	-£42,340,566	-£43,334,622

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,728,653	-£10,979,158	-£11,000,411	-£11,042,990	-£11,277,660	-£12,875,642	-£13,847,837
60% LAR : 40% CIR	5%	-£9,118,085	-£12,276,349	-£12,297,522	-£12,339,958	-£12,574,272	-£14,170,116	-£15,141,123
60% LAR : 40% CIR	10%	-£10,511,690	-£13,577,685	-£13,598,783	-£13,641,088	-£13,875,074	-£15,468,948	-£16,438,861
60% LAR : 40% CIR	15%	-£11,909,431	-£14,883,126	-£14,904,157	-£14,946,341	-£15,180,026	-£16,772,096	-£17,745,954
60% LAR : 40% CIR	20%	-£13,311,266	-£16,192,634	-£16,213,603	-£16,255,678	-£16,489,090	-£18,084,401	-£19,067,170
60% LAR : 40% CIR	25%	-£14,717,157	-£17,506,168	-£17,527,083	-£17,569,060	-£17,802,226	-£19,410,840	-£20,392,776
60% LAR : 40% CIR	30%	-£16,127,064	-£18,829,458	-£18,850,645	-£18,893,173	-£19,129,673	-£20,741,536	-£21,722,729
60% LAR : 40% CIR	35%	-£17,540,948	-£20,165,859	-£20,187,004	-£20,229,454	-£20,465,759	-£22,076,448	-£23,059,776
60% LAR : 40% CIR	40%	-£18,958,769	-£21,506,230	-£21,527,338	-£21,569,721	-£21,805,857	-£23,423,790	-£24,418,721
60% LAR : 40% CIR	45%	-£20,395,155	-£22,850,529	-£22,871,610	-£22,914,538	-£23,154,133	-£24,787,501	-£25,781,951
60% LAR : 40% CIR	50%	-£21,837,167	-£24,218,925	-£24,240,305	-£24,283,229	-£24,522,705	-£26,155,366	-£27,149,422

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,022,253	-£4,272,758	-£4,294,011	-£4,336,590	-£4,571,260	-£6,169,242	-£7,141,437
60% LAR : 40% CIR	5%	-£2,411,685	-£5,569,949	-£5,591,122	-£5,633,558	-£5,867,872	-£7,463,716	-£8,434,723
60% LAR : 40% CIR	10%	-£3,805,290	-£6,871,285	-£6,892,383	-£6,934,688	-£7,168,674	-£8,762,548	-£9,732,461
60% LAR : 40% CIR	15%	-£5,203,031	-£8,176,726	-£8,197,757	-£8,239,941	-£8,473,626	-£10,065,696	-£11,039,554
60% LAR : 40% CIR	20%	-£6,604,866	-£9,486,234	-£9,507,203	-£9,549,278	-£9,782,690	-£11,378,001	-£12,360,770
60% LAR : 40% CIR	25%	-£8,010,757	-£10,799,768	-£10,820,683	-£10,862,660	-£11,095,826	-£12,704,440	-£13,686,376
60% LAR : 40% CIR	30%	-£9,420,664	-£12,123,058	-£12,144,245	-£12,186,773	-£12,423,273	-£14,035,136	-£15,016,329
60% LAR : 40% CIR	35%	-£10,834,548	-£13,459,459	-£13,480,604	-£13,523,054	-£13,759,359	-£15,370,048	-£16,353,376
60% LAR : 40% CIR	40%	-£12,252,369	-£14,799,830	-£14,820,938	-£14,863,321	-£15,099,457	-£16,717,390	-£17,712,321
60% LAR : 40% CIR	45%	-£13,688,755	-£16,144,129	-£16,165,210	-£16,208,138	-£16,447,733	-£18,081,101	-£19,075,551
60% LAR : 40% CIR	50%	-£15,130,767	-£17,512,525	-£17,533,905	-£17,576,829	-£17,816,305	-£19,448,966	-£20,443,022

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,905,347	£3,654,842	£3,633,589	£3,591,010	£3,356,340	£1,758,358	£786,163
60% LAR : 40% CIR	5%	£5,515,915	£2,357,651	£2,336,478	£2,294,042	£2,059,728	£463,884	-£507,123
60% LAR : 40% CIR	10%	£4,122,310	£1,056,315	£1,035,217	£992,912	£758,926	-£834,948	-£1,804,861
60% LAR : 40% CIR	15%	£2,724,569	-£249,126	-£270,157	-£312,341	-£546,026	-£2,138,096	-£3,111,954
60% LAR : 40% CIR	20%	£1,322,734	-£1,558,634	-£1,579,603	-£1,621,678	-£1,855,090	-£3,450,401	-£4,433,170
60% LAR : 40% CIR	25%	-£83,157	-£2,872,168	-£2,893,083	-£2,935,060	-£3,168,226	-£4,776,840	-£5,758,776
60% LAR : 40% CIR	30%	-£1,493,064	-£4,195,458	-£4,216,645	-£4,259,173	-£4,495,673	-£6,107,536	-£7,088,729
60% LAR : 40% CIR	35%	-£2,906,948	-£5,531,859	-£5,553,004	-£5,595,454	-£5,831,759	-£7,442,448	-£8,425,776
60% LAR : 40% CIR	40%	-£4,324,769	-£6,872,230	-£6,893,338	-£6,935,721	-£7,171,857	-£8,789,790	-£9,784,721
60% LAR : 40% CIR	45%	-£5,761,155	-£8,216,529	-£8,237,610	-£8,280,538	-£8,520,133	-£10,153,501	-£11,147,951
60% LAR : 40% CIR	50%	-£7,203,167	-£9,584,925	-£9,606,305	-£9,649,229	-£9,888,705	-£11,521,366	-£12,515,422

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR in Perp	
Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,587,194	-£7,614,670	-£7,636,577	-£7,680,465	-£7,922,351	-£9,569,470	-£10,571,559
60% LAR : 40% CIR	5%	-£5,054,754	-£8,002,577	-£8,024,400	-£8,068,141	-£8,309,661	-£9,954,575	-£10,955,440
60% LAR : 40% CIR	10%	-£5,526,616	-£8,394,756	-£8,416,501	-£8,460,108	-£8,701,289	-£10,344,173	-£11,343,910
60% LAR : 40% CIR	15%	-£6,002,739	-£8,791,165	-£8,812,843	-£8,856,324	-£9,097,195	-£10,738,221	-£11,736,924
60% LAR : 40% CIR	20%	-£6,483,083	-£9,191,767	-£9,213,381	-£9,256,751	-£9,497,339	-£11,136,674	-£12,134,439
60% LAR : 40% CIR	25%	-£6,967,608	-£9,596,519	-£9,618,077	-£9,661,345	-£9,901,680	-£11,539,493	-£12,536,411
60% LAR : 40% CIR	30%	-£7,456,272	-£10,005,381	-£10,026,890	-£10,070,068	-£10,310,177	-£11,946,633	-£12,942,799
60% LAR : 40% CIR	35%	-£7,949,035	-£10,418,314	-£10,439,780	-£10,482,879	-£10,722,789	-£12,358,053	-£13,353,556
60% LAR : 40% CIR	40%	-£8,445,857	-£10,835,274	-£10,856,707	-£10,899,736	-£11,139,476	-£12,773,711	-£13,768,643
60% LAR : 40% CIR	45%	-£8,946,696	-£11,256,226	-£11,277,629	-£11,320,600	-£11,560,195	-£13,193,563	-£14,188,013
60% LAR : 40% CIR	50%	-£9,451,513	-£11,681,126	-£11,702,507	-£11,745,431	-£11,984,908	-£13,617,568	-£14,611,625

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£43,646,794	-£46,674,270	-£46,696,177	-£46,740,065	-£46,981,951	-£48,629,070	-£49,631,159
60% LAR : 40% CIR	5%	-£44,114,354	-£47,062,177	-£47,084,000	-£47,127,741	-£47,369,261	-£49,014,175	-£50,015,040
60% LAR : 40% CIR	10%	-£44,586,216	-£47,454,356	-£47,476,101	-£47,519,708	-£47,760,889	-£49,403,773	-£50,403,510
60% LAR : 40% CIR	15%	-£45,062,339	-£47,850,765	-£47,872,443	-£47,915,924	-£48,156,795	-£49,797,821	-£50,796,524
60% LAR : 40% CIR	20%	-£45,542,683	-£48,251,367	-£48,272,981	-£48,316,351	-£48,556,939	-£50,196,274	-£51,194,039
60% LAR : 40% CIR	25%	-£46,027,208	-£48,656,119	-£48,677,677	-£48,720,945	-£48,961,280	-£50,599,093	-£51,596,011
60% LAR : 40% CIR	30%	-£46,515,872	-£49,064,981	-£49,086,490	-£49,129,668	-£49,369,777	-£51,006,233	-£52,002,399
60% LAR : 40% CIR	35%	-£47,008,635	-£49,477,914	-£49,499,380	-£49,542,479	-£49,782,389	-£51,417,653	-£52,413,156
60% LAR : 40% CIR	40%	-£47,505,457	-£49,894,874	-£49,916,307	-£49,959,336	-£50,199,076	-£51,833,311	-£52,828,243
60% LAR : 40% CIR	45%	-£48,006,296	-£50,315,826	-£50,337,229	-£50,380,200	-£50,619,795	-£52,253,163	-£53,247,613
60% LAR : 40% CIR	50%	-£48,511,113	-£50,740,726	-£50,762,107	-£50,805,031	-£51,044,508	-£52,677,168	-£53,671,225

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£27,461,594	-£30,489,070	-£30,510,977	-£30,554,865	-£30,796,751	-£32,443,870	-£33,445,959
60% LAR : 40% CIR	5%	-£27,929,154	-£30,876,977	-£30,898,800	-£30,942,541	-£31,184,061	-£32,828,975	-£33,829,840
60% LAR : 40% CIR	10%	-£28,401,016	-£31,269,156	-£31,290,901	-£31,334,508	-£31,575,689	-£33,218,573	-£34,218,310
60% LAR : 40% CIR	15%	-£28,877,139	-£31,665,565	-£31,687,243	-£31,730,724	-£31,971,595	-£33,612,621	-£34,611,324
60% LAR : 40% CIR	20%	-£29,357,483	-£32,066,167	-£32,087,781	-£32,131,151	-£32,371,739	-£34,011,074	-£35,008,839
60% LAR : 40% CIR	25%	-£29,842,008	-£32,470,919	-£32,492,477	-£32,535,745	-£32,776,080	-£34,413,893	-£35,410,811
60% LAR : 40% CIR	30%	-£30,330,672	-£32,879,781	-£32,901,290	-£32,944,468	-£33,184,577	-£34,821,033	-£35,817,199
60% LAR : 40% CIR	35%	-£30,823,435	-£33,292,714	-£33,314,180	-£33,357,279	-£33,597,189	-£35,232,453	-£36,227,956
60% LAR : 40% CIR	40%	-£31,320,257	-£33,709,674	-£33,731,107	-£33,774,136	-£34,013,876	-£35,648,111	-£36,643,043
60% LAR : 40% CIR	45%	-£31,821,096	-£34,130,626	-£34,152,029	-£34,195,000	-£34,434,595	-£36,067,963	-£37,062,413
60% LAR : 40% CIR	50%	-£32,325,913	-£34,555,526	-£34,576,907	-£34,619,831	-£34,859,308	-£36,491,968	-£37,486,025

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£20,755,194	-£23,782,670	-£23,804,577	-£23,848,465	-£24,090,351	-£25,737,470	-£26,739,559
60% LAR : 40% CIR	5%	-£21,222,754	-£24,170,577	-£24,192,400	-£24,236,141	-£24,477,661	-£26,122,575	-£27,123,440
60% LAR : 40% CIR	10%	-£21,694,616	-£24,562,756	-£24,584,501	-£24,628,108	-£24,869,289	-£26,512,173	-£27,511,910
60% LAR : 40% CIR	15%	-£22,170,739	-£24,959,165	-£24,980,843	-£25,024,324	-£25,265,195	-£26,906,221	-£27,904,924
60% LAR : 40% CIR	20%	-£22,651,083	-£25,359,767	-£25,381,381	-£25,424,751	-£25,665,339	-£27,304,674	-£28,302,439
60% LAR : 40% CIR	25%	-£23,135,608	-£25,764,519	-£25,786,077	-£25,829,345	-£26,069,680	-£27,707,493	-£28,704,411
60% LAR : 40% CIR	30%	-£23,624,272	-£26,173,381	-£26,194,890	-£26,238,068	-£26,478,177	-£28,114,633	-£29,110,799
60% LAR : 40% CIR	35%	-£24,117,035	-£26,586,314	-£26,607,780	-£26,650,879	-£26,890,789	-£28,526,053	-£29,521,556
60% LAR : 40% CIR	40%	-£24,613,857	-£27,003,274	-£27,024,707	-£27,067,736	-£27,307,476	-£28,941,711	-£29,936,643
60% LAR : 40% CIR	45%	-£25,114,696	-£27,424,226	-£27,445,629	-£27,488,600	-£27,728,195	-£29,361,563	-£30,356,013
60% LAR : 40% CIR	50%	-£25,619,513	-£27,849,126	-£27,870,507	-£27,913,431	-£28,152,908	-£29,785,568	-£30,779,625

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,827,594	-£15,855,070	-£15,876,977	-£15,920,865	-£16,162,751	-£17,809,870	-£18,811,959
60% LAR : 40% CIR	5%	-£13,295,154	-£16,242,977	-£16,264,800	-£16,308,541	-£16,550,061	-£18,194,975	-£19,195,840
60% LAR : 40% CIR	10%	-£13,767,016	-£16,635,156	-£16,656,901	-£16,700,508	-£16,941,689	-£18,584,573	-£19,584,310
60% LAR : 40% CIR	15%	-£14,243,139	-£17,031,565	-£17,053,243	-£17,096,724	-£17,337,595	-£18,978,621	-£19,977,324
60% LAR : 40% CIR	20%	-£14,723,483	-£17,432,167	-£17,453,781	-£17,497,151	-£17,737,739	-£19,377,074	-£20,374,839
60% LAR : 40% CIR	25%	-£15,208,008	-£17,836,919	-£17,858,477	-£17,901,745	-£18,142,080	-£19,779,893	-£20,776,811
60% LAR : 40% CIR	30%	-£15,696,672	-£18,245,781	-£18,267,290	-£18,310,468	-£18,550,577	-£20,187,033	-£21,183,199
60% LAR : 40% CIR	35%	-£16,189,435	-£18,658,714	-£18,680,180	-£18,723,279	-£18,963,189	-£20,598,453	-£21,593,956
60% LAR : 40% CIR	40%	-£16,686,257	-£19,075,674	-£19,097,107	-£19,140,136	-£19,379,876	-£21,014,111	-£22,009,043
60% LAR : 40% CIR	45%	-£17,187,096	-£19,496,626	-£19,518,029	-£19,561,000	-£19,800,595	-£21,433,963	-£22,428,413
60% LAR : 40% CIR	50%	-£17,691,913	-£19,921,526	-£19,942,907	-£19,985,831	-£20,225,308	-£21,857,968	-£22,852,025

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR in Perp	
No Units	42
Site Area	0.4 Ha

Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£2,668,799	-£5,726,951	-£5,748,857	-£5,792,745	-£6,034,632	-£7,681,751	-£8,683,839
60% LAR : 40% CIR	5%	-£3,232,279	-£6,209,243	-£6,231,066	-£6,274,807	-£6,516,327	-£8,161,243	-£9,162,107
60% LAR : 40% CIR	10%	-£3,800,060	-£6,695,809	-£6,717,554	-£6,761,160	-£7,002,341	-£8,645,225	-£9,644,962
60% LAR : 40% CIR	15%	-£4,372,103	-£7,186,604	-£7,208,281	-£7,251,763	-£7,492,633	-£9,133,659	-£10,132,362
60% LAR : 40% CIR	20%	-£4,948,367	-£7,681,592	-£7,703,206	-£7,746,574	-£7,987,164	-£9,626,498	-£10,624,263
60% LAR : 40% CIR	25%	-£5,528,811	-£8,180,729	-£8,202,288	-£8,245,555	-£8,485,891	-£10,123,703	-£11,120,621
60% LAR : 40% CIR	30%	-£6,113,395	-£8,683,977	-£8,705,487	-£8,748,664	-£8,988,774	-£10,625,230	-£11,621,395
60% LAR : 40% CIR	35%	-£6,702,078	-£9,191,295	-£9,212,762	-£9,255,861	-£9,495,771	-£11,131,036	-£12,126,539
60% LAR : 40% CIR	40%	-£7,294,820	-£9,702,643	-£9,724,075	-£9,767,105	-£10,006,844	-£11,641,080	-£12,636,011
60% LAR : 40% CIR	45%	-£7,891,579	-£10,217,980	-£10,239,384	-£10,282,355	-£10,521,949	-£12,155,318	-£13,149,768
60% LAR : 40% CIR	50%	-£8,492,315	-£10,737,266	-£10,758,647	-£10,801,572	-£11,041,048	-£12,673,709	-£13,667,765

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£41,728,399	-£44,786,551	-£44,808,457	-£44,852,345	-£45,094,232	-£46,741,351	-£47,743,439
60% LAR : 40% CIR	5%	-£42,291,879	-£45,268,843	-£45,290,666	-£45,334,407	-£45,575,927	-£47,220,843	-£48,221,707
60% LAR : 40% CIR	10%	-£42,859,660	-£45,755,409	-£45,777,154	-£45,820,760	-£46,061,941	-£47,704,825	-£48,704,562
60% LAR : 40% CIR	15%	-£43,431,703	-£46,246,204	-£46,267,881	-£46,311,363	-£46,552,233	-£48,193,259	-£49,191,962
60% LAR : 40% CIR	20%	-£44,007,967	-£46,741,192	-£46,762,806	-£46,806,174	-£47,046,764	-£48,686,098	-£49,683,863
60% LAR : 40% CIR	25%	-£44,588,411	-£47,240,329	-£47,261,888	-£47,305,155	-£47,545,491	-£49,183,303	-£50,180,221
60% LAR : 40% CIR	30%	-£45,172,995	-£47,743,577	-£47,765,087	-£47,808,264	-£48,048,374	-£49,684,830	-£50,680,995
60% LAR : 40% CIR	35%	-£45,761,678	-£48,250,895	-£48,272,362	-£48,315,461	-£48,555,371	-£50,190,636	-£51,186,139
60% LAR : 40% CIR	40%	-£46,354,420	-£48,762,243	-£48,783,675	-£48,826,705	-£49,066,444	-£50,700,680	-£51,695,611
60% LAR : 40% CIR	45%	-£46,951,179	-£49,277,580	-£49,298,984	-£49,341,955	-£49,581,549	-£51,214,918	-£52,209,368
60% LAR : 40% CIR	50%	-£47,551,915	-£49,796,866	-£49,818,247	-£49,861,172	-£50,100,648	-£51,733,309	-£52,727,365

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£25,543,199	-£28,601,351	-£28,623,257	-£28,667,145	-£28,909,032	-£30,556,151	-£31,558,239
60% LAR : 40% CIR	5%	-£26,106,679	-£29,083,643	-£29,105,466	-£29,149,207	-£29,390,727	-£31,035,643	-£32,036,507
60% LAR : 40% CIR	10%	-£26,674,460	-£29,570,209	-£29,591,954	-£29,635,560	-£29,876,741	-£31,519,625	-£32,519,362
60% LAR : 40% CIR	15%	-£27,246,503	-£30,061,004	-£30,082,681	-£30,126,163	-£30,367,033	-£32,008,059	-£33,006,762
60% LAR : 40% CIR	20%	-£27,822,767	-£30,555,992	-£30,577,606	-£30,620,974	-£30,861,564	-£32,500,898	-£33,498,663
60% LAR : 40% CIR	25%	-£28,403,211	-£31,055,129	-£31,076,688	-£31,119,955	-£31,360,291	-£32,998,103	-£33,995,021
60% LAR : 40% CIR	30%	-£28,987,795	-£31,558,377	-£31,579,887	-£31,623,064	-£31,863,174	-£33,499,630	-£34,495,795
60% LAR : 40% CIR	35%	-£29,576,478	-£32,065,695	-£32,087,162	-£32,130,261	-£32,370,171	-£34,005,436	-£35,000,939
60% LAR : 40% CIR	40%	-£30,169,220	-£32,577,043	-£32,598,475	-£32,641,505	-£32,881,244	-£34,515,480	-£35,510,411
60% LAR : 40% CIR	45%	-£30,765,979	-£33,092,380	-£33,113,784	-£33,156,755	-£33,396,349	-£35,029,718	-£36,024,168
60% LAR : 40% CIR	50%	-£31,366,715	-£33,611,666	-£33,633,047	-£33,675,972	-£33,915,448	-£35,548,109	-£36,542,165

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£18,836,799	-£21,894,951	-£21,916,857	-£21,960,745	-£22,202,632	-£23,849,751	-£24,851,839
60% LAR : 40% CIR	5%	-£19,400,279	-£22,377,243	-£22,399,066	-£22,442,807	-£22,684,327	-£24,329,243	-£25,330,107
60% LAR : 40% CIR	10%	-£19,968,060	-£22,863,809	-£22,885,554	-£22,929,160	-£23,170,341	-£24,813,225	-£25,812,962
60% LAR : 40% CIR	15%	-£20,540,103	-£23,354,604	-£23,376,281	-£23,419,763	-£23,660,633	-£25,301,659	-£26,300,362
60% LAR : 40% CIR	20%	-£21,116,367	-£23,849,592	-£23,871,206	-£23,914,574	-£24,155,164	-£25,794,498	-£26,792,263
60% LAR : 40% CIR	25%	-£21,696,811	-£24,348,729	-£24,370,288	-£24,413,555	-£24,653,891	-£26,291,703	-£27,288,621
60% LAR : 40% CIR	30%	-£22,281,395	-£24,851,977	-£24,873,487	-£24,916,664	-£25,156,774	-£26,793,230	-£27,789,395
60% LAR : 40% CIR	35%	-£22,870,078	-£25,359,295	-£25,380,762	-£25,423,861	-£25,663,771	-£27,299,036	-£28,294,539
60% LAR : 40% CIR	40%	-£23,462,820	-£25,870,643	-£25,892,075	-£25,935,105	-£26,174,844	-£27,809,080	-£28,804,011
60% LAR : 40% CIR	45%	-£24,059,579	-£26,385,980	-£26,407,384	-£26,450,355	-£26,689,949	-£28,323,318	-£29,317,768
60% LAR : 40% CIR	50%	-£24,660,315	-£26,905,266	-£26,926,647	-£26,969,572	-£27,209,048	-£28,841,709	-£29,835,765

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,909,199	-£13,967,351	-£13,989,257	-£14,033,145	-£14,275,032	-£15,922,151	-£16,924,239
60% LAR : 40% CIR	5%	-£11,472,679	-£14,449,643	-£14,471,466	-£14,515,207	-£14,756,727	-£16,401,643	-£17,402,507
60% LAR : 40% CIR	10%	-£12,040,460	-£14,936,209	-£14,957,954	-£15,001,560	-£15,242,741	-£16,885,625	-£17,885,362
60% LAR : 40% CIR	15%	-£12,612,503	-£15,427,004	-£15,448,681	-£15,492,163	-£15,733,033	-£17,374,059	-£18,372,762
60% LAR : 40% CIR	20%	-£13,188,767	-£15,921,992	-£15,943,606	-£15,986,974	-£16,227,564	-£17,866,898	-£18,864,663
60% LAR : 40% CIR	25%	-£13,769,211	-£16,421,129	-£16,442,688	-£16,485,955	-£16,726,291	-£18,364,103	-£19,361,021
60% LAR : 40% CIR	30%	-£14,353,795	-£16,924,377	-£16,945,887	-£16,989,064	-£17,229,174	-£18,865,630	-£19,861,795
60% LAR : 40% CIR	35%	-£14,942,478	-£17,431,695	-£17,453,162	-£17,496,261	-£17,736,171	-£19,371,436	-£20,366,939
60% LAR : 40% CIR	40%	-£15,535,220	-£17,943,043	-£17,964,475	-£18,007,505	-£18,247,244	-£19,881,480	-£20,876,411
60% LAR : 40% CIR	45%	-£16,131,979	-£18,458,380	-£18,479,784	-£18,522,755	-£18,762,349	-£20,395,718	-£21,390,168
60% LAR : 40% CIR	50%	-£16,732,715	-£18,977,666	-£18,999,047	-£19,041,972	-£19,281,448	-£20,914,109	-£21,908,165

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR in Perp	Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft

No Units	42	Sales value inflation	Base
Site Area	0.4 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£1,709,602	-£4,783,091	-£4,804,997	-£4,848,886	-£5,090,772	-£6,737,891	-£7,739,979
60% LAR : 40% CIR	5%	-£2,321,041	-£5,312,577	-£5,334,400	-£5,378,140	-£5,619,660	-£7,264,576	-£8,265,440
60% LAR : 40% CIR	10%	-£2,936,782	-£5,846,334	-£5,868,081	-£5,911,686	-£6,152,867	-£7,795,752	-£8,795,488
60% LAR : 40% CIR	15%	-£3,556,785	-£6,384,323	-£6,406,000	-£6,449,482	-£6,690,353	-£8,331,378	-£9,330,081
60% LAR : 40% CIR	20%	-£4,181,010	-£6,926,504	-£6,948,118	-£6,991,487	-£7,232,076	-£8,871,411	-£9,869,175
60% LAR : 40% CIR	25%	-£4,809,414	-£7,472,835	-£7,494,393	-£7,537,661	-£7,777,996	-£9,415,809	-£10,412,727
60% LAR : 40% CIR	30%	-£5,441,957	-£8,023,276	-£8,044,784	-£8,087,962	-£8,328,071	-£9,964,527	-£10,960,693
60% LAR : 40% CIR	35%	-£6,078,600	-£8,577,787	-£8,599,254	-£8,642,352	-£8,882,263	-£10,517,527	-£11,513,031
60% LAR : 40% CIR	40%	-£6,719,302	-£9,136,327	-£9,157,759	-£9,200,789	-£9,440,528	-£11,074,764	-£12,069,695
60% LAR : 40% CIR	45%	-£7,364,020	-£9,698,858	-£9,720,260	-£9,763,232	-£10,002,827	-£11,636,195	-£12,630,645
60% LAR : 40% CIR	50%	-£8,012,716	-£10,265,337	-£10,286,717	-£10,329,641	-£10,569,119	-£12,201,779	-£13,195,836

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£40,769,202	-£43,842,691	-£43,864,597	-£43,908,486	-£44,150,372	-£45,797,491	-£46,799,579
60% LAR : 40% CIR	5%	-£41,380,641	-£44,372,177	-£44,394,000	-£44,437,740	-£44,679,260	-£46,324,176	-£47,325,040
60% LAR : 40% CIR	10%	-£41,996,382	-£44,905,934	-£44,927,681	-£44,971,286	-£45,212,467	-£46,855,352	-£47,855,088
60% LAR : 40% CIR	15%	-£42,616,385	-£45,443,923	-£45,465,600	-£45,509,082	-£45,749,953	-£47,390,978	-£48,389,681
60% LAR : 40% CIR	20%	-£43,240,610	-£45,986,104	-£46,007,718	-£46,051,087	-£46,291,676	-£47,931,011	-£48,928,775
60% LAR : 40% CIR	25%	-£43,869,014	-£46,532,435	-£46,553,993	-£46,597,261	-£46,837,596	-£48,475,409	-£49,472,327
60% LAR : 40% CIR	30%	-£44,501,557	-£47,082,876	-£47,104,384	-£47,147,562	-£47,387,671	-£49,024,127	-£50,020,293
60% LAR : 40% CIR	35%	-£45,138,200	-£47,637,387	-£47,658,854	-£47,701,952	-£47,941,863	-£49,577,127	-£50,572,631
60% LAR : 40% CIR	40%	-£45,778,902	-£48,195,927	-£48,217,359	-£48,260,389	-£48,500,128	-£50,134,364	-£51,129,295
60% LAR : 40% CIR	45%	-£46,423,620	-£48,758,458	-£48,779,860	-£48,822,832	-£49,062,427	-£50,695,795	-£51,690,245
60% LAR : 40% CIR	50%	-£47,072,316	-£49,324,937	-£49,346,317	-£49,389,241	-£49,628,719	-£51,261,379	-£52,255,436

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£24,584,002	-£27,657,491	-£27,679,397	-£27,723,286	-£27,965,172	-£29,612,291	-£30,614,379
60% LAR : 40% CIR	5%	-£25,195,441	-£28,186,977	-£28,208,800	-£28,252,540	-£28,494,060	-£30,138,976	-£31,139,840
60% LAR : 40% CIR	10%	-£25,811,182	-£28,720,734	-£28,742,481	-£28,786,086	-£29,027,267	-£30,670,152	-£31,669,888
60% LAR : 40% CIR	15%	-£26,431,185	-£29,258,723	-£29,280,400	-£29,323,882	-£29,564,753	-£31,205,778	-£32,204,481
60% LAR : 40% CIR	20%	-£27,055,410	-£29,800,904	-£29,822,518	-£29,865,887	-£30,106,476	-£31,745,811	-£32,743,575
60% LAR : 40% CIR	25%	-£27,683,814	-£30,347,235	-£30,368,793	-£30,412,061	-£30,652,396	-£32,290,209	-£33,287,127
60% LAR : 40% CIR	30%	-£28,316,357	-£30,897,676	-£30,919,184	-£30,962,362	-£31,202,471	-£32,838,927	-£33,835,093
60% LAR : 40% CIR	35%	-£28,953,000	-£31,452,187	-£31,473,654	-£31,516,752	-£31,756,663	-£33,391,927	-£34,387,431
60% LAR : 40% CIR	40%	-£29,593,702	-£32,010,727	-£32,032,159	-£32,075,189	-£32,314,928	-£33,949,164	-£34,944,095
60% LAR : 40% CIR	45%	-£30,238,420	-£32,573,258	-£32,594,660	-£32,637,632	-£32,877,227	-£34,510,595	-£35,505,045
60% LAR : 40% CIR	50%	-£30,887,116	-£33,139,737	-£33,161,117	-£33,204,041	-£33,443,519	-£35,076,179	-£36,070,236

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£17,877,602	-£20,951,091	-£20,972,997	-£21,016,886	-£21,258,772	-£22,905,891	-£23,907,979
60% LAR : 40% CIR	5%	-£18,489,041	-£21,480,577	-£21,502,400	-£21,546,140	-£21,787,660	-£23,432,576	-£24,433,440
60% LAR : 40% CIR	10%	-£19,104,782	-£22,014,334	-£22,036,081	-£22,079,686	-£22,320,867	-£23,963,752	-£24,963,488
60% LAR : 40% CIR	15%	-£19,724,785	-£22,552,323	-£22,574,000	-£22,617,482	-£22,858,353	-£24,499,378	-£25,498,081
60% LAR : 40% CIR	20%	-£20,349,010	-£23,094,504	-£23,116,118	-£23,159,487	-£23,400,076	-£25,039,411	-£26,037,175
60% LAR : 40% CIR	25%	-£20,977,414	-£23,640,835	-£23,662,393	-£23,705,661	-£23,945,996	-£25,583,809	-£26,580,727
60% LAR : 40% CIR	30%	-£21,609,957	-£24,191,276	-£24,212,784	-£24,255,962	-£24,496,071	-£26,132,527	-£27,128,693
60% LAR : 40% CIR	35%	-£22,246,600	-£24,745,787	-£24,767,254	-£24,810,352	-£25,050,263	-£26,685,527	-£27,681,031
60% LAR : 40% CIR	40%	-£22,887,302	-£25,304,327	-£25,325,759	-£25,368,789	-£25,608,528	-£27,242,764	-£28,237,695
60% LAR : 40% CIR	45%	-£23,532,020	-£25,866,858	-£25,888,260	-£25,931,232	-£26,170,827	-£27,804,195	-£28,798,645
60% LAR : 40% CIR	50%	-£24,180,716	-£26,433,337	-£26,454,717	-£26,497,641	-£26,737,119	-£28,369,779	-£29,363,836

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,950,002	-£13,023,491	-£13,045,397	-£13,089,286	-£13,331,172	-£14,978,291	-£15,980,379
60% LAR : 40% CIR	5%	-£10,561,441	-£13,552,977	-£13,574,800	-£13,618,540	-£13,860,060	-£15,504,976	-£16,505,840
60% LAR : 40% CIR	10%	-£11,177,182	-£14,086,734	-£14,108,481	-£14,152,086	-£14,393,267	-£16,036,152	-£17,035,888
60% LAR : 40% CIR	15%	-£11,797,185	-£14,624,723	-£14,646,400	-£14,689,882	-£14,930,753	-£16,571,778	-£17,570,481
60% LAR : 40% CIR	20%	-£12,421,410	-£15,166,904	-£15,188,518	-£15,231,887	-£15,472,476	-£17,111,811	-£18,109,575
60% LAR : 40% CIR	25%	-£13,049,814	-£15,713,235	-£15,734,793	-£15,778,061	-£16,018,396	-£17,656,209	-£18,653,127
60% LAR : 40% CIR	30%	-£13,682,357	-£16,263,676	-£16,285,184	-£16,328,362	-£16,568,471	-£18,204,927	-£19,201,093
60% LAR : 40% CIR	35%	-£14,319,000	-£16,818,187	-£16,839,654	-£16,882,752	-£17,122,663	-£18,757,927	-£19,753,431
60% LAR : 40% CIR	40%	-£14,959,702	-£17,376,727	-£17,398,159	-£17,441,189	-£17,680,928	-£19,315,164	-£20,310,095
60% LAR : 40% CIR	45%	-£15,604,420	-£17,939,258	-£17,960,660	-£18,003,632	-£18,243,227	-£19,876,595	-£20,871,045
60% LAR : 40% CIR	50%	-£16,253,116	-£18,505,737	-£18,527,117	-£18,570,041	-£18,809,519	-£20,442,179	-£21,436,236

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR in Perp	
No Units	42
Site Area	0.4 Ha

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft	
Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£750,404	-£3,839,231	-£3,861,137	-£3,905,026	-£4,146,913	-£5,794,031	-£6,796,120
60% LAR : 40% CIR	5%	-£1,409,804	-£4,415,910	-£4,437,733	-£4,481,474	-£4,722,993	-£6,367,909	-£7,368,773
60% LAR : 40% CIR	10%	-£2,073,505	-£4,996,860	-£5,018,607	-£5,062,213	-£5,303,393	-£6,946,278	-£7,946,015
60% LAR : 40% CIR	15%	-£2,741,468	-£5,582,042	-£5,603,719	-£5,647,201	-£5,888,072	-£7,529,097	-£8,527,800
60% LAR : 40% CIR	20%	-£3,413,651	-£6,171,416	-£6,193,030	-£6,236,399	-£6,476,988	-£8,116,323	-£9,114,088
60% LAR : 40% CIR	25%	-£4,090,016	-£6,764,940	-£6,786,498	-£6,829,766	-£7,070,101	-£8,707,914	-£9,704,832
60% LAR : 40% CIR	30%	-£4,770,519	-£7,362,574	-£7,384,083	-£7,427,261	-£7,667,370	-£9,303,826	-£10,299,992
60% LAR : 40% CIR	35%	-£5,455,122	-£7,964,277	-£7,985,745	-£8,028,843	-£8,268,753	-£9,904,018	-£10,899,521
60% LAR : 40% CIR	40%	-£6,143,783	-£8,570,011	-£8,591,443	-£8,634,473	-£8,874,212	-£10,508,448	-£11,503,380
60% LAR : 40% CIR	45%	-£6,836,461	-£9,179,735	-£9,201,137	-£9,244,109	-£9,483,704	-£11,117,072	-£12,111,522
60% LAR : 40% CIR	50%	-£7,533,117	-£9,793,407	-£9,814,788	-£9,857,712	-£10,097,188	-£11,729,849	-£12,723,905

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£39,810,004	-£42,898,831	-£42,920,737	-£42,964,626	-£43,206,513	-£44,853,631	-£45,855,720
60% LAR : 40% CIR	5%	-£40,469,404	-£43,475,510	-£43,497,333	-£43,541,074	-£43,782,593	-£45,427,509	-£46,428,373
60% LAR : 40% CIR	10%	-£41,133,105	-£44,056,460	-£44,078,207	-£44,121,813	-£44,362,993	-£46,005,878	-£47,005,615
60% LAR : 40% CIR	15%	-£41,801,068	-£44,641,642	-£44,663,319	-£44,706,801	-£44,947,672	-£46,588,697	-£47,587,400
60% LAR : 40% CIR	20%	-£42,473,251	-£45,231,016	-£45,252,630	-£45,295,999	-£45,536,588	-£47,175,923	-£48,173,688
60% LAR : 40% CIR	25%	-£43,149,616	-£45,824,540	-£45,846,098	-£45,889,366	-£46,129,701	-£47,767,514	-£48,764,432
60% LAR : 40% CIR	30%	-£43,830,119	-£46,422,174	-£46,443,683	-£46,486,861	-£46,726,970	-£48,363,426	-£49,359,592
60% LAR : 40% CIR	35%	-£44,514,722	-£47,023,877	-£47,045,345	-£47,088,443	-£47,328,353	-£48,963,618	-£49,959,121
60% LAR : 40% CIR	40%	-£45,203,383	-£47,629,611	-£47,651,043	-£47,694,073	-£47,933,812	-£49,568,048	-£50,562,980
60% LAR : 40% CIR	45%	-£45,896,061	-£48,239,335	-£48,260,737	-£48,303,709	-£48,543,304	-£50,176,672	-£51,171,122
60% LAR : 40% CIR	50%	-£46,592,717	-£48,853,007	-£48,874,388	-£48,917,312	-£49,156,788	-£50,789,449	-£51,783,505

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£23,624,804	-£26,713,631	-£26,735,537	-£26,779,426	-£27,021,313	-£28,668,431	-£29,670,520
60% LAR : 40% CIR	5%	-£24,284,204	-£27,290,310	-£27,312,133	-£27,355,874	-£27,597,393	-£29,242,309	-£30,243,173
60% LAR : 40% CIR	10%	-£24,947,905	-£27,871,260	-£27,893,007	-£27,936,613	-£28,177,793	-£29,820,678	-£30,820,415
60% LAR : 40% CIR	15%	-£25,615,868	-£28,456,442	-£28,478,119	-£28,521,601	-£28,762,472	-£30,403,497	-£31,402,200
60% LAR : 40% CIR	20%	-£26,288,051	-£29,045,816	-£29,067,430	-£29,110,799	-£29,351,388	-£30,990,723	-£31,988,488
60% LAR : 40% CIR	25%	-£26,964,416	-£29,639,340	-£29,660,898	-£29,704,166	-£29,944,501	-£31,582,314	-£32,579,232
60% LAR : 40% CIR	30%	-£27,644,919	-£30,236,974	-£30,258,483	-£30,301,661	-£30,541,770	-£32,178,226	-£33,174,392
60% LAR : 40% CIR	35%	-£28,329,522	-£30,838,677	-£30,860,145	-£30,903,243	-£31,143,153	-£32,778,418	-£33,773,921
60% LAR : 40% CIR	40%	-£29,018,183	-£31,444,411	-£31,465,843	-£31,508,873	-£31,748,612	-£33,382,848	-£34,377,780
60% LAR : 40% CIR	45%	-£29,710,861	-£32,054,135	-£32,075,537	-£32,118,509	-£32,358,104	-£33,991,472	-£34,985,922
60% LAR : 40% CIR	50%	-£30,407,517	-£32,667,807	-£32,689,188	-£32,732,112	-£32,971,588	-£34,604,249	-£35,598,305

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£16,918,404	-£20,007,231	-£20,029,137	-£20,073,026	-£20,314,913	-£21,962,031	-£22,964,120
60% LAR : 40% CIR	5%	-£17,577,804	-£20,583,910	-£20,605,733	-£20,649,474	-£20,890,993	-£22,535,909	-£23,536,773
60% LAR : 40% CIR	10%	-£18,241,505	-£21,164,860	-£21,186,607	-£21,230,213	-£21,471,393	-£23,114,278	-£24,114,015
60% LAR : 40% CIR	15%	-£18,909,468	-£21,750,042	-£21,771,719	-£21,815,201	-£22,056,072	-£23,697,097	-£24,695,800
60% LAR : 40% CIR	20%	-£19,581,651	-£22,339,416	-£22,361,030	-£22,404,399	-£22,644,988	-£24,284,323	-£25,282,088
60% LAR : 40% CIR	25%	-£20,258,016	-£22,932,940	-£22,954,498	-£22,997,766	-£23,238,101	-£24,875,914	-£25,872,832
60% LAR : 40% CIR	30%	-£20,938,519	-£23,530,574	-£23,552,083	-£23,595,261	-£23,835,370	-£25,471,826	-£26,467,992
60% LAR : 40% CIR	35%	-£21,623,122	-£24,132,277	-£24,153,745	-£24,196,843	-£24,436,753	-£26,072,018	-£27,067,521
60% LAR : 40% CIR	40%	-£22,311,783	-£24,738,011	-£24,759,443	-£24,802,473	-£25,042,212	-£26,676,448	-£27,671,380
60% LAR : 40% CIR	45%	-£23,004,461	-£25,347,735	-£25,369,137	-£25,412,109	-£25,651,704	-£27,285,072	-£28,279,522
60% LAR : 40% CIR	50%	-£23,701,117	-£25,961,407	-£25,982,788	-£26,025,712	-£26,265,188	-£27,897,849	-£28,891,905

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,990,804	-£12,079,631	-£12,101,537	-£12,145,426	-£12,387,313	-£14,034,431	-£15,036,520
60% LAR : 40% CIR	5%	-£9,650,204	-£12,656,310	-£12,678,133	-£12,721,874	-£12,963,393	-£14,608,309	-£15,609,173
60% LAR : 40% CIR	10%	-£10,313,905	-£13,237,260	-£13,259,007	-£13,302,613	-£13,543,793	-£15,186,678	-£16,186,415
60% LAR : 40% CIR	15%	-£10,981,868	-£13,822,442	-£13,844,119	-£13,887,601	-£14,128,472	-£15,769,497	-£16,768,200
60% LAR : 40% CIR	20%	-£11,654,051	-£14,411,816	-£14,433,430	-£14,476,799	-£14,717,388	-£16,356,723	-£17,354,488
60% LAR : 40% CIR	25%	-£12,330,416	-£15,005,340	-£15,026,898	-£15,070,166	-£15,310,501	-£16,948,314	-£17,945,232
60% LAR : 40% CIR	30%	-£13,010,919	-£15,602,974	-£15,624,483	-£15,667,661	-£15,907,770	-£17,544,226	-£18,540,392
60% LAR : 40% CIR	35%	-£13,695,522	-£16,204,677	-£16,226,145	-£16,269,243	-£16,509,153	-£18,144,418	-£19,139,921
60% LAR : 40% CIR	40%	-£14,384,183	-£16,810,411	-£16,831,843	-£16,874,873	-£17,114,612	-£18,748,848	-£19,743,780
60% LAR : 40% CIR	45%	-£15,076,861	-£17,420,135	-£17,441,537	-£17,484,509	-£17,724,104	-£19,357,472	-£20,351,922
60% LAR : 40% CIR	50%	-£15,773,517	-£18,033,807	-£18,055,188	-£18,098,112	-£18,337,588	-£19,970,249	-£20,964,305

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR in Perp

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,150,438	-£1,951,512	-£1,973,418	-£2,017,307	-£2,259,192	-£3,906,311	-£4,908,400
60% LAR : 40% CIR	5%	£406,469	-£2,622,576	-£2,644,399	-£2,688,141	-£2,929,660	-£4,574,576	-£5,575,440
60% LAR : 40% CIR	10%	-£346,949	-£3,297,913	-£3,319,659	-£3,363,266	-£3,604,446	-£5,247,331	-£6,247,067
60% LAR : 40% CIR	15%	-£1,110,832	-£3,977,482	-£3,999,158	-£4,042,639	-£4,283,510	-£5,924,536	-£6,923,239
60% LAR : 40% CIR	20%	-£1,878,935	-£4,661,241	-£4,682,855	-£4,726,223	-£4,966,813	-£6,606,147	-£7,603,912
60% LAR : 40% CIR	25%	-£2,651,219	-£5,349,150	-£5,370,708	-£5,413,976	-£5,654,312	-£7,292,124	-£8,289,042
60% LAR : 40% CIR	30%	-£3,427,642	-£6,041,170	-£6,062,680	-£6,105,857	-£6,345,966	-£7,982,423	-£8,978,587
60% LAR : 40% CIR	35%	-£4,208,165	-£6,737,260	-£6,758,727	-£6,801,825	-£7,041,736	-£8,677,000	-£9,672,504
60% LAR : 40% CIR	40%	-£4,992,745	-£7,437,380	-£7,458,812	-£7,501,841	-£7,741,581	-£9,375,817	-£10,370,748
60% LAR : 40% CIR	45%	-£5,781,344	-£8,141,489	-£8,162,892	-£8,205,863	-£8,445,458	-£10,078,827	-£11,073,277
60% LAR : 40% CIR	50%	-£6,573,920	-£8,849,547	-£8,870,928	-£8,913,852	-£9,153,329	-£10,785,989	-£11,780,046

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£37,909,162	-£41,011,112	-£41,033,018	-£41,076,907	-£41,318,792	-£42,965,911	-£43,968,000
60% LAR : 40% CIR	5%	-£38,653,131	-£41,682,176	-£41,703,999	-£41,747,741	-£41,989,260	-£43,634,176	-£44,635,040
60% LAR : 40% CIR	10%	-£39,406,549	-£42,357,513	-£42,379,259	-£42,422,866	-£42,664,046	-£44,306,931	-£45,306,667
60% LAR : 40% CIR	15%	-£40,170,432	-£43,037,082	-£43,058,758	-£43,102,239	-£43,343,110	-£44,984,136	-£45,982,839
60% LAR : 40% CIR	20%	-£40,938,535	-£43,720,841	-£43,742,455	-£43,785,823	-£44,026,413	-£45,665,747	-£46,663,512
60% LAR : 40% CIR	25%	-£41,710,819	-£44,408,750	-£44,430,308	-£44,473,576	-£44,713,912	-£46,351,724	-£47,348,642
60% LAR : 40% CIR	30%	-£42,487,242	-£45,100,770	-£45,122,280	-£45,165,457	-£45,405,566	-£47,042,023	-£48,038,187
60% LAR : 40% CIR	35%	-£43,267,765	-£45,796,860	-£45,818,327	-£45,861,425	-£46,101,336	-£47,736,600	-£48,732,104
60% LAR : 40% CIR	40%	-£44,052,345	-£46,496,980	-£46,518,412	-£46,561,441	-£46,801,181	-£48,435,417	-£49,430,348
60% LAR : 40% CIR	45%	-£44,840,944	-£47,201,089	-£47,222,492	-£47,265,463	-£47,505,058	-£49,138,427	-£50,132,877
60% LAR : 40% CIR	50%	-£45,633,520	-£47,909,147	-£47,930,528	-£47,973,452	-£48,212,929	-£49,845,589	-£50,839,646

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£21,723,962	-£24,825,912	-£24,847,818	-£24,891,707	-£25,133,592	-£26,780,711	-£27,782,800
60% LAR : 40% CIR	5%	-£22,467,931	-£25,496,976	-£25,518,799	-£25,562,541	-£25,804,060	-£27,448,976	-£28,449,840
60% LAR : 40% CIR	10%	-£23,221,349	-£26,172,313	-£26,194,059	-£26,237,666	-£26,478,846	-£28,121,731	-£29,121,467
60% LAR : 40% CIR	15%	-£23,985,232	-£26,851,882	-£26,873,558	-£26,917,039	-£27,157,910	-£28,798,936	-£29,797,639
60% LAR : 40% CIR	20%	-£24,753,335	-£27,535,641	-£27,557,255	-£27,600,623	-£27,841,213	-£29,480,547	-£30,478,312
60% LAR : 40% CIR	25%	-£25,525,619	-£28,223,550	-£28,245,108	-£28,288,376	-£28,528,712	-£30,166,524	-£31,163,442
60% LAR : 40% CIR	30%	-£26,302,042	-£28,915,570	-£28,937,080	-£28,980,257	-£29,220,366	-£30,856,823	-£31,852,987
60% LAR : 40% CIR	35%	-£27,082,565	-£29,611,660	-£29,633,127	-£29,676,225	-£29,916,136	-£31,551,400	-£32,546,904
60% LAR : 40% CIR	40%	-£27,867,145	-£30,311,780	-£30,333,212	-£30,376,241	-£30,615,981	-£32,250,217	-£33,245,148
60% LAR : 40% CIR	45%	-£28,655,744	-£31,015,889	-£31,037,292	-£31,080,263	-£31,319,858	-£32,953,227	-£33,947,677
60% LAR : 40% CIR	50%	-£29,448,320	-£31,723,947	-£31,745,328	-£31,788,252	-£32,027,729	-£33,660,389	-£34,654,446

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,017,562	-£18,119,512	-£18,141,418	-£18,185,307	-£18,427,192	-£20,074,311	-£21,076,400
60% LAR : 40% CIR	5%	-£15,761,531	-£18,790,576	-£18,812,399	-£18,856,141	-£19,097,660	-£20,742,576	-£21,743,440
60% LAR : 40% CIR	10%	-£16,514,949	-£19,465,913	-£19,487,659	-£19,531,266	-£19,772,446	-£21,415,331	-£22,415,067
60% LAR : 40% CIR	15%	-£17,278,832	-£20,145,482	-£20,167,158	-£20,210,639	-£20,451,510	-£22,092,536	-£23,091,239
60% LAR : 40% CIR	20%	-£18,046,935	-£20,829,241	-£20,850,855	-£20,894,223	-£21,134,813	-£22,774,147	-£23,771,912
60% LAR : 40% CIR	25%	-£18,819,219	-£21,517,150	-£21,538,708	-£21,581,976	-£21,822,312	-£23,460,124	-£24,457,042
60% LAR : 40% CIR	30%	-£19,595,642	-£22,209,170	-£22,230,680	-£22,273,857	-£22,513,966	-£24,150,423	-£25,146,587
60% LAR : 40% CIR	35%	-£20,376,165	-£22,905,260	-£22,926,727	-£22,969,825	-£23,209,736	-£24,845,000	-£25,840,504
60% LAR : 40% CIR	40%	-£21,160,745	-£23,605,380	-£23,626,812	-£23,669,841	-£23,909,581	-£25,543,817	-£26,538,748
60% LAR : 40% CIR	45%	-£21,949,344	-£24,309,489	-£24,330,892	-£24,373,863	-£24,613,458	-£26,246,827	-£27,241,277
60% LAR : 40% CIR	50%	-£22,741,920	-£25,017,547	-£25,038,928	-£25,081,852	-£25,321,329	-£26,953,989	-£27,948,046

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,089,962	-£10,191,912	-£10,213,818	-£10,257,707	-£10,499,592	-£12,146,711	-£13,148,800
60% LAR : 40% CIR	5%	-£7,833,931	-£10,862,976	-£10,884,799	-£10,928,541	-£11,170,060	-£12,814,976	-£13,815,840
60% LAR : 40% CIR	10%	-£8,587,349	-£11,538,313	-£11,560,059	-£11,603,666	-£11,844,846	-£13,487,731	-£14,487,467
60% LAR : 40% CIR	15%	-£9,351,232	-£12,217,882	-£12,239,558	-£12,283,039	-£12,523,910	-£14,164,936	-£15,163,639
60% LAR : 40% CIR	20%	-£10,119,335	-£12,901,641	-£12,923,255	-£12,966,623	-£13,207,213	-£14,846,547	-£15,844,312
60% LAR : 40% CIR	25%	-£10,891,619	-£13,589,550	-£13,611,108	-£13,654,376	-£13,894,712	-£15,532,524	-£16,529,442
60% LAR : 40% CIR	30%	-£11,668,042	-£14,281,570	-£14,303,080	-£14,346,257	-£14,586,366	-£16,222,823	-£17,218,987
60% LAR : 40% CIR	35%	-£12,448,565	-£14,977,660	-£14,999,127	-£15,042,225	-£15,282,136	-£16,917,400	-£17,912,904
60% LAR : 40% CIR	40%	-£13,233,145	-£15,677,780	-£15,699,212	-£15,742,241	-£15,981,981	-£17,616,217	-£18,611,148
60% LAR : 40% CIR	45%	-£14,021,744	-£16,381,889	-£16,403,292	-£16,446,263	-£16,685,858	-£18,319,227	-£19,313,677
60% LAR : 40% CIR	50%	-£14,814,320	-£17,089,947	-£17,111,328	-£17,154,252	-£17,393,729	-£19,026,389	-£20,020,446

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR in Perp

Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft**

No Units	**42**
Site Area	**0.4 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,040,000	-£63,793	-£85,698	-£129,587	-£371,473	-£2,018,592	-£3,020,681
60% LAR : 40% CIR	5%	£2,201,556	-£829,243	-£851,066	-£894,808	-£1,136,326	-£2,781,242	-£3,782,106
60% LAR : 40% CIR	10%	£1,358,872	-£1,598,965	-£1,620,712	-£1,664,318	-£1,905,498	-£3,548,383	-£4,548,120
60% LAR : 40% CIR	15%	£511,991	-£2,372,920	-£2,394,596	-£2,438,078	-£2,678,949	-£4,319,974	-£5,318,677
60% LAR : 40% CIR	20%	-£344,219	-£3,151,065	-£3,172,679	-£3,216,048	-£3,456,637	-£5,095,972	-£6,093,736
60% LAR : 40% CIR	25%	-£1,212,423	-£3,933,361	-£3,954,919	-£3,998,187	-£4,238,522	-£5,876,335	-£6,873,253
60% LAR : 40% CIR	30%	-£2,084,767	-£4,719,766	-£4,741,276	-£4,784,454	-£5,024,562	-£6,661,019	-£7,657,183
60% LAR : 40% CIR	35%	-£2,961,208	-£5,510,242	-£5,531,710	-£5,574,807	-£5,814,718	-£7,449,983	-£8,445,486
60% LAR : 40% CIR	40%	-£3,841,709	-£6,304,748	-£6,326,180	-£6,369,210	-£6,608,948	-£8,243,185	-£9,238,116
60% LAR : 40% CIR	45%	-£4,726,227	-£7,103,244	-£7,124,646	-£7,167,618	-£7,407,213	-£9,040,581	-£10,035,030
60% LAR : 40% CIR	50%	-£5,614,722	-£7,905,687	-£7,927,068	-£7,969,992	-£8,209,469	-£9,842,130	-£10,836,186

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£36,019,600	-£39,123,393	-£39,145,298	-£39,189,187	-£39,431,073	-£41,078,192	-£42,080,281
60% LAR : 40% CIR	5%	-£36,858,044	-£39,888,843	-£39,910,666	-£39,954,408	-£40,195,926	-£41,840,842	-£42,841,706
60% LAR : 40% CIR	10%	-£37,700,728	-£40,658,565	-£40,680,312	-£40,723,918	-£40,965,098	-£42,607,983	-£43,607,720
60% LAR : 40% CIR	15%	-£38,547,609	-£41,432,520	-£41,454,196	-£41,497,678	-£41,738,549	-£43,379,574	-£44,378,277
60% LAR : 40% CIR	20%	-£39,403,819	-£42,210,665	-£42,232,279	-£42,275,648	-£42,516,237	-£44,155,572	-£45,153,336
60% LAR : 40% CIR	25%	-£40,272,023	-£42,992,961	-£43,014,519	-£43,057,787	-£43,298,122	-£44,935,935	-£45,932,853
60% LAR : 40% CIR	30%	-£41,144,367	-£43,779,366	-£43,800,876	-£43,844,054	-£44,084,162	-£45,720,619	-£46,716,783
60% LAR : 40% CIR	35%	-£42,020,808	-£44,569,842	-£44,591,310	-£44,634,407	-£44,874,318	-£46,509,583	-£47,505,086
60% LAR : 40% CIR	40%	-£42,901,309	-£45,364,348	-£45,385,780	-£45,428,810	-£45,668,548	-£47,302,785	-£48,297,716
60% LAR : 40% CIR	45%	-£43,785,827	-£46,162,844	-£46,184,246	-£46,227,218	-£46,466,813	-£48,100,181	-£49,094,630
60% LAR : 40% CIR	50%	-£44,674,322	-£46,965,287	-£46,986,668	-£47,029,592	-£47,269,069	-£48,901,730	-£49,895,786

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£19,834,400	-£22,938,193	-£22,960,098	-£23,003,987	-£23,245,873	-£24,892,992	-£25,895,081
60% LAR : 40% CIR	5%	-£20,672,844	-£23,703,643	-£23,725,466	-£23,769,208	-£24,010,726	-£25,655,642	-£26,656,506
60% LAR : 40% CIR	10%	-£21,515,528	-£24,473,365	-£24,495,112	-£24,538,718	-£24,779,898	-£26,422,783	-£27,422,520
60% LAR : 40% CIR	15%	-£22,362,409	-£25,247,320	-£25,268,996	-£25,312,478	-£25,553,349	-£27,194,374	-£28,193,077
60% LAR : 40% CIR	20%	-£23,218,619	-£26,025,465	-£26,047,079	-£26,090,448	-£26,331,037	-£27,970,372	-£28,968,136
60% LAR : 40% CIR	25%	-£24,086,823	-£26,807,761	-£26,829,319	-£26,872,587	-£27,112,922	-£28,750,735	-£29,747,653
60% LAR : 40% CIR	30%	-£24,959,167	-£27,594,166	-£27,615,676	-£27,658,854	-£27,898,962	-£29,535,419	-£30,531,583
60% LAR : 40% CIR	35%	-£25,835,608	-£28,384,642	-£28,406,110	-£28,449,207	-£28,689,118	-£30,324,383	-£31,319,886
60% LAR : 40% CIR	40%	-£26,716,109	-£29,179,148	-£29,200,580	-£29,243,610	-£29,483,348	-£31,117,585	-£32,112,516
60% LAR : 40% CIR	45%	-£27,600,627	-£29,977,644	-£29,999,046	-£30,042,018	-£30,281,613	-£31,914,981	-£32,909,430
60% LAR : 40% CIR	50%	-£28,489,122	-£30,780,087	-£30,801,468	-£30,844,392	-£31,083,869	-£32,716,530	-£33,710,586

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£13,128,000	-£16,231,793	-£16,253,698	-£16,297,587	-£16,539,473	-£18,186,592	-£19,188,681
60% LAR : 40% CIR	5%	-£13,966,444	-£16,997,243	-£17,019,066	-£17,062,808	-£17,304,326	-£18,949,242	-£19,950,106
60% LAR : 40% CIR	10%	-£14,809,128	-£17,766,965	-£17,788,712	-£17,832,318	-£18,073,498	-£19,716,383	-£20,716,120
60% LAR : 40% CIR	15%	-£15,656,009	-£18,540,920	-£18,562,596	-£18,606,078	-£18,846,949	-£20,487,974	-£21,486,677
60% LAR : 40% CIR	20%	-£16,512,219	-£19,319,065	-£19,340,679	-£19,384,048	-£19,624,637	-£21,263,972	-£22,261,736
60% LAR : 40% CIR	25%	-£17,380,423	-£20,101,361	-£20,122,919	-£20,166,187	-£20,406,522	-£22,044,335	-£23,041,253
60% LAR : 40% CIR	30%	-£18,252,767	-£20,887,766	-£20,909,276	-£20,952,454	-£21,192,562	-£22,829,019	-£23,825,183
60% LAR : 40% CIR	35%	-£19,129,208	-£21,678,242	-£21,699,710	-£21,742,807	-£21,982,718	-£23,617,983	-£24,613,486
60% LAR : 40% CIR	40%	-£20,009,709	-£22,472,748	-£22,494,180	-£22,537,210	-£22,776,948	-£24,411,185	-£25,406,116
60% LAR : 40% CIR	45%	-£20,894,227	-£23,271,244	-£23,292,646	-£23,335,618	-£23,575,213	-£25,208,581	-£26,203,030
60% LAR : 40% CIR	50%	-£21,782,722	-£24,073,687	-£24,095,068	-£24,137,992	-£24,377,469	-£26,010,130	-£27,004,186

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,200,400	-£8,304,193	-£8,326,098	-£8,369,987	-£8,611,873	-£10,258,992	-£11,261,081
60% LAR : 40% CIR	5%	-£6,038,844	-£9,069,643	-£9,091,466	-£9,135,208	-£9,376,726	-£11,021,642	-£12,022,506
60% LAR : 40% CIR	10%	-£6,881,528	-£9,839,365	-£9,861,112	-£9,904,718	-£10,145,898	-£11,788,783	-£12,788,520
60% LAR : 40% CIR	15%	-£7,728,409	-£10,613,320	-£10,634,996	-£10,678,478	-£10,919,349	-£12,560,374	-£13,559,077
60% LAR : 40% CIR	20%	-£8,584,619	-£11,391,465	-£11,413,079	-£11,456,448	-£11,697,037	-£13,336,372	-£14,334,136
60% LAR : 40% CIR	25%	-£9,452,823	-£12,173,761	-£12,195,319	-£12,238,587	-£12,478,922	-£14,116,735	-£15,113,653
60% LAR : 40% CIR	30%	-£10,325,167	-£12,960,166	-£12,981,676	-£13,024,854	-£13,264,962	-£14,901,419	-£15,897,583
60% LAR : 40% CIR	35%	-£11,201,608	-£13,750,642	-£13,772,110	-£13,815,207	-£14,055,118	-£15,690,383	-£16,685,886
60% LAR : 40% CIR	40%	-£12,082,109	-£14,545,148	-£14,566,580	-£14,609,610	-£14,849,348	-£16,483,585	-£17,478,516
60% LAR : 40% CIR	45%	-£12,966,627	-£15,343,644	-£15,365,046	-£15,408,018	-£15,647,613	-£17,280,981	-£18,275,430
60% LAR : 40% CIR	50%	-£13,855,122	-£16,146,087	-£16,167,468	-£16,210,392	-£16,449,869	-£18,082,530	-£19,076,586

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR in Perp

Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft**	
Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

No Units	**42**
Site Area	**0.4 Ha**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£6,794,856	£3,655,865	£3,634,287	£3,591,059	£3,352,808	£1,730,443	£743,415
60% LAR : 40% CIR	5%	£5,778,700	£2,715,983	£2,694,488	£2,651,404	£2,413,515	£793,320	-£195,439
60% LAR : 40% CIR	10%	£4,758,370	£1,771,893	£1,750,474	£1,707,524	£1,469,967	-£150,488	-£1,150,224
60% LAR : 40% CIR	15%	£3,724,250	£823,636	£802,285	£759,457	£522,206	-£1,110,851	-£2,109,554
60% LAR : 40% CIR	20%	£2,684,255	-£130,713	-£152,328	-£195,697	-£436,286	-£2,075,621	-£3,073,385
60% LAR : 40% CIR	25%	£1,640,144	-£1,101,782	-£1,123,340	-£1,166,608	-£1,406,943	-£3,044,755	-£4,041,674
60% LAR : 40% CIR	30%	£591,954	-£2,076,959	-£2,098,469	-£2,141,646	-£2,381,755	-£4,018,212	-£5,014,376
60% LAR : 40% CIR	35%	-£467,295	-£3,056,207	-£3,077,675	-£3,120,772	-£3,360,683	-£4,995,948	-£5,991,451
60% LAR : 40% CIR	40%	-£1,539,635	-£4,039,485	-£4,060,917	-£4,103,946	-£4,343,685	-£5,977,921	-£6,972,852
60% LAR : 40% CIR	45%	-£2,615,993	-£5,026,752	-£5,048,155	-£5,091,126	-£5,330,721	-£6,964,089	-£7,958,539
60% LAR : 40% CIR	50%	-£3,696,328	-£6,017,968	-£6,039,349	-£6,082,273	-£6,321,749	-£7,954,410	-£8,948,467

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£32,264,744	-£35,403,735	-£35,425,313	-£35,468,541	-£35,706,792	-£37,329,157	-£38,316,185
60% LAR : 40% CIR	5%	-£33,280,900	-£36,343,617	-£36,365,112	-£36,408,196	-£36,646,085	-£38,266,280	-£39,255,039
60% LAR : 40% CIR	10%	-£34,301,230	-£37,287,707	-£37,309,126	-£37,352,076	-£37,589,633	-£39,210,088	-£40,209,824
60% LAR : 40% CIR	15%	-£35,335,350	-£38,235,964	-£38,257,315	-£38,300,143	-£38,537,394	-£40,170,451	-£41,169,154
60% LAR : 40% CIR	20%	-£36,375,345	-£39,190,313	-£39,211,928	-£39,255,297	-£39,495,886	-£41,135,221	-£42,132,985
60% LAR : 40% CIR	25%	-£37,419,456	-£40,161,382	-£40,182,940	-£40,226,208	-£40,466,543	-£42,104,355	-£43,101,274
60% LAR : 40% CIR	30%	-£38,467,646	-£41,136,559	-£41,158,069	-£41,201,246	-£41,441,355	-£43,077,812	-£44,073,976
60% LAR : 40% CIR	35%	-£39,526,895	-£42,115,807	-£42,137,275	-£42,180,372	-£42,420,283	-£44,055,548	-£45,051,051
60% LAR : 40% CIR	40%	-£40,599,235	-£43,099,085	-£43,120,517	-£43,163,546	-£43,403,285	-£45,037,521	-£46,032,452
60% LAR : 40% CIR	45%	-£41,675,593	-£44,086,352	-£44,107,755	-£44,150,726	-£44,390,321	-£46,023,689	-£47,018,139
60% LAR : 40% CIR	50%	-£42,755,928	-£45,077,568	-£45,098,949	-£45,141,873	-£45,381,349	-£47,014,010	-£48,008,067

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£16,079,544	-£19,218,535	-£19,240,113	-£19,283,341	-£19,521,592	-£21,143,957	-£22,130,985
60% LAR : 40% CIR	5%	-£17,095,700	-£20,158,417	-£20,179,912	-£20,222,996	-£20,460,885	-£22,081,080	-£23,069,839
60% LAR : 40% CIR	10%	-£18,116,030	-£21,102,507	-£21,123,926	-£21,166,876	-£21,404,433	-£23,024,888	-£24,024,624
60% LAR : 40% CIR	15%	-£19,150,150	-£22,050,764	-£22,072,115	-£22,114,943	-£22,352,194	-£23,985,251	-£24,983,954
60% LAR : 40% CIR	20%	-£20,190,145	-£23,005,113	-£23,026,728	-£23,070,097	-£23,310,686	-£24,950,021	-£25,947,785
60% LAR : 40% CIR	25%	-£21,234,256	-£23,976,182	-£23,997,740	-£24,041,008	-£24,281,343	-£25,919,155	-£26,916,074
60% LAR : 40% CIR	30%	-£22,282,446	-£24,951,359	-£24,972,869	-£25,016,046	-£25,256,155	-£26,892,612	-£27,888,776
60% LAR : 40% CIR	35%	-£23,341,695	-£25,930,607	-£25,952,075	-£25,995,172	-£26,235,083	-£27,870,348	-£28,865,851
60% LAR : 40% CIR	40%	-£24,414,035	-£26,913,885	-£26,935,317	-£26,978,346	-£27,218,085	-£28,852,321	-£29,847,252
60% LAR : 40% CIR	45%	-£25,490,393	-£27,901,152	-£27,922,555	-£27,965,526	-£28,205,121	-£29,838,489	-£30,832,939
60% LAR : 40% CIR	50%	-£26,570,728	-£28,892,368	-£28,913,749	-£28,956,673	-£29,196,149	-£30,828,810	-£31,822,867

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,373,144	-£12,512,135	-£12,533,713	-£12,576,941	-£12,815,192	-£14,437,557	-£15,424,585
60% LAR : 40% CIR	5%	-£10,389,300	-£13,452,017	-£13,473,512	-£13,516,596	-£13,754,485	-£15,374,680	-£16,363,439
60% LAR : 40% CIR	10%	-£11,409,630	-£14,396,107	-£14,417,526	-£14,460,476	-£14,698,033	-£16,318,488	-£17,318,224
60% LAR : 40% CIR	15%	-£12,443,750	-£15,344,364	-£15,365,715	-£15,408,543	-£15,645,794	-£17,278,851	-£18,277,554
60% LAR : 40% CIR	20%	-£13,483,745	-£16,298,713	-£16,320,328	-£16,363,697	-£16,604,286	-£18,243,621	-£19,241,385
60% LAR : 40% CIR	25%	-£14,527,856	-£17,269,782	-£17,291,340	-£17,334,608	-£17,574,943	-£19,212,755	-£20,209,674
60% LAR : 40% CIR	30%	-£15,576,046	-£18,244,959	-£18,266,469	-£18,309,646	-£18,549,755	-£20,186,212	-£21,182,376
60% LAR : 40% CIR	35%	-£16,635,295	-£19,224,207	-£19,245,675	-£19,288,772	-£19,528,683	-£21,163,948	-£22,159,451
60% LAR : 40% CIR	40%	-£17,707,635	-£20,207,485	-£20,228,917	-£20,271,946	-£20,511,685	-£22,145,921	-£23,140,852
60% LAR : 40% CIR	45%	-£18,783,993	-£21,194,752	-£21,216,155	-£21,259,126	-£21,498,721	-£23,132,089	-£24,126,539
60% LAR : 40% CIR	50%	-£19,864,328	-£22,185,968	-£22,207,349	-£22,250,273	-£22,489,749	-£24,122,410	-£25,116,467

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,445,544	-£4,584,535	-£4,606,113	-£4,649,341	-£4,887,592	-£6,509,957	-£7,496,985
60% LAR : 40% CIR	5%	-£2,461,700	-£5,524,417	-£5,545,912	-£5,588,996	-£5,826,885	-£7,447,080	-£8,435,839
60% LAR : 40% CIR	10%	-£3,482,030	-£6,468,507	-£6,489,926	-£6,532,876	-£6,770,433	-£8,390,888	-£9,390,624
60% LAR : 40% CIR	15%	-£4,516,150	-£7,416,764	-£7,438,115	-£7,480,943	-£7,718,194	-£9,351,251	-£10,349,954
60% LAR : 40% CIR	20%	-£5,556,145	-£8,371,113	-£8,392,728	-£8,436,097	-£8,676,686	-£10,316,021	-£11,313,785
60% LAR : 40% CIR	25%	-£6,600,256	-£9,342,182	-£9,363,740	-£9,407,008	-£9,647,343	-£11,285,155	-£12,282,074
60% LAR : 40% CIR	30%	-£7,648,446	-£10,317,359	-£10,338,869	-£10,382,046	-£10,622,155	-£12,258,612	-£13,254,776
60% LAR : 40% CIR	35%	-£8,707,695	-£11,296,607	-£11,318,075	-£11,361,172	-£11,601,083	-£13,236,348	-£14,231,851
60% LAR : 40% CIR	40%	-£9,780,035	-£12,279,885	-£12,301,317	-£12,344,346	-£12,584,085	-£14,218,321	-£15,213,252
60% LAR : 40% CIR	45%	-£10,856,393	-£13,267,152	-£13,288,555	-£13,331,526	-£13,571,121	-£15,204,489	-£16,198,939
60% LAR : 40% CIR	50%	-£11,936,728	-£14,258,368	-£14,279,749	-£14,322,673	-£14,562,149	-£16,194,810	-£17,188,867

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR in Perp	
Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£11,460,805	£8,269,222	£8,247,970	£8,205,390	£7,970,720	£6,372,738	£5,391,788
60% LAR : 40% CIR	5%	£10,211,352	£7,109,771	£7,088,599	£7,046,163	£6,811,849	£5,209,275	£4,223,452
60% LAR : 40% CIR	10%	£8,957,724	£5,946,176	£5,925,078	£5,882,773	£5,648,787	£4,035,309	£3,050,597
60% LAR : 40% CIR	15%	£7,699,962	£4,774,753	£4,753,402	£4,710,574	£4,473,323	£2,856,961	£1,873,267
60% LAR : 40% CIR	20%	£6,438,106	£3,589,949	£3,568,660	£3,525,942	£3,288,969	£1,674,272	£691,503
60% LAR : 40% CIR	25%	£5,172,194	£2,401,058	£2,379,823	£2,337,205	£2,100,482	£487,284	-£502,200
60% LAR : 40% CIR	30%	£3,898,690	£1,208,116	£1,186,930	£1,144,402	£907,901	-£714,702	-£1,710,868
60% LAR : 40% CIR	35%	£2,610,268	£11,166	-£10,130	-£53,228	-£293,139	-£1,928,403	-£2,923,907
60% LAR : 40% CIR	40%	£1,317,849	-£1,207,906	-£1,229,337	-£1,272,366	-£1,512,106	-£3,146,342	-£4,141,273
60% LAR : 40% CIR	45%	£21,472	-£2,431,138	-£2,452,540	-£2,495,512	-£2,735,107	-£4,368,475	-£5,362,925
60% LAR : 40% CIR	50%	-£1,298,334	-£3,658,318	-£3,679,699	-£3,722,623	-£3,962,100	-£5,594,761	-£6,588,817

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£27,598,795	-£30,790,378	-£30,811,630	-£30,854,210	-£31,088,880	-£32,686,862	-£33,667,812
60% LAR : 40% CIR	5%	-£28,848,248	-£31,949,829	-£31,971,001	-£32,013,437	-£32,247,751	-£33,850,325	-£34,836,148
60% LAR : 40% CIR	10%	-£30,101,876	-£33,113,424	-£33,134,522	-£33,176,827	-£33,410,813	-£35,024,291	-£36,009,003
60% LAR : 40% CIR	15%	-£31,359,638	-£34,284,847	-£34,306,198	-£34,349,026	-£34,586,277	-£36,202,639	-£37,186,333
60% LAR : 40% CIR	20%	-£32,621,494	-£35,469,651	-£35,490,940	-£35,533,658	-£35,770,631	-£37,385,328	-£38,368,097
60% LAR : 40% CIR	25%	-£33,887,406	-£36,658,542	-£36,679,777	-£36,722,395	-£36,959,118	-£38,572,316	-£39,561,800
60% LAR : 40% CIR	30%	-£35,160,910	-£37,851,484	-£37,872,670	-£37,915,198	-£38,151,699	-£39,774,302	-£40,770,468
60% LAR : 40% CIR	35%	-£36,449,332	-£39,048,434	-£39,069,730	-£39,112,828	-£39,352,739	-£40,988,003	-£41,983,507
60% LAR : 40% CIR	40%	-£37,741,751	-£40,267,506	-£40,288,937	-£40,331,966	-£40,571,706	-£42,205,942	-£43,200,873
60% LAR : 40% CIR	45%	-£39,038,128	-£41,490,738	-£41,512,140	-£41,555,112	-£41,794,707	-£43,428,075	-£44,422,525
60% LAR : 40% CIR	50%	-£40,357,934	-£42,717,918	-£42,739,299	-£42,782,223	-£43,021,700	-£44,654,361	-£45,648,417

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,413,595	-£14,605,178	-£14,626,430	-£14,669,010	-£14,903,680	-£16,501,662	-£17,482,612
60% LAR : 40% CIR	5%	-£12,663,048	-£15,764,629	-£15,785,801	-£15,828,237	-£16,062,551	-£17,665,125	-£18,650,948
60% LAR : 40% CIR	10%	-£13,916,676	-£16,928,224	-£16,949,322	-£16,991,627	-£17,225,613	-£18,839,091	-£19,823,803
60% LAR : 40% CIR	15%	-£15,174,438	-£18,099,647	-£18,120,998	-£18,163,826	-£18,401,077	-£20,017,439	-£21,001,133
60% LAR : 40% CIR	20%	-£16,436,294	-£19,284,451	-£19,305,740	-£19,348,458	-£19,585,431	-£21,200,128	-£22,182,897
60% LAR : 40% CIR	25%	-£17,702,206	-£20,473,342	-£20,494,577	-£20,537,195	-£20,773,918	-£22,387,116	-£23,376,600
60% LAR : 40% CIR	30%	-£18,975,710	-£21,666,284	-£21,687,470	-£21,729,998	-£21,966,499	-£23,589,102	-£24,585,268
60% LAR : 40% CIR	35%	-£20,264,132	-£22,863,234	-£22,884,530	-£22,927,628	-£23,167,539	-£24,802,803	-£25,798,307
60% LAR : 40% CIR	40%	-£21,556,551	-£24,082,306	-£24,103,737	-£24,146,766	-£24,386,506	-£26,020,742	-£27,015,673
60% LAR : 40% CIR	45%	-£22,852,928	-£25,305,538	-£25,326,940	-£25,369,912	-£25,609,507	-£27,242,875	-£28,237,325
60% LAR : 40% CIR	50%	-£24,172,734	-£26,532,718	-£26,554,099	-£26,597,023	-£26,836,500	-£28,469,161	-£29,463,217

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,707,195	-£7,898,778	-£7,920,030	-£7,962,610	-£8,197,280	-£9,795,262	-£10,776,212
60% LAR : 40% CIR	5%	-£5,956,648	-£9,058,229	-£9,079,401	-£9,121,837	-£9,356,151	-£10,958,725	-£11,944,548
60% LAR : 40% CIR	10%	-£7,210,276	-£10,221,824	-£10,242,922	-£10,285,227	-£10,519,213	-£12,132,691	-£13,117,403
60% LAR : 40% CIR	15%	-£8,468,038	-£11,393,247	-£11,414,598	-£11,457,426	-£11,694,677	-£13,311,039	-£14,294,733
60% LAR : 40% CIR	20%	-£9,729,894	-£12,578,051	-£12,599,340	-£12,642,058	-£12,879,031	-£14,493,728	-£15,476,497
60% LAR : 40% CIR	25%	-£10,995,806	-£13,766,942	-£13,788,177	-£13,830,795	-£14,067,518	-£15,680,716	-£16,670,200
60% LAR : 40% CIR	30%	-£12,269,310	-£14,959,884	-£14,981,070	-£15,023,598	-£15,260,099	-£16,882,702	-£17,878,868
60% LAR : 40% CIR	35%	-£13,557,732	-£16,156,834	-£16,178,130	-£16,221,228	-£16,461,139	-£18,096,403	-£19,091,907
60% LAR : 40% CIR	40%	-£14,850,151	-£17,375,906	-£17,397,337	-£17,440,366	-£17,680,106	-£19,314,342	-£20,309,273
60% LAR : 40% CIR	45%	-£16,146,528	-£18,599,138	-£18,620,540	-£18,663,512	-£18,903,107	-£20,536,475	-£21,530,925
60% LAR : 40% CIR	50%	-£17,466,334	-£19,826,318	-£19,847,699	-£19,890,623	-£20,130,100	-£21,762,761	-£22,756,817

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,220,405	£28,822	£7,570	-£35,010	-£269,680	-£1,867,662	-£2,848,612
60% LAR : 40% CIR	5%	£1,970,952	-£1,130,629	-£1,151,801	-£1,194,237	-£1,428,551	-£3,031,125	-£4,016,948
60% LAR : 40% CIR	10%	£717,324	-£2,294,224	-£2,315,322	-£2,357,627	-£2,591,613	-£4,205,091	-£5,189,803
60% LAR : 40% CIR	15%	-£540,438	-£3,465,647	-£3,486,998	-£3,529,826	-£3,767,077	-£5,383,439	-£6,367,133
60% LAR : 40% CIR	20%	-£1,802,294	-£4,650,451	-£4,671,740	-£4,714,458	-£4,951,431	-£6,566,128	-£7,548,897
60% LAR : 40% CIR	25%	-£3,068,206	-£5,839,342	-£5,860,577	-£5,903,195	-£6,139,918	-£7,753,116	-£8,742,600
60% LAR : 40% CIR	30%	-£4,341,710	-£7,032,284	-£7,053,470	-£7,095,998	-£7,332,499	-£8,955,102	-£9,951,268
60% LAR : 40% CIR	35%	-£5,630,132	-£8,229,234	-£8,250,530	-£8,293,628	-£8,533,539	-£10,168,803	-£11,164,307
60% LAR : 40% CIR	40%	-£6,922,551	-£9,448,306	-£9,469,737	-£9,512,766	-£9,752,506	-£11,386,742	-£12,381,673
60% LAR : 40% CIR	45%	-£8,218,928	-£10,671,538	-£10,692,940	-£10,735,912	-£10,975,507	-£12,608,875	-£13,603,325
60% LAR : 40% CIR	50%	-£9,538,734	-£11,898,718	-£11,920,099	-£11,963,023	-£12,202,500	-£13,835,161	-£14,829,217

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR in Perp

Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft**

No Units	**42**
Site Area	**0.4 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£14,260,374	£11,024,026	£11,002,774	£10,960,194	£10,725,524	£9,127,542	£8,155,348
60% LAR : 40% CIR	5%	£12,870,942	£9,726,835	£9,705,663	£9,663,227	£9,428,913	£7,833,068	£6,862,062
60% LAR : 40% CIR	10%	£11,477,337	£8,425,499	£8,404,401	£8,362,096	£8,128,111	£6,534,236	£5,560,719
60% LAR : 40% CIR	15%	£10,079,596	£7,120,058	£7,099,028	£7,056,843	£6,823,158	£5,227,631	£4,243,938
60% LAR : 40% CIR	20%	£8,677,761	£5,810,551	£5,789,582	£5,747,506	£5,514,094	£3,905,491	£2,922,722
60% LAR : 40% CIR	25%	£7,271,870	£4,492,825	£4,471,591	£4,428,973	£4,192,250	£2,579,052	£1,597,116
60% LAR : 40% CIR	30%	£5,861,963	£3,160,432	£3,139,246	£3,096,718	£2,860,218	£1,248,355	£267,162
60% LAR : 40% CIR	35%	£4,448,080	£1,824,032	£1,802,888	£1,760,437	£1,524,132	-£87,877	-£1,083,380
60% LAR : 40% CIR	40%	£3,018,456	£483,662	£462,553	£420,170	£184,034	-£1,447,394	-£2,442,326
60% LAR : 40% CIR	45%	£1,580,363	-£873,769	-£895,172	-£938,144	-£1,177,738	-£2,811,107	-£3,805,556
60% LAR : 40% CIR	50%	£138,352	-£2,242,529	-£2,263,909	-£2,306,834	-£2,546,311	-£4,178,972	-£5,173,028

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£24,799,226	-£28,035,574	-£28,056,826	-£28,099,406	-£28,334,076	-£29,932,058	-£30,904,252
60% LAR : 40% CIR	5%	-£26,188,658	-£29,332,765	-£29,353,937	-£29,396,373	-£29,630,687	-£31,226,532	-£32,197,538
60% LAR : 40% CIR	10%	-£27,582,263	-£30,634,101	-£30,655,199	-£30,697,504	-£30,931,489	-£32,525,364	-£33,498,881
60% LAR : 40% CIR	15%	-£28,980,004	-£31,939,542	-£31,960,572	-£32,002,757	-£32,236,442	-£33,831,969	-£34,815,662
60% LAR : 40% CIR	20%	-£30,381,839	-£33,249,049	-£33,270,018	-£33,312,094	-£33,545,506	-£35,154,109	-£36,136,878
60% LAR : 40% CIR	25%	-£31,787,730	-£34,566,775	-£34,588,009	-£34,630,627	-£34,867,350	-£36,480,548	-£37,462,484
60% LAR : 40% CIR	30%	-£33,197,637	-£35,899,168	-£35,920,354	-£35,962,882	-£36,199,382	-£37,811,245	-£38,792,438
60% LAR : 40% CIR	35%	-£34,611,520	-£37,235,568	-£37,256,712	-£37,299,163	-£37,535,468	-£39,147,477	-£40,142,980
60% LAR : 40% CIR	40%	-£36,041,144	-£38,575,938	-£38,597,047	-£38,639,430	-£38,875,566	-£40,506,994	-£41,501,926
60% LAR : 40% CIR	45%	-£37,479,237	-£39,933,369	-£39,954,772	-£39,997,744	-£40,237,338	-£41,870,707	-£42,865,156
60% LAR : 40% CIR	50%	-£38,921,248	-£41,302,129	-£41,323,509	-£41,366,434	-£41,605,911	-£43,238,572	-£44,232,628

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,614,026	-£11,850,374	-£11,871,626	-£11,914,206	-£12,148,876	-£13,746,858	-£14,719,052
60% LAR : 40% CIR	5%	-£10,003,458	-£13,147,565	-£13,168,737	-£13,211,173	-£13,445,487	-£15,041,332	-£16,012,338
60% LAR : 40% CIR	10%	-£11,397,063	-£14,448,901	-£14,469,999	-£14,512,304	-£14,746,289	-£16,340,164	-£17,313,681
60% LAR : 40% CIR	15%	-£12,794,804	-£15,754,342	-£15,775,372	-£15,817,557	-£16,051,242	-£17,646,769	-£18,630,462
60% LAR : 40% CIR	20%	-£14,196,639	-£17,063,849	-£17,084,818	-£17,126,894	-£17,360,306	-£18,968,909	-£19,951,678
60% LAR : 40% CIR	25%	-£15,602,530	-£18,381,575	-£18,402,809	-£18,445,427	-£18,682,150	-£20,295,348	-£21,277,284
60% LAR : 40% CIR	30%	-£17,012,437	-£19,713,968	-£19,735,154	-£19,777,682	-£20,014,182	-£21,626,045	-£22,607,238
60% LAR : 40% CIR	35%	-£18,426,320	-£21,050,368	-£21,071,512	-£21,113,963	-£21,350,268	-£22,962,277	-£23,957,780
60% LAR : 40% CIR	40%	-£19,855,944	-£22,390,738	-£22,411,847	-£22,454,230	-£22,690,366	-£24,321,794	-£25,316,726
60% LAR : 40% CIR	45%	-£21,294,037	-£23,748,169	-£23,769,572	-£23,812,544	-£24,052,138	-£25,685,507	-£26,679,956
60% LAR : 40% CIR	50%	-£22,736,048	-£25,116,929	-£25,138,309	-£25,181,234	-£25,420,711	-£27,053,372	-£28,047,428

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,907,626	-£5,143,974	-£5,165,226	-£5,207,806	-£5,442,476	-£7,040,458	-£8,012,652
60% LAR : 40% CIR	5%	-£3,297,058	-£6,441,165	-£6,462,337	-£6,504,773	-£6,739,087	-£8,334,932	-£9,305,938
60% LAR : 40% CIR	10%	-£4,690,663	-£7,742,501	-£7,763,599	-£7,805,904	-£8,039,889	-£9,633,764	-£10,607,281
60% LAR : 40% CIR	15%	-£6,088,404	-£9,047,942	-£9,068,972	-£9,111,157	-£9,344,842	-£10,940,369	-£11,924,062
60% LAR : 40% CIR	20%	-£7,490,239	-£10,357,449	-£10,378,418	-£10,420,494	-£10,653,906	-£12,262,509	-£13,245,278
60% LAR : 40% CIR	25%	-£8,896,130	-£11,675,175	-£11,696,409	-£11,739,027	-£11,975,750	-£13,588,948	-£14,570,884
60% LAR : 40% CIR	30%	-£10,306,037	-£13,007,568	-£13,028,754	-£13,071,282	-£13,307,782	-£14,919,645	-£15,900,838
60% LAR : 40% CIR	35%	-£11,719,920	-£14,343,968	-£14,365,112	-£14,407,563	-£14,643,868	-£16,255,877	-£17,251,380
60% LAR : 40% CIR	40%	-£13,149,544	-£15,684,338	-£15,705,447	-£15,747,830	-£15,983,966	-£17,615,394	-£18,610,326
60% LAR : 40% CIR	45%	-£14,587,637	-£17,041,769	-£17,063,172	-£17,106,144	-£17,345,738	-£18,979,107	-£19,973,556
60% LAR : 40% CIR	50%	-£16,029,648	-£18,410,529	-£18,431,909	-£18,474,834	-£18,714,311	-£20,346,972	-£21,341,028

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,019,974	£2,783,626	£2,762,374	£2,719,794	£2,485,124	£887,142	-£85,052
60% LAR : 40% CIR	5%	£4,630,542	£1,486,435	£1,465,263	£1,422,827	£1,188,513	-£407,332	-£1,378,338
60% LAR : 40% CIR	10%	£3,236,937	£185,099	£164,001	£121,696	-£112,289	-£1,706,164	-£2,679,681
60% LAR : 40% CIR	15%	£1,839,196	-£1,120,342	-£1,141,372	-£1,183,557	-£1,417,242	-£3,012,769	-£3,996,462
60% LAR : 40% CIR	20%	£437,361	-£2,429,849	-£2,450,818	-£2,492,894	-£2,726,306	-£4,334,909	-£5,317,678
60% LAR : 40% CIR	25%	-£968,530	-£3,747,575	-£3,768,809	-£3,811,427	-£4,048,150	-£5,661,348	-£6,643,284
60% LAR : 40% CIR	30%	-£2,378,437	-£5,079,968	-£5,101,154	-£5,143,682	-£5,380,182	-£6,992,045	-£7,973,238
60% LAR : 40% CIR	35%	-£3,792,320	-£6,416,368	-£6,437,512	-£6,479,963	-£6,716,268	-£8,328,277	-£9,323,780
60% LAR : 40% CIR	40%	-£5,221,944	-£7,756,738	-£7,777,847	-£7,820,230	-£8,056,366	-£9,687,794	-£10,682,726
60% LAR : 40% CIR	45%	-£6,660,037	-£9,114,169	-£9,135,572	-£9,178,544	-£9,418,138	-£11,051,507	-£12,045,956
60% LAR : 40% CIR	50%	-£8,102,048	-£10,482,929	-£10,504,309	-£10,547,234	-£10,786,711	-£12,419,372	-£13,413,428

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR for 15 Years	Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,844,035	-£5,899,385	-£5,921,291	-£5,965,179	-£6,207,066	-£7,854,185	-£8,856,273
60% LAR : 40% CIR	5%	-£3,311,595	-£6,287,292	-£6,309,114	-£6,352,856	-£6,594,375	-£8,239,290	-£9,240,155
60% LAR : 40% CIR	10%	-£3,783,457	-£6,679,471	-£6,701,217	-£6,744,822	-£6,986,004	-£8,628,888	-£9,628,624
60% LAR : 40% CIR	15%	-£4,259,580	-£7,075,881	-£7,097,557	-£7,141,039	-£7,381,910	-£9,022,935	-£10,021,639
60% LAR : 40% CIR	20%	-£4,739,925	-£7,476,482	-£7,498,096	-£7,541,465	-£7,782,054	-£9,421,389	-£10,419,153
60% LAR : 40% CIR	25%	-£5,224,449	-£7,881,233	-£7,902,791	-£7,946,060	-£8,186,395	-£9,824,207	-£10,821,126
60% LAR : 40% CIR	30%	-£5,713,113	-£8,290,095	-£8,311,605	-£8,354,783	-£8,594,892	-£10,231,348	-£11,227,513
60% LAR : 40% CIR	35%	-£6,205,877	-£8,703,028	-£8,724,495	-£8,767,593	-£9,007,504	-£10,642,768	-£11,638,272
60% LAR : 40% CIR	40%	-£6,702,698	-£9,119,990	-£9,141,421	-£9,184,451	-£9,424,190	-£11,058,426	-£12,053,357
60% LAR : 40% CIR	45%	-£7,203,537	-£9,540,941	-£9,562,343	-£9,605,315	-£9,844,910	-£11,478,278	-£12,472,728
60% LAR : 40% CIR	50%	-£7,708,354	-£9,965,842	-£9,987,222	-£10,030,146	-£10,269,622	-£11,902,283	-£12,896,339

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£41,903,635	-£44,958,985	-£44,980,891	-£45,024,779	-£45,266,666	-£46,913,785	-£47,915,873
60% LAR : 40% CIR	5%	-£42,371,195	-£45,346,892	-£45,368,714	-£45,412,456	-£45,653,975	-£47,298,890	-£48,299,755
60% LAR : 40% CIR	10%	-£42,843,057	-£45,739,071	-£45,760,817	-£45,804,422	-£46,045,604	-£47,688,488	-£48,688,224
60% LAR : 40% CIR	15%	-£43,319,180	-£46,135,481	-£46,157,157	-£46,200,639	-£46,441,510	-£48,082,535	-£49,081,239
60% LAR : 40% CIR	20%	-£43,799,525	-£46,536,082	-£46,557,696	-£46,601,065	-£46,841,654	-£48,480,989	-£49,478,753
60% LAR : 40% CIR	25%	-£44,284,049	-£46,940,833	-£46,962,391	-£47,005,660	-£47,245,995	-£48,883,807	-£49,880,726
60% LAR : 40% CIR	30%	-£44,772,713	-£47,349,695	-£47,371,205	-£47,414,383	-£47,654,492	-£49,290,948	-£50,287,113
60% LAR : 40% CIR	35%	-£45,265,477	-£47,762,628	-£47,784,095	-£47,827,193	-£48,067,104	-£49,702,368	-£50,697,872
60% LAR : 40% CIR	40%	-£45,762,298	-£48,179,590	-£48,201,021	-£48,244,051	-£48,483,790	-£50,118,026	-£51,112,957
60% LAR : 40% CIR	45%	-£46,263,137	-£48,600,541	-£48,621,943	-£48,664,915	-£48,904,510	-£50,537,878	-£51,532,328
60% LAR : 40% CIR	50%	-£46,767,954	-£49,025,442	-£49,046,822	-£49,089,746	-£49,329,222	-£50,961,883	-£51,955,939

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£25,718,435	-£28,773,785	-£28,795,691	-£28,839,579	-£29,081,466	-£30,728,585	-£31,730,673
60% LAR : 40% CIR	5%	-£26,185,995	-£29,161,692	-£29,183,514	-£29,227,256	-£29,468,775	-£31,113,690	-£32,114,555
60% LAR : 40% CIR	10%	-£26,657,857	-£29,553,871	-£29,575,617	-£29,619,222	-£29,860,404	-£31,503,288	-£32,503,024
60% LAR : 40% CIR	15%	-£27,133,980	-£29,950,281	-£29,971,957	-£30,015,439	-£30,256,310	-£31,897,335	-£32,896,039
60% LAR : 40% CIR	20%	-£27,614,325	-£30,350,882	-£30,372,496	-£30,415,865	-£30,656,454	-£32,295,789	-£33,293,553
60% LAR : 40% CIR	25%	-£28,098,849	-£30,755,633	-£30,777,191	-£30,820,460	-£31,060,795	-£32,698,607	-£33,695,526
60% LAR : 40% CIR	30%	-£28,587,513	-£31,164,495	-£31,186,005	-£31,229,183	-£31,469,292	-£33,105,748	-£34,101,913
60% LAR : 40% CIR	35%	-£29,080,277	-£31,577,428	-£31,598,895	-£31,641,993	-£31,881,904	-£33,517,168	-£34,512,672
60% LAR : 40% CIR	40%	-£29,577,098	-£31,994,390	-£32,015,821	-£32,058,851	-£32,298,590	-£33,932,826	-£34,927,757
60% LAR : 40% CIR	45%	-£30,077,937	-£32,415,341	-£32,436,743	-£32,479,715	-£32,719,310	-£34,352,678	-£35,347,128
60% LAR : 40% CIR	50%	-£30,582,754	-£32,840,242	-£32,861,622	-£32,904,546	-£33,144,022	-£34,776,683	-£35,770,739

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£19,012,035	-£22,067,385	-£22,089,291	-£22,133,179	-£22,375,066	-£24,022,185	-£25,024,273
60% LAR : 40% CIR	5%	-£19,479,595	-£22,455,292	-£22,477,114	-£22,520,856	-£22,762,375	-£24,407,290	-£25,408,155
60% LAR : 40% CIR	10%	-£19,951,457	-£22,847,471	-£22,869,217	-£22,912,822	-£23,154,004	-£24,796,888	-£25,796,624
60% LAR : 40% CIR	15%	-£20,427,580	-£23,243,881	-£23,265,557	-£23,309,039	-£23,549,910	-£25,190,935	-£26,189,639
60% LAR : 40% CIR	20%	-£20,907,925	-£23,644,482	-£23,666,096	-£23,709,465	-£23,950,054	-£25,589,389	-£26,587,153
60% LAR : 40% CIR	25%	-£21,392,449	-£24,049,233	-£24,070,791	-£24,114,060	-£24,354,395	-£25,992,207	-£26,989,126
60% LAR : 40% CIR	30%	-£21,881,113	-£24,458,095	-£24,479,605	-£24,522,783	-£24,762,892	-£26,399,348	-£27,395,513
60% LAR : 40% CIR	35%	-£22,373,877	-£24,871,028	-£24,892,495	-£24,935,593	-£25,175,504	-£26,810,768	-£27,806,272
60% LAR : 40% CIR	40%	-£22,870,698	-£25,287,990	-£25,309,421	-£25,352,451	-£25,592,190	-£27,226,426	-£28,221,357
60% LAR : 40% CIR	45%	-£23,371,537	-£25,708,941	-£25,730,343	-£25,773,315	-£26,012,910	-£27,646,278	-£28,640,728
60% LAR : 40% CIR	50%	-£23,876,354	-£26,133,842	-£26,155,222	-£26,198,146	-£26,437,622	-£28,070,283	-£29,064,339

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,084,435	-£14,139,785	-£14,161,691	-£14,205,579	-£14,447,466	-£16,094,585	-£17,096,673
60% LAR : 40% CIR	5%	-£11,551,995	-£14,527,692	-£14,549,514	-£14,593,256	-£14,834,775	-£16,479,690	-£17,480,555
60% LAR : 40% CIR	10%	-£12,023,857	-£14,919,871	-£14,941,617	-£14,985,222	-£15,226,404	-£16,869,288	-£17,869,024
60% LAR : 40% CIR	15%	-£12,499,980	-£15,316,281	-£15,337,957	-£15,381,439	-£15,622,310	-£17,263,335	-£18,262,039
60% LAR : 40% CIR	20%	-£12,980,325	-£15,716,882	-£15,738,496	-£15,781,865	-£16,022,454	-£17,661,789	-£18,659,553
60% LAR : 40% CIR	25%	-£13,464,849	-£16,121,633	-£16,143,191	-£16,186,460	-£16,426,795	-£18,064,607	-£19,061,526
60% LAR : 40% CIR	30%	-£13,953,513	-£16,530,495	-£16,552,005	-£16,595,183	-£16,835,292	-£18,471,748	-£19,467,913
60% LAR : 40% CIR	35%	-£14,446,277	-£16,943,428	-£16,964,895	-£17,007,993	-£17,247,904	-£18,883,168	-£19,878,672
60% LAR : 40% CIR	40%	-£14,943,098	-£17,360,390	-£17,381,821	-£17,424,851	-£17,664,590	-£19,298,826	-£20,293,757
60% LAR : 40% CIR	45%	-£15,443,937	-£17,781,341	-£17,802,743	-£17,845,715	-£18,085,310	-£19,718,678	-£20,713,128
60% LAR : 40% CIR	50%	-£15,948,754	-£18,206,242	-£18,227,622	-£18,270,546	-£18,510,022	-£20,142,683	-£21,136,739

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR for 15 Years		**Value Area**	**Zone B - Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft**

No Units	**42**
Site Area	**0.4 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£925,641	-£4,011,665	-£4,033,572	-£4,077,460	-£4,319,347	-£5,966,465	-£6,968,554
60% LAR : 40% CIR	5%	-£1,489,120	-£4,493,959	-£4,515,781	-£4,559,522	-£4,801,041	-£6,445,957	-£7,446,822
60% LAR : 40% CIR	10%	-£2,056,902	-£4,980,523	-£5,002,270	-£5,045,875	-£5,287,056	-£6,929,941	-£7,929,677
60% LAR : 40% CIR	15%	-£2,628,945	-£5,471,319	-£5,492,995	-£5,536,478	-£5,777,349	-£7,418,373	-£8,417,077
60% LAR : 40% CIR	20%	-£3,205,209	-£5,966,306	-£5,987,920	-£6,031,290	-£6,271,878	-£7,911,213	-£8,908,978
60% LAR : 40% CIR	25%	-£3,785,654	-£6,465,444	-£6,487,002	-£6,530,271	-£6,770,605	-£8,408,418	-£9,405,337
60% LAR : 40% CIR	30%	-£4,370,238	-£6,968,692	-£6,990,201	-£7,033,379	-£7,273,488	-£8,909,944	-£9,906,110
60% LAR : 40% CIR	35%	-£4,958,920	-£7,476,010	-£7,497,478	-£7,540,575	-£7,780,486	-£9,415,751	-£10,411,254
60% LAR : 40% CIR	40%	-£5,551,661	-£7,987,358	-£8,008,790	-£8,051,819	-£8,291,559	-£9,925,794	-£10,920,726
60% LAR : 40% CIR	45%	-£6,148,420	-£8,502,696	-£8,524,098	-£8,567,070	-£8,806,665	-£10,440,033	-£11,434,482
60% LAR : 40% CIR	50%	-£6,749,156	-£9,021,982	-£9,043,362	-£9,086,286	-£9,325,763	-£10,958,423	-£11,952,480

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£39,985,241	-£43,071,265	-£43,093,172	-£43,137,060	-£43,378,947	-£45,026,065	-£46,028,154
60% LAR : 40% CIR	5%	-£40,548,720	-£43,553,559	-£43,575,381	-£43,619,122	-£43,860,641	-£45,505,557	-£46,506,422
60% LAR : 40% CIR	10%	-£41,116,502	-£44,040,123	-£44,061,870	-£44,105,475	-£44,346,656	-£45,989,541	-£46,989,277
60% LAR : 40% CIR	15%	-£41,688,545	-£44,530,919	-£44,552,595	-£44,596,078	-£44,836,949	-£46,477,973	-£47,476,677
60% LAR : 40% CIR	20%	-£42,264,809	-£45,025,906	-£45,047,520	-£45,090,890	-£45,331,478	-£46,970,813	-£47,968,578
60% LAR : 40% CIR	25%	-£42,845,254	-£45,525,044	-£45,546,602	-£45,589,871	-£45,830,205	-£47,468,018	-£48,464,937
60% LAR : 40% CIR	30%	-£43,429,838	-£46,028,292	-£46,049,801	-£46,092,979	-£46,333,088	-£47,969,544	-£48,965,710
60% LAR : 40% CIR	35%	-£44,018,520	-£46,535,610	-£46,557,078	-£46,600,175	-£46,840,086	-£48,475,351	-£49,470,854
60% LAR : 40% CIR	40%	-£44,611,261	-£47,046,958	-£47,068,390	-£47,111,419	-£47,351,159	-£48,985,394	-£49,980,326
60% LAR : 40% CIR	45%	-£45,208,020	-£47,562,296	-£47,583,698	-£47,626,670	-£47,866,265	-£49,499,633	-£50,494,082
60% LAR : 40% CIR	50%	-£45,808,756	-£48,081,582	-£48,102,962	-£48,145,886	-£48,385,363	-£50,018,023	-£51,012,080

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£23,800,041	-£26,886,065	-£26,907,972	-£26,951,860	-£27,193,747	-£28,840,865	-£29,842,954
60% LAR : 40% CIR	5%	-£24,363,520	-£27,368,359	-£27,390,181	-£27,433,922	-£27,675,441	-£29,320,357	-£30,321,222
60% LAR : 40% CIR	10%	-£24,931,302	-£27,854,923	-£27,876,670	-£27,920,275	-£28,161,456	-£29,804,341	-£30,804,077
60% LAR : 40% CIR	15%	-£25,503,345	-£28,345,719	-£28,367,395	-£28,410,878	-£28,651,749	-£30,292,773	-£31,291,477
60% LAR : 40% CIR	20%	-£26,079,609	-£28,840,706	-£28,862,320	-£28,905,690	-£29,146,278	-£30,785,613	-£31,783,378
60% LAR : 40% CIR	25%	-£26,660,054	-£29,339,844	-£29,361,402	-£29,404,671	-£29,645,005	-£31,282,818	-£32,279,737
60% LAR : 40% CIR	30%	-£27,244,638	-£29,843,092	-£29,864,601	-£29,907,779	-£30,147,888	-£31,784,344	-£32,780,510
60% LAR : 40% CIR	35%	-£27,833,320	-£30,350,410	-£30,371,878	-£30,414,975	-£30,654,886	-£32,290,151	-£33,285,654
60% LAR : 40% CIR	40%	-£28,426,061	-£30,861,758	-£30,883,190	-£30,926,219	-£31,165,959	-£32,800,194	-£33,795,126
60% LAR : 40% CIR	45%	-£29,022,820	-£31,377,096	-£31,398,498	-£31,441,470	-£31,681,065	-£33,314,433	-£34,308,882
60% LAR : 40% CIR	50%	-£29,623,556	-£31,896,382	-£31,917,762	-£31,960,686	-£32,200,163	-£33,832,823	-£34,826,880

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£17,093,641	-£20,179,665	-£20,201,572	-£20,245,460	-£20,487,347	-£22,134,465	-£23,136,554
60% LAR : 40% CIR	5%	-£17,657,120	-£20,661,959	-£20,683,781	-£20,727,522	-£20,969,041	-£22,613,957	-£23,614,822
60% LAR : 40% CIR	10%	-£18,224,902	-£21,148,523	-£21,170,270	-£21,213,875	-£21,455,056	-£23,097,941	-£24,097,677
60% LAR : 40% CIR	15%	-£18,796,945	-£21,639,319	-£21,660,995	-£21,704,478	-£21,945,349	-£23,586,373	-£24,585,077
60% LAR : 40% CIR	20%	-£19,373,209	-£22,134,306	-£22,155,920	-£22,199,290	-£22,439,878	-£24,079,213	-£25,076,978
60% LAR : 40% CIR	25%	-£19,953,654	-£22,633,444	-£22,655,002	-£22,698,271	-£22,938,605	-£24,576,418	-£25,573,337
60% LAR : 40% CIR	30%	-£20,538,238	-£23,136,692	-£23,158,201	-£23,201,379	-£23,441,488	-£25,077,944	-£26,074,110
60% LAR : 40% CIR	35%	-£21,126,920	-£23,644,010	-£23,665,478	-£23,708,575	-£23,948,486	-£25,583,751	-£26,579,254
60% LAR : 40% CIR	40%	-£21,719,661	-£24,155,358	-£24,176,790	-£24,219,819	-£24,459,559	-£26,093,794	-£27,088,726
60% LAR : 40% CIR	45%	-£22,316,420	-£24,670,696	-£24,692,098	-£24,735,070	-£24,974,665	-£26,608,033	-£27,602,482
60% LAR : 40% CIR	50%	-£22,917,156	-£25,189,982	-£25,211,362	-£25,254,286	-£25,493,763	-£27,126,423	-£28,120,480

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,166,041	-£12,252,065	-£12,273,972	-£12,317,860	-£12,559,747	-£14,206,865	-£15,208,954
60% LAR : 40% CIR	5%	-£9,729,520	-£12,734,359	-£12,756,181	-£12,799,922	-£13,041,441	-£14,686,357	-£15,687,222
60% LAR : 40% CIR	10%	-£10,297,302	-£13,220,923	-£13,242,670	-£13,286,275	-£13,527,456	-£15,170,341	-£16,170,077
60% LAR : 40% CIR	15%	-£10,869,345	-£13,711,719	-£13,733,395	-£13,776,878	-£14,017,749	-£15,658,773	-£16,657,477
60% LAR : 40% CIR	20%	-£11,445,609	-£14,206,706	-£14,228,320	-£14,271,690	-£14,512,278	-£16,151,613	-£17,149,378
60% LAR : 40% CIR	25%	-£12,026,054	-£14,705,844	-£14,727,402	-£14,770,671	-£15,011,005	-£16,648,818	-£17,645,737
60% LAR : 40% CIR	30%	-£12,610,638	-£15,209,092	-£15,230,601	-£15,273,779	-£15,513,888	-£17,150,344	-£18,146,510
60% LAR : 40% CIR	35%	-£13,199,320	-£15,716,410	-£15,737,878	-£15,780,975	-£16,020,886	-£17,656,151	-£18,651,654
60% LAR : 40% CIR	40%	-£13,792,061	-£16,227,758	-£16,249,190	-£16,292,219	-£16,531,959	-£18,166,194	-£19,161,126
60% LAR : 40% CIR	45%	-£14,388,820	-£16,743,096	-£16,764,498	-£16,807,470	-£17,047,065	-£18,680,433	-£19,674,882
60% LAR : 40% CIR	50%	-£14,989,556	-£17,262,382	-£17,283,762	-£17,326,686	-£17,566,163	-£19,198,823	-£20,192,880

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR for 15 Years		**Value Area**	**Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft**

No Units	**42**
Site Area	**0.4 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£33,052	-£3,067,806	-£3,089,712	-£3,133,600	-£3,375,487	-£5,022,606	-£6,024,694
60% LAR : 40% CIR	5%	-£577,883	-£3,597,292	-£3,619,114	-£3,662,856	-£3,904,374	-£5,549,290	-£6,550,155
60% LAR : 40% CIR	10%	-£1,193,624	-£4,131,049	-£4,152,795	-£4,196,402	-£4,437,582	-£6,080,467	-£7,080,204
60% LAR : 40% CIR	15%	-£1,813,627	-£4,669,039	-£4,690,715	-£4,734,196	-£4,975,067	-£6,616,093	-£7,614,796
60% LAR : 40% CIR	20%	-£2,437,851	-£5,211,218	-£5,232,832	-£5,276,202	-£5,516,790	-£7,156,125	-£8,153,890
60% LAR : 40% CIR	25%	-£3,066,255	-£5,757,549	-£5,779,107	-£5,822,376	-£6,062,710	-£7,700,523	-£8,697,442
60% LAR : 40% CIR	30%	-£3,698,799	-£6,307,990	-£6,329,500	-£6,372,677	-£6,612,786	-£8,249,243	-£9,245,407
60% LAR : 40% CIR	35%	-£4,335,441	-£6,862,501	-£6,883,968	-£6,927,067	-£7,166,977	-£8,802,242	-£9,797,745
60% LAR : 40% CIR	40%	-£4,976,143	-£7,421,043	-£7,442,474	-£7,485,503	-£7,725,243	-£9,359,479	-£10,354,410
60% LAR : 40% CIR	45%	-£5,620,861	-£7,983,573	-£8,004,975	-£8,047,947	-£8,287,542	-£9,920,910	-£10,915,359
60% LAR : 40% CIR	50%	-£6,269,557	-£8,550,051	-£8,571,432	-£8,614,357	-£8,853,833	-£10,486,494	-£11,480,550

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£39,026,548	-£42,127,406	-£42,149,312	-£42,193,200	-£42,435,087	-£44,082,206	-£45,084,294
60% LAR : 40% CIR	5%	-£39,637,483	-£42,656,892	-£42,678,714	-£42,722,456	-£42,963,974	-£44,608,890	-£45,609,755
60% LAR : 40% CIR	10%	-£40,253,224	-£43,190,649	-£43,212,395	-£43,256,002	-£43,497,182	-£45,140,067	-£46,139,804
60% LAR : 40% CIR	15%	-£40,873,227	-£43,728,639	-£43,750,315	-£43,793,796	-£44,034,667	-£45,675,693	-£46,674,396
60% LAR : 40% CIR	20%	-£41,497,451	-£44,270,818	-£44,292,432	-£44,335,802	-£44,576,390	-£46,215,725	-£47,213,490
60% LAR : 40% CIR	25%	-£42,125,855	-£44,817,149	-£44,838,707	-£44,881,976	-£45,122,310	-£46,760,123	-£47,757,042
60% LAR : 40% CIR	30%	-£42,758,399	-£45,367,590	-£45,389,100	-£45,432,277	-£45,672,386	-£47,308,843	-£48,305,007
60% LAR : 40% CIR	35%	-£43,395,041	-£45,922,101	-£45,943,568	-£45,986,667	-£46,226,577	-£47,861,842	-£48,857,345
60% LAR : 40% CIR	40%	-£44,035,743	-£46,480,643	-£46,502,074	-£46,545,103	-£46,784,843	-£48,419,079	-£49,414,010
60% LAR : 40% CIR	45%	-£44,680,461	-£47,043,173	-£47,064,575	-£47,107,547	-£47,347,142	-£48,980,510	-£49,974,959
60% LAR : 40% CIR	50%	-£45,329,157	-£47,609,651	-£47,631,032	-£47,673,957	-£47,913,433	-£49,546,094	-£50,540,150

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£22,841,348	-£25,942,206	-£25,964,112	-£26,008,000	-£26,249,887	-£27,897,006	-£28,899,094
60% LAR : 40% CIR	5%	-£23,452,283	-£26,471,692	-£26,493,514	-£26,537,256	-£26,778,774	-£28,423,690	-£29,424,555
60% LAR : 40% CIR	10%	-£24,068,024	-£27,005,449	-£27,027,195	-£27,070,802	-£27,311,982	-£28,954,867	-£29,954,604
60% LAR : 40% CIR	15%	-£24,688,027	-£27,543,439	-£27,565,115	-£27,608,596	-£27,849,467	-£29,490,493	-£30,489,196
60% LAR : 40% CIR	20%	-£25,312,251	-£28,085,618	-£28,107,232	-£28,150,602	-£28,391,190	-£30,030,525	-£31,028,290
60% LAR : 40% CIR	25%	-£25,940,655	-£28,631,949	-£28,653,507	-£28,696,776	-£28,937,110	-£30,574,923	-£31,571,842
60% LAR : 40% CIR	30%	-£26,573,199	-£29,182,390	-£29,203,900	-£29,247,077	-£29,487,186	-£31,123,643	-£32,119,807
60% LAR : 40% CIR	35%	-£27,209,841	-£29,736,901	-£29,758,368	-£29,801,467	-£30,041,377	-£31,676,642	-£32,672,145
60% LAR : 40% CIR	40%	-£27,850,543	-£30,295,443	-£30,316,874	-£30,359,903	-£30,599,643	-£32,233,879	-£33,228,810
60% LAR : 40% CIR	45%	-£28,495,261	-£30,857,973	-£30,879,375	-£30,922,347	-£31,161,942	-£32,795,310	-£33,789,759
60% LAR : 40% CIR	50%	-£29,143,957	-£31,424,451	-£31,445,832	-£31,488,757	-£31,728,233	-£33,360,894	-£34,354,950

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£16,134,948	-£19,235,806	-£19,257,712	-£19,301,600	-£19,543,487	-£21,190,606	-£22,192,694
60% LAR : 40% CIR	5%	-£16,745,883	-£19,765,292	-£19,787,114	-£19,830,856	-£20,072,374	-£21,717,290	-£22,718,155
60% LAR : 40% CIR	10%	-£17,361,624	-£20,299,049	-£20,320,795	-£20,364,402	-£20,605,582	-£22,248,467	-£23,248,204
60% LAR : 40% CIR	15%	-£17,981,627	-£20,837,039	-£20,858,715	-£20,902,196	-£21,143,067	-£22,784,093	-£23,782,796
60% LAR : 40% CIR	20%	-£18,605,851	-£21,379,218	-£21,400,832	-£21,444,202	-£21,684,790	-£23,324,125	-£24,321,890
60% LAR : 40% CIR	25%	-£19,234,255	-£21,925,549	-£21,947,107	-£21,990,376	-£22,230,710	-£23,868,523	-£24,865,442
60% LAR : 40% CIR	30%	-£19,866,799	-£22,475,990	-£22,497,500	-£22,540,677	-£22,780,786	-£24,417,243	-£25,413,407
60% LAR : 40% CIR	35%	-£20,503,441	-£23,030,501	-£23,051,968	-£23,095,067	-£23,334,977	-£24,970,242	-£25,965,745
60% LAR : 40% CIR	40%	-£21,144,143	-£23,589,043	-£23,610,474	-£23,653,503	-£23,893,243	-£25,527,479	-£26,522,410
60% LAR : 40% CIR	45%	-£21,788,861	-£24,151,573	-£24,172,975	-£24,215,947	-£24,455,542	-£26,088,910	-£27,083,359
60% LAR : 40% CIR	50%	-£22,437,557	-£24,718,051	-£24,739,432	-£24,782,357	-£25,021,833	-£26,654,494	-£27,648,550

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,207,348	-£11,308,206	-£11,330,112	-£11,374,000	-£11,615,887	-£13,263,006	-£14,265,094
60% LAR : 40% CIR	5%	-£8,818,283	-£11,837,692	-£11,859,514	-£11,903,256	-£12,144,774	-£13,789,690	-£14,790,555
60% LAR : 40% CIR	10%	-£9,434,024	-£12,371,449	-£12,393,195	-£12,436,802	-£12,677,982	-£14,320,867	-£15,320,604
60% LAR : 40% CIR	15%	-£10,054,027	-£12,909,439	-£12,931,115	-£12,974,596	-£13,215,467	-£14,856,493	-£15,855,196
60% LAR : 40% CIR	20%	-£10,678,251	-£13,451,618	-£13,473,232	-£13,516,602	-£13,757,190	-£15,396,525	-£16,394,290
60% LAR : 40% CIR	25%	-£11,306,655	-£13,997,949	-£14,019,507	-£14,062,776	-£14,303,110	-£15,940,923	-£16,937,842
60% LAR : 40% CIR	30%	-£11,939,199	-£14,548,390	-£14,569,900	-£14,613,077	-£14,853,186	-£16,489,643	-£17,485,807
60% LAR : 40% CIR	35%	-£12,575,841	-£15,102,901	-£15,124,368	-£15,167,467	-£15,407,377	-£17,042,642	-£18,038,145
60% LAR : 40% CIR	40%	-£13,216,543	-£15,661,443	-£15,682,874	-£15,725,903	-£15,965,643	-£17,599,879	-£18,594,810
60% LAR : 40% CIR	45%	-£13,861,261	-£16,223,973	-£16,245,375	-£16,288,347	-£16,527,942	-£18,161,310	-£19,155,759
60% LAR : 40% CIR	50%	-£14,509,957	-£16,790,451	-£16,811,832	-£16,854,757	-£17,094,233	-£18,726,894	-£19,720,950

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR for 15 Years		Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£977,835	-£2,123,946	-£2,145,853	-£2,189,741	-£2,431,627	-£4,078,746	-£5,080,834
60% LAR : 40% CIR	5%	£328,345	-£2,700,625	-£2,722,447	-£2,766,189	-£3,007,708	-£4,652,623	-£5,653,488
60% LAR : 40% CIR	10%	-£330,346	-£3,281,576	-£3,303,322	-£3,346,928	-£3,588,109	-£5,230,993	-£6,230,729
60% LAR : 40% CIR	15%	-£998,309	-£3,866,757	-£3,888,435	-£3,931,916	-£4,172,787	-£5,813,812	-£6,812,516
60% LAR : 40% CIR	20%	-£1,670,493	-£4,456,131	-£4,477,745	-£4,521,114	-£4,761,703	-£6,401,037	-£7,398,802
60% LAR : 40% CIR	25%	-£2,346,857	-£5,049,654	-£5,071,212	-£5,114,480	-£5,354,815	-£6,992,628	-£7,989,547
60% LAR : 40% CIR	30%	-£3,027,361	-£5,647,288	-£5,668,798	-£5,711,975	-£5,952,085	-£7,588,541	-£8,584,706
60% LAR : 40% CIR	35%	-£3,711,963	-£6,248,993	-£6,270,460	-£6,313,558	-£6,553,468	-£8,188,733	-£9,184,237
60% LAR : 40% CIR	40%	-£4,400,624	-£6,854,727	-£6,876,158	-£6,919,188	-£7,158,927	-£8,793,163	-£9,788,094
60% LAR : 40% CIR	45%	-£5,093,303	-£7,464,450	-£7,485,852	-£7,528,824	-£7,768,419	-£9,401,787	-£10,396,236
60% LAR : 40% CIR	50%	-£5,789,959	-£8,078,121	-£8,099,502	-£8,142,426	-£8,381,903	-£10,014,564	-£11,008,620

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£38,081,765	-£41,183,546	-£41,205,453	-£41,249,341	-£41,491,227	-£43,138,346	-£44,140,434
60% LAR : 40% CIR	5%	-£38,731,255	-£41,760,225	-£41,782,047	-£41,825,789	-£42,067,308	-£43,712,223	-£44,713,088
60% LAR : 40% CIR	10%	-£39,389,946	-£42,341,176	-£42,362,922	-£42,406,528	-£42,647,709	-£44,290,593	-£45,290,329
60% LAR : 40% CIR	15%	-£40,057,909	-£42,926,357	-£42,948,035	-£42,991,516	-£43,232,387	-£44,873,412	-£45,872,116
60% LAR : 40% CIR	20%	-£40,730,093	-£43,515,731	-£43,537,345	-£43,580,714	-£43,821,303	-£45,460,637	-£46,458,402
60% LAR : 40% CIR	25%	-£41,406,457	-£44,109,254	-£44,130,812	-£44,174,080	-£44,414,415	-£46,052,228	-£47,049,147
60% LAR : 40% CIR	30%	-£42,086,961	-£44,706,888	-£44,728,398	-£44,771,575	-£45,011,685	-£46,648,141	-£47,644,306
60% LAR : 40% CIR	35%	-£42,771,563	-£45,308,593	-£45,330,060	-£45,373,158	-£45,613,068	-£47,248,333	-£48,243,837
60% LAR : 40% CIR	40%	-£43,460,224	-£45,914,327	-£45,935,758	-£45,978,788	-£46,218,527	-£47,852,763	-£48,847,694
60% LAR : 40% CIR	45%	-£44,152,903	-£46,524,050	-£46,545,452	-£46,588,424	-£46,828,019	-£48,461,387	-£49,455,836
60% LAR : 40% CIR	50%	-£44,849,559	-£47,137,721	-£47,159,102	-£47,202,026	-£47,441,503	-£49,074,164	-£50,068,220

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£21,896,565	-£24,998,346	-£25,020,253	-£25,064,141	-£25,306,027	-£26,953,146	-£27,955,234
60% LAR : 40% CIR	5%	-£22,546,055	-£25,575,025	-£25,596,847	-£25,640,589	-£25,882,108	-£27,527,023	-£28,527,888
60% LAR : 40% CIR	10%	-£23,204,746	-£26,155,976	-£26,177,722	-£26,221,328	-£26,462,509	-£28,105,393	-£29,105,129
60% LAR : 40% CIR	15%	-£23,872,709	-£26,741,157	-£26,762,835	-£26,806,316	-£27,047,187	-£28,688,212	-£29,686,916
60% LAR : 40% CIR	20%	-£24,544,893	-£27,330,531	-£27,352,145	-£27,395,514	-£27,636,103	-£29,275,437	-£30,273,202
60% LAR : 40% CIR	25%	-£25,221,257	-£27,924,054	-£27,945,612	-£27,988,880	-£28,229,215	-£29,867,028	-£30,863,947
60% LAR : 40% CIR	30%	-£25,901,761	-£28,521,688	-£28,543,198	-£28,586,375	-£28,826,485	-£30,462,941	-£31,459,106
60% LAR : 40% CIR	35%	-£26,586,363	-£29,123,393	-£29,144,860	-£29,187,958	-£29,427,868	-£31,063,133	-£32,058,637
60% LAR : 40% CIR	40%	-£27,275,024	-£29,729,127	-£29,750,558	-£29,793,588	-£30,033,327	-£31,667,563	-£32,662,494
60% LAR : 40% CIR	45%	-£27,967,703	-£30,338,850	-£30,360,252	-£30,403,224	-£30,642,819	-£32,276,187	-£33,270,636
60% LAR : 40% CIR	50%	-£28,664,359	-£30,952,521	-£30,973,902	-£31,016,826	-£31,256,303	-£32,888,964	-£33,883,020

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,190,165	-£18,291,946	-£18,313,853	-£18,357,741	-£18,599,627	-£20,246,746	-£21,248,834
60% LAR : 40% CIR	5%	-£15,839,655	-£18,868,625	-£18,890,447	-£18,934,189	-£19,175,708	-£20,820,623	-£21,821,488
60% LAR : 40% CIR	10%	-£16,498,346	-£19,449,576	-£19,471,322	-£19,514,928	-£19,756,109	-£21,398,993	-£22,398,729
60% LAR : 40% CIR	15%	-£17,166,309	-£20,034,757	-£20,056,435	-£20,099,916	-£20,340,787	-£21,981,812	-£22,980,516
60% LAR : 40% CIR	20%	-£17,838,493	-£20,624,131	-£20,645,745	-£20,689,114	-£20,929,703	-£22,569,037	-£23,566,802
60% LAR : 40% CIR	25%	-£18,514,857	-£21,217,654	-£21,239,212	-£21,282,480	-£21,522,815	-£23,160,628	-£24,157,547
60% LAR : 40% CIR	30%	-£19,195,361	-£21,815,288	-£21,836,798	-£21,879,975	-£22,120,085	-£23,756,541	-£24,752,706
60% LAR : 40% CIR	35%	-£19,879,963	-£22,416,993	-£22,438,460	-£22,481,558	-£22,721,468	-£24,356,733	-£25,352,237
60% LAR : 40% CIR	40%	-£20,568,624	-£23,022,727	-£23,044,158	-£23,087,188	-£23,326,927	-£24,961,163	-£25,956,094
60% LAR : 40% CIR	45%	-£21,261,303	-£23,632,450	-£23,653,852	-£23,696,824	-£23,936,419	-£25,569,787	-£26,564,236
60% LAR : 40% CIR	50%	-£21,957,959	-£24,246,121	-£24,267,502	-£24,310,426	-£24,549,903	-£26,182,564	-£27,176,620

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,262,565	-£10,364,346	-£10,386,253	-£10,430,141	-£10,672,027	-£12,319,146	-£13,321,234
60% LAR : 40% CIR	5%	-£7,912,055	-£10,941,025	-£10,962,847	-£11,006,589	-£11,248,108	-£12,893,023	-£13,893,888
60% LAR : 40% CIR	10%	-£8,570,746	-£11,521,976	-£11,543,722	-£11,587,328	-£11,828,509	-£13,471,393	-£14,471,129
60% LAR : 40% CIR	15%	-£9,238,709	-£12,107,157	-£12,128,835	-£12,172,316	-£12,413,187	-£14,054,212	-£15,052,916
60% LAR : 40% CIR	20%	-£9,910,893	-£12,696,531	-£12,718,145	-£12,761,514	-£13,002,103	-£14,641,437	-£15,639,202
60% LAR : 40% CIR	25%	-£10,587,257	-£13,290,054	-£13,311,612	-£13,354,880	-£13,595,215	-£15,233,028	-£16,229,947
60% LAR : 40% CIR	30%	-£11,267,761	-£13,887,688	-£13,909,198	-£13,952,375	-£14,192,485	-£15,828,941	-£16,825,106
60% LAR : 40% CIR	35%	-£11,952,363	-£14,489,393	-£14,510,860	-£14,553,958	-£14,793,868	-£16,429,133	-£17,424,637
60% LAR : 40% CIR	40%	-£12,641,024	-£15,095,127	-£15,116,558	-£15,159,588	-£15,399,327	-£17,033,563	-£18,028,494
60% LAR : 40% CIR	45%	-£13,333,703	-£15,704,850	-£15,726,252	-£15,769,224	-£16,008,819	-£17,642,187	-£18,636,636
60% LAR : 40% CIR	50%	-£14,030,359	-£16,318,521	-£16,339,902	-£16,382,826	-£16,622,303	-£18,254,964	-£19,249,020

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR for 15 Years		Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,867,398	-£236,227	-£258,133	-£302,021	-£543,908	-£2,191,027	-£3,193,115
60% LAR : 40% CIR	5%	£2,123,431	-£907,292	-£929,115	-£972,855	-£1,214,375	-£2,859,290	-£3,860,155
60% LAR : 40% CIR	10%	£1,375,226	-£1,582,628	-£1,604,374	-£1,647,980	-£1,889,161	-£3,532,045	-£4,531,782
60% LAR : 40% CIR	15%	£622,823	-£2,262,196	-£2,283,873	-£2,327,355	-£2,568,226	-£4,209,250	-£5,207,954
60% LAR : 40% CIR	20%	-£135,777	-£2,945,955	-£2,967,569	-£3,010,939	-£3,251,527	-£4,890,862	-£5,888,627
60% LAR : 40% CIR	25%	-£908,061	-£3,633,864	-£3,655,423	-£3,698,690	-£3,939,026	-£5,576,838	-£6,573,757
60% LAR : 40% CIR	30%	-£1,684,484	-£4,325,885	-£4,347,394	-£4,390,572	-£4,630,681	-£6,267,137	-£7,263,302
60% LAR : 40% CIR	35%	-£2,465,007	-£5,021,975	-£5,043,443	-£5,086,540	-£5,326,451	-£6,961,716	-£7,957,218
60% LAR : 40% CIR	40%	-£3,249,588	-£5,722,095	-£5,743,526	-£5,786,556	-£6,026,295	-£7,660,531	-£8,655,463
60% LAR : 40% CIR	45%	-£4,038,185	-£6,426,203	-£6,447,607	-£6,490,578	-£6,730,172	-£8,363,542	-£9,357,991
60% LAR : 40% CIR	50%	-£4,830,761	-£7,134,261	-£7,155,643	-£7,198,567	-£7,438,043	-£9,070,704	-£10,064,760

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£36,192,202	-£39,295,827	-£39,317,733	-£39,361,621	-£39,603,508	-£41,250,627	-£42,252,715
60% LAR : 40% CIR	5%	-£36,936,169	-£39,966,892	-£39,988,715	-£40,032,455	-£40,273,975	-£41,918,890	-£42,919,755
60% LAR : 40% CIR	10%	-£37,684,374	-£40,642,228	-£40,663,974	-£40,707,580	-£40,948,761	-£42,591,645	-£43,591,382
60% LAR : 40% CIR	15%	-£38,436,777	-£41,321,796	-£41,343,473	-£41,386,955	-£41,627,826	-£43,268,850	-£44,267,554
60% LAR : 40% CIR	20%	-£39,195,377	-£42,005,555	-£42,027,169	-£42,070,539	-£42,311,127	-£43,950,462	-£44,948,227
60% LAR : 40% CIR	25%	-£39,967,661	-£42,693,464	-£42,715,023	-£42,758,290	-£42,998,626	-£44,636,438	-£45,633,357
60% LAR : 40% CIR	30%	-£40,744,084	-£43,385,485	-£43,406,994	-£43,450,172	-£43,690,281	-£45,326,737	-£46,322,902
60% LAR : 40% CIR	35%	-£41,524,607	-£44,081,575	-£44,103,043	-£44,146,140	-£44,386,051	-£46,021,316	-£47,016,818
60% LAR : 40% CIR	40%	-£42,309,188	-£44,781,695	-£44,803,126	-£44,846,156	-£45,085,895	-£46,720,131	-£47,715,063
60% LAR : 40% CIR	45%	-£43,097,785	-£45,485,803	-£45,507,207	-£45,550,178	-£45,789,772	-£47,423,142	-£48,417,591
60% LAR : 40% CIR	50%	-£43,890,361	-£46,193,861	-£46,215,243	-£46,258,167	-£46,497,643	-£48,130,304	-£49,124,360

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£20,007,002	-£23,110,627	-£23,132,533	-£23,176,421	-£23,418,308	-£25,065,427	-£26,067,515
60% LAR : 40% CIR	5%	-£20,750,969	-£23,781,692	-£23,803,515	-£23,847,255	-£24,088,775	-£25,733,690	-£26,734,555
60% LAR : 40% CIR	10%	-£21,499,174	-£24,457,028	-£24,478,774	-£24,522,380	-£24,763,561	-£26,406,445	-£27,406,182
60% LAR : 40% CIR	15%	-£22,251,577	-£25,136,596	-£25,158,273	-£25,201,755	-£25,442,626	-£27,083,650	-£28,082,354
60% LAR : 40% CIR	20%	-£23,010,177	-£25,820,355	-£25,841,969	-£25,885,339	-£26,125,927	-£27,765,262	-£28,763,027
60% LAR : 40% CIR	25%	-£23,782,461	-£26,508,264	-£26,529,823	-£26,573,090	-£26,813,426	-£28,451,238	-£29,448,157
60% LAR : 40% CIR	30%	-£24,558,884	-£27,200,285	-£27,221,794	-£27,264,972	-£27,505,081	-£29,141,537	-£30,137,702
60% LAR : 40% CIR	35%	-£25,339,407	-£27,896,375	-£27,917,843	-£27,960,940	-£28,200,851	-£29,836,116	-£30,831,618
60% LAR : 40% CIR	40%	-£26,123,988	-£28,596,495	-£28,617,926	-£28,660,956	-£28,900,695	-£30,534,931	-£31,529,863
60% LAR : 40% CIR	45%	-£26,912,585	-£29,300,603	-£29,322,007	-£29,364,978	-£29,604,572	-£31,237,942	-£32,232,391
60% LAR : 40% CIR	50%	-£27,705,161	-£30,008,661	-£30,030,043	-£30,072,967	-£30,312,443	-£31,945,104	-£32,939,160

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£13,300,602	-£16,404,227	-£16,426,133	-£16,470,021	-£16,711,908	-£18,359,027	-£19,361,115
60% LAR : 40% CIR	5%	-£14,044,569	-£17,075,292	-£17,097,115	-£17,140,855	-£17,382,375	-£19,027,290	-£20,028,155
60% LAR : 40% CIR	10%	-£14,792,774	-£17,750,628	-£17,772,374	-£17,815,980	-£18,057,161	-£19,700,045	-£20,699,782
60% LAR : 40% CIR	15%	-£15,545,177	-£18,430,196	-£18,451,873	-£18,495,355	-£18,736,226	-£20,377,250	-£21,375,954
60% LAR : 40% CIR	20%	-£16,303,777	-£19,113,955	-£19,135,569	-£19,178,939	-£19,419,527	-£21,058,862	-£22,056,627
60% LAR : 40% CIR	25%	-£17,076,061	-£19,801,864	-£19,823,423	-£19,866,690	-£20,107,026	-£21,744,838	-£22,741,757
60% LAR : 40% CIR	30%	-£17,852,484	-£20,493,885	-£20,515,394	-£20,558,572	-£20,798,681	-£22,435,137	-£23,431,302
60% LAR : 40% CIR	35%	-£18,633,007	-£21,189,975	-£21,211,443	-£21,254,540	-£21,494,451	-£23,129,716	-£24,125,218
60% LAR : 40% CIR	40%	-£19,417,588	-£21,890,095	-£21,911,526	-£21,954,556	-£22,194,295	-£23,828,531	-£24,823,463
60% LAR : 40% CIR	45%	-£20,206,185	-£22,594,203	-£22,615,607	-£22,658,578	-£22,898,172	-£24,531,542	-£25,525,991
60% LAR : 40% CIR	50%	-£20,998,761	-£23,302,261	-£23,323,643	-£23,366,567	-£23,606,043	-£25,238,704	-£26,232,760

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,373,002	-£8,476,627	-£8,498,533	-£8,542,421	-£8,784,308	-£10,431,427	-£11,433,515
60% LAR : 40% CIR	5%	-£6,116,969	-£9,147,692	-£9,169,515	-£9,213,255	-£9,454,775	-£11,099,690	-£12,100,555
60% LAR : 40% CIR	10%	-£6,865,174	-£9,823,028	-£9,844,774	-£9,888,380	-£10,129,561	-£11,772,445	-£12,772,182
60% LAR : 40% CIR	15%	-£7,617,577	-£10,502,596	-£10,524,273	-£10,567,755	-£10,808,626	-£12,449,650	-£13,448,354
60% LAR : 40% CIR	20%	-£8,376,177	-£11,186,355	-£11,207,969	-£11,251,339	-£11,491,927	-£13,131,262	-£14,129,027
60% LAR : 40% CIR	25%	-£9,148,461	-£11,874,264	-£11,895,823	-£11,939,090	-£12,179,426	-£13,817,238	-£14,814,157
60% LAR : 40% CIR	30%	-£9,924,884	-£12,566,285	-£12,587,794	-£12,630,972	-£12,871,081	-£14,507,537	-£15,503,702
60% LAR : 40% CIR	35%	-£10,705,407	-£13,262,375	-£13,283,843	-£13,326,940	-£13,566,851	-£15,202,116	-£16,197,618
60% LAR : 40% CIR	40%	-£11,489,988	-£13,962,495	-£13,983,926	-£14,026,956	-£14,266,695	-£15,900,931	-£16,895,863
60% LAR : 40% CIR	45%	-£12,278,585	-£14,666,603	-£14,688,007	-£14,730,978	-£14,970,572	-£16,603,942	-£17,598,391
60% LAR : 40% CIR	50%	-£13,071,161	-£15,374,661	-£15,396,043	-£15,438,967	-£15,678,443	-£17,311,104	-£18,305,160

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR for 15 Years	

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£4,753,253	£1,626,673	£1,605,096	£1,561,867	£1,323,616	-£303,307	-£1,305,396
60% LAR : 40% CIR	5%	£3,918,516	£872,726	£851,231	£808,147	£570,258	-£1,065,956	-£2,066,821
60% LAR : 40% CIR	10%	£3,075,833	£114,572	£93,152	£50,201	-£190,213	-£1,833,098	-£2,832,835
60% LAR : 40% CIR	15%	£2,228,953	-£657,634	-£679,312	-£722,793	-£963,664	-£2,604,689	-£3,603,392
60% LAR : 40% CIR	20%	£1,377,914	-£1,435,780	-£1,457,394	-£1,500,763	-£1,741,352	-£3,380,686	-£4,378,451
60% LAR : 40% CIR	25%	£522,759	-£2,218,075	-£2,239,633	-£2,282,901	-£2,523,236	-£4,161,049	-£5,157,968
60% LAR : 40% CIR	30%	-£341,608	-£3,004,481	-£3,025,991	-£3,069,168	-£3,309,278	-£4,945,733	-£5,941,899
60% LAR : 40% CIR	35%	-£1,218,049	-£3,794,958	-£3,816,424	-£3,859,523	-£4,099,433	-£5,734,698	-£6,730,200
60% LAR : 40% CIR	40%	-£2,098,550	-£4,589,463	-£4,610,895	-£4,653,924	-£4,893,664	-£6,527,900	-£7,522,831
60% LAR : 40% CIR	45%	-£2,983,068	-£5,387,958	-£5,409,361	-£5,452,332	-£5,691,927	-£7,325,295	-£8,319,745
60% LAR : 40% CIR	50%	-£3,871,563	-£6,190,402	-£6,211,783	-£6,254,707	-£6,494,183	-£8,126,844	-£9,120,901

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£34,306,347	-£37,432,927	-£37,454,504	-£37,497,733	-£37,735,984	-£39,362,907	-£40,364,996
60% LAR : 40% CIR	5%	-£35,141,084	-£38,186,874	-£38,208,369	-£38,251,453	-£38,489,342	-£40,125,556	-£41,126,421
60% LAR : 40% CIR	10%	-£35,983,767	-£38,945,028	-£38,966,448	-£39,009,399	-£39,249,813	-£40,892,698	-£41,892,435
60% LAR : 40% CIR	15%	-£36,830,647	-£39,717,234	-£39,738,912	-£39,782,393	-£40,023,264	-£41,664,289	-£42,662,992
60% LAR : 40% CIR	20%	-£37,681,686	-£40,495,380	-£40,516,994	-£40,560,363	-£40,800,952	-£42,440,286	-£43,438,051
60% LAR : 40% CIR	25%	-£38,536,841	-£41,277,675	-£41,299,233	-£41,342,501	-£41,582,836	-£43,220,649	-£44,217,568
60% LAR : 40% CIR	30%	-£39,401,208	-£42,064,081	-£42,085,591	-£42,128,768	-£42,368,878	-£44,005,333	-£45,001,499
60% LAR : 40% CIR	35%	-£40,277,649	-£42,854,558	-£42,876,024	-£42,919,123	-£43,159,033	-£44,794,298	-£45,789,800
60% LAR : 40% CIR	40%	-£41,158,150	-£43,649,063	-£43,670,495	-£43,713,524	-£43,953,264	-£45,587,500	-£46,582,431
60% LAR : 40% CIR	45%	-£42,042,668	-£44,447,558	-£44,468,961	-£44,511,932	-£44,751,527	-£46,384,895	-£47,379,345
60% LAR : 40% CIR	50%	-£42,931,163	-£45,250,002	-£45,271,383	-£45,314,307	-£45,553,783	-£47,186,444	-£48,180,501

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£18,121,147	-£21,247,727	-£21,269,304	-£21,312,533	-£21,550,784	-£23,177,707	-£24,179,796
60% LAR : 40% CIR	5%	-£18,955,884	-£22,001,674	-£22,023,169	-£22,066,253	-£22,304,142	-£23,940,356	-£24,941,221
60% LAR : 40% CIR	10%	-£19,798,567	-£22,759,828	-£22,781,248	-£22,824,199	-£23,064,613	-£24,707,498	-£25,707,235
60% LAR : 40% CIR	15%	-£20,645,447	-£23,532,034	-£23,553,712	-£23,597,193	-£23,838,064	-£25,479,089	-£26,477,792
60% LAR : 40% CIR	20%	-£21,496,486	-£24,310,180	-£24,331,794	-£24,375,163	-£24,615,752	-£26,255,086	-£27,252,851
60% LAR : 40% CIR	25%	-£22,351,641	-£25,092,475	-£25,114,033	-£25,157,301	-£25,397,636	-£27,035,449	-£28,032,368
60% LAR : 40% CIR	30%	-£23,216,008	-£25,878,881	-£25,900,391	-£25,943,568	-£26,183,678	-£27,820,133	-£28,816,299
60% LAR : 40% CIR	35%	-£24,092,449	-£26,669,358	-£26,690,824	-£26,733,923	-£26,973,833	-£28,609,098	-£29,604,600
60% LAR : 40% CIR	40%	-£24,972,950	-£27,463,863	-£27,485,295	-£27,528,324	-£27,768,064	-£29,402,300	-£30,397,231
60% LAR : 40% CIR	45%	-£25,857,468	-£28,262,358	-£28,283,761	-£28,326,732	-£28,566,327	-£30,199,695	-£31,194,145
60% LAR : 40% CIR	50%	-£26,745,963	-£29,064,802	-£29,086,183	-£29,129,107	-£29,368,583	-£31,001,244	-£31,995,301

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,414,747	-£14,541,327	-£14,562,904	-£14,606,133	-£14,844,384	-£16,471,307	-£17,473,396
60% LAR : 40% CIR	5%	-£12,249,484	-£15,295,274	-£15,316,769	-£15,359,853	-£15,597,742	-£17,233,956	-£18,234,821
60% LAR : 40% CIR	10%	-£13,092,167	-£16,053,428	-£16,074,848	-£16,117,799	-£16,358,213	-£18,001,098	-£19,000,835
60% LAR : 40% CIR	15%	-£13,939,047	-£16,825,634	-£16,847,312	-£16,890,793	-£17,131,664	-£18,772,689	-£19,771,392
60% LAR : 40% CIR	20%	-£14,790,086	-£17,603,780	-£17,625,394	-£17,668,763	-£17,909,352	-£19,548,686	-£20,546,451
60% LAR : 40% CIR	25%	-£15,645,241	-£18,386,075	-£18,407,633	-£18,450,901	-£18,691,236	-£20,329,049	-£21,325,968
60% LAR : 40% CIR	30%	-£16,509,608	-£19,172,481	-£19,193,991	-£19,237,168	-£19,477,278	-£21,113,733	-£22,109,899
60% LAR : 40% CIR	35%	-£17,386,049	-£19,962,958	-£19,984,424	-£20,027,523	-£20,267,433	-£21,902,698	-£22,898,200
60% LAR : 40% CIR	40%	-£18,266,550	-£20,757,463	-£20,778,895	-£20,821,924	-£21,061,664	-£22,695,900	-£23,690,831
60% LAR : 40% CIR	45%	-£19,151,068	-£21,555,958	-£21,577,361	-£21,620,332	-£21,859,927	-£23,493,295	-£24,487,745
60% LAR : 40% CIR	50%	-£20,039,563	-£22,358,402	-£22,379,783	-£22,422,707	-£22,662,183	-£24,294,844	-£25,288,901

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,487,147	-£6,613,727	-£6,635,304	-£6,678,533	-£6,916,784	-£8,543,707	-£9,545,796
60% LAR : 40% CIR	5%	-£4,321,884	-£7,367,674	-£7,389,169	-£7,432,253	-£7,670,142	-£9,306,356	-£10,307,221
60% LAR : 40% CIR	10%	-£5,164,567	-£8,125,828	-£8,147,248	-£8,190,199	-£8,430,613	-£10,073,498	-£11,073,235
60% LAR : 40% CIR	15%	-£6,011,447	-£8,898,034	-£8,919,712	-£8,963,193	-£9,204,064	-£10,845,089	-£11,843,792
60% LAR : 40% CIR	20%	-£6,862,486	-£9,676,180	-£9,697,794	-£9,741,163	-£9,981,752	-£11,621,086	-£12,618,851
60% LAR : 40% CIR	25%	-£7,717,641	-£10,458,475	-£10,480,033	-£10,523,301	-£10,763,636	-£12,401,449	-£13,398,368
60% LAR : 40% CIR	30%	-£8,582,008	-£11,244,881	-£11,266,391	-£11,309,568	-£11,549,678	-£13,186,133	-£14,182,299
60% LAR : 40% CIR	35%	-£9,458,449	-£12,035,358	-£12,056,824	-£12,099,923	-£12,339,833	-£13,975,098	-£14,970,600
60% LAR : 40% CIR	40%	-£10,338,950	-£12,829,863	-£12,851,295	-£12,894,324	-£13,134,064	-£14,768,300	-£15,763,231
60% LAR : 40% CIR	45%	-£11,223,468	-£13,628,358	-£13,649,761	-£13,692,732	-£13,932,327	-£15,565,695	-£16,560,145
60% LAR : 40% CIR	50%	-£12,111,963	-£14,430,802	-£14,452,183	-£14,495,107	-£14,734,583	-£16,367,244	-£17,361,301

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR for 15 Years	Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£8,486,013	£5,341,998	£5,320,745	£5,278,166	£5,042,314	£3,419,950	£2,432,922
60% LAR : 40% CIR	5%	£7,469,857	£4,405,489	£4,383,995	£4,340,910	£4,103,021	£2,482,827	£1,497,005
60% LAR : 40% CIR	10%	£6,449,527	£3,461,400	£3,439,980	£3,397,030	£3,159,473	£1,541,280	£556,568
60% LAR : 40% CIR	15%	£5,425,062	£2,513,143	£2,491,791	£2,448,963	£2,211,712	£595,350	-£394,269
60% LAR : 40% CIR	20%	£4,396,503	£1,560,757	£1,539,468	£1,496,751	£1,259,778	-£360,335	-£1,358,100
60% LAR : 40% CIR	25%	£3,357,104	£604,284	£583,050	£540,432	£303,709	-£1,329,470	-£2,326,389
60% LAR : 40% CIR	30%	£2,308,915	-£361,674	-£383,183	-£426,361	-£666,470	-£2,302,926	-£3,299,091
60% LAR : 40% CIR	35%	£1,256,688	-£1,340,921	-£1,362,389	-£1,405,487	-£1,645,398	-£3,280,662	-£4,276,165
60% LAR : 40% CIR	40%	£200,465	-£2,324,199	-£2,345,632	-£2,388,661	-£2,628,400	-£4,262,636	-£5,257,568
60% LAR : 40% CIR	45%	-£872,834	-£3,311,467	-£3,332,869	-£3,375,841	-£3,615,436	-£5,248,804	-£6,243,254
60% LAR : 40% CIR	50%	-£1,953,169	-£4,302,682	-£4,324,063	-£4,366,988	-£4,606,464	-£6,239,125	-£7,233,181

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£30,573,587	-£33,717,602	-£33,738,855	-£33,781,434	-£34,017,286	-£35,639,650	-£36,626,678
60% LAR : 40% CIR	5%	-£31,589,743	-£34,654,111	-£34,675,605	-£34,718,690	-£34,956,579	-£36,576,773	-£37,562,595
60% LAR : 40% CIR	10%	-£32,610,073	-£35,598,200	-£35,619,620	-£35,662,570	-£35,900,127	-£37,518,320	-£38,503,032
60% LAR : 40% CIR	15%	-£33,634,538	-£36,546,457	-£36,567,809	-£36,610,637	-£36,847,888	-£38,464,250	-£39,453,869
60% LAR : 40% CIR	20%	-£34,663,097	-£37,498,843	-£37,520,132	-£37,562,849	-£37,799,822	-£39,419,935	-£40,417,700
60% LAR : 40% CIR	25%	-£35,702,496	-£38,455,316	-£38,476,550	-£38,519,168	-£38,755,891	-£40,389,070	-£41,385,989
60% LAR : 40% CIR	30%	-£36,750,685	-£39,421,274	-£39,442,783	-£39,485,961	-£39,726,070	-£41,362,526	-£42,358,691
60% LAR : 40% CIR	35%	-£37,802,912	-£40,400,521	-£40,421,989	-£40,465,087	-£40,704,998	-£42,340,262	-£43,335,765
60% LAR : 40% CIR	40%	-£38,859,135	-£41,383,799	-£41,405,232	-£41,448,261	-£41,688,000	-£43,322,236	-£44,317,168
60% LAR : 40% CIR	45%	-£39,932,434	-£42,371,067	-£42,392,469	-£42,435,441	-£42,675,036	-£44,308,404	-£45,302,854
60% LAR : 40% CIR	50%	-£41,012,769	-£43,362,282	-£43,383,663	-£43,426,588	-£43,666,064	-£45,298,725	-£46,292,781

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£14,388,387	-£17,532,402	-£17,553,655	-£17,596,234	-£17,832,086	-£19,454,450	-£20,441,478
60% LAR : 40% CIR	5%	-£15,404,543	-£18,468,911	-£18,490,405	-£18,533,490	-£18,771,379	-£20,391,573	-£21,377,395
60% LAR : 40% CIR	10%	-£16,424,873	-£19,413,000	-£19,434,420	-£19,477,370	-£19,714,927	-£21,333,120	-£22,317,832
60% LAR : 40% CIR	15%	-£17,449,338	-£20,361,257	-£20,382,609	-£20,425,437	-£20,662,688	-£22,279,050	-£23,268,669
60% LAR : 40% CIR	20%	-£18,477,897	-£21,313,643	-£21,334,932	-£21,377,649	-£21,614,622	-£23,234,735	-£24,232,500
60% LAR : 40% CIR	25%	-£19,517,296	-£22,270,116	-£22,291,350	-£22,333,968	-£22,570,691	-£24,203,870	-£25,200,789
60% LAR : 40% CIR	30%	-£20,565,485	-£23,236,074	-£23,257,583	-£23,300,761	-£23,540,870	-£25,177,326	-£26,173,491
60% LAR : 40% CIR	35%	-£21,617,712	-£24,215,321	-£24,236,789	-£24,279,887	-£24,519,798	-£26,155,062	-£27,150,565
60% LAR : 40% CIR	40%	-£22,673,935	-£25,198,599	-£25,220,032	-£25,263,061	-£25,502,800	-£27,137,036	-£28,131,968
60% LAR : 40% CIR	45%	-£23,747,234	-£26,185,867	-£26,207,269	-£26,250,241	-£26,489,836	-£28,123,204	-£29,117,654
60% LAR : 40% CIR	50%	-£24,827,569	-£27,177,082	-£27,198,463	-£27,241,388	-£27,480,864	-£29,113,525	-£30,107,581

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,681,987	-£10,826,002	-£10,847,255	-£10,889,834	-£11,125,686	-£12,748,050	-£13,735,078
60% LAR : 40% CIR	5%	-£8,698,143	-£11,762,511	-£11,784,005	-£11,827,090	-£12,064,979	-£13,685,173	-£14,670,995
60% LAR : 40% CIR	10%	-£9,718,473	-£12,706,600	-£12,728,020	-£12,770,970	-£13,008,527	-£14,626,720	-£15,611,432
60% LAR : 40% CIR	15%	-£10,742,938	-£13,654,857	-£13,676,209	-£13,719,037	-£13,956,288	-£15,572,650	-£16,562,269
60% LAR : 40% CIR	20%	-£11,771,497	-£14,607,243	-£14,628,532	-£14,671,249	-£14,908,222	-£16,528,335	-£17,526,100
60% LAR : 40% CIR	25%	-£12,810,896	-£15,563,716	-£15,584,950	-£15,627,568	-£15,864,291	-£17,497,470	-£18,494,389
60% LAR : 40% CIR	30%	-£13,859,085	-£16,529,674	-£16,551,183	-£16,594,361	-£16,834,470	-£18,470,926	-£19,467,091
60% LAR : 40% CIR	35%	-£14,911,312	-£17,508,921	-£17,530,389	-£17,573,487	-£17,813,398	-£19,448,662	-£20,444,165
60% LAR : 40% CIR	40%	-£15,967,535	-£18,492,199	-£18,513,632	-£18,556,661	-£18,796,400	-£20,430,636	-£21,425,568
60% LAR : 40% CIR	45%	-£17,040,834	-£19,479,467	-£19,500,869	-£19,543,841	-£19,783,436	-£21,416,804	-£22,411,254
60% LAR : 40% CIR	50%	-£18,121,169	-£20,470,682	-£20,492,063	-£20,534,988	-£20,774,464	-£22,407,125	-£23,401,181

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£245,613	-£2,898,402	-£2,919,655	-£2,962,234	-£3,198,086	-£4,820,450	-£5,807,478
60% LAR : 40% CIR	5%	-£770,543	-£3,834,911	-£3,856,405	-£3,899,490	-£4,137,379	-£5,757,573	-£6,743,395
60% LAR : 40% CIR	10%	-£1,790,873	-£4,779,000	-£4,800,420	-£4,843,370	-£5,080,927	-£6,699,120	-£7,683,832
60% LAR : 40% CIR	15%	-£2,815,338	-£5,727,257	-£5,748,609	-£5,791,437	-£6,028,688	-£7,645,050	-£8,634,669
60% LAR : 40% CIR	20%	-£3,843,897	-£6,679,643	-£6,700,932	-£6,743,649	-£6,980,622	-£8,600,735	-£9,598,500
60% LAR : 40% CIR	25%	-£4,883,296	-£7,636,116	-£7,657,350	-£7,699,968	-£7,936,691	-£9,569,870	-£10,566,789
60% LAR : 40% CIR	30%	-£5,931,485	-£8,602,074	-£8,623,583	-£8,666,761	-£8,906,870	-£10,543,326	-£11,539,491
60% LAR : 40% CIR	35%	-£6,983,712	-£9,581,321	-£9,602,789	-£9,645,887	-£9,885,798	-£11,521,062	-£12,516,565
60% LAR : 40% CIR	40%	-£8,039,935	-£10,564,599	-£10,586,032	-£10,629,061	-£10,868,800	-£12,503,036	-£13,497,968
60% LAR : 40% CIR	45%	-£9,113,234	-£11,551,867	-£11,573,269	-£11,616,241	-£11,855,836	-£13,489,204	-£14,483,654
60% LAR : 40% CIR	50%	-£10,193,569	-£12,543,082	-£12,564,463	-£12,607,388	-£12,846,864	-£14,479,525	-£15,473,581

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR for 15 Years

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£13,151,962	£9,933,337	£9,912,085	£9,869,505	£9,634,835	£8,036,853	£7,064,659
60% LAR : 40% CIR	5%	£11,902,509	£8,773,886	£8,752,714	£8,710,278	£8,475,964	£6,880,119	£5,909,112
60% LAR : 40% CIR	10%	£10,648,881	£7,610,291	£7,589,193	£7,546,888	£7,312,902	£5,719,028	£4,740,105
60% LAR : 40% CIR	15%	£9,391,119	£6,442,590	£6,421,559	£6,379,375	£6,145,690	£4,546,468	£3,562,773
60% LAR : 40% CIR	20%	£8,129,262	£5,270,823	£5,249,853	£5,207,778	£4,974,366	£3,363,778	£2,381,009
60% LAR : 40% CIR	25%	£6,863,350	£4,090,564	£4,069,329	£4,026,712	£3,789,988	£2,176,790	£1,194,855
60% LAR : 40% CIR	30%	£5,593,421	£2,897,622	£2,876,436	£2,833,908	£2,597,408	£985,545	£4,352
60% LAR : 40% CIR	35%	£4,319,516	£1,700,673	£1,679,528	£1,637,079	£1,400,773	-£213,119	-£1,208,621
60% LAR : 40% CIR	40%	£3,034,810	£499,754	£478,644	£436,262	£200,126	-£1,431,057	-£2,425,989
60% LAR : 40% CIR	45%	£1,738,434	-£715,852	-£737,255	-£780,227	-£1,019,821	-£2,653,190	-£3,647,639
60% LAR : 40% CIR	50%	£438,140	-£1,943,034	-£1,964,414	-£2,007,338	-£2,246,815	-£3,879,476	-£4,873,532

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£25,907,638	-£29,126,263	-£29,147,515	-£29,190,095	-£29,424,765	-£31,022,747	-£31,994,941
60% LAR : 40% CIR	5%	-£27,157,091	-£30,285,714	-£30,306,886	-£30,349,322	-£30,583,636	-£32,179,481	-£33,150,488
60% LAR : 40% CIR	10%	-£28,410,719	-£31,449,309	-£31,470,407	-£31,512,712	-£31,746,698	-£33,340,572	-£34,319,495
60% LAR : 40% CIR	15%	-£29,668,481	-£32,617,010	-£32,638,041	-£32,680,225	-£32,913,910	-£34,513,132	-£35,496,827
60% LAR : 40% CIR	20%	-£30,930,338	-£33,788,777	-£33,809,747	-£33,851,822	-£34,085,234	-£35,695,822	-£36,678,591
60% LAR : 40% CIR	25%	-£32,196,250	-£34,969,036	-£34,990,271	-£35,032,888	-£35,269,612	-£36,882,810	-£37,864,745
60% LAR : 40% CIR	30%	-£33,466,179	-£36,161,978	-£36,183,164	-£36,225,692	-£36,462,192	-£38,074,055	-£39,055,248
60% LAR : 40% CIR	35%	-£34,740,084	-£37,358,927	-£37,380,072	-£37,422,521	-£37,658,827	-£39,272,719	-£40,268,221
60% LAR : 40% CIR	40%	-£36,024,790	-£38,559,846	-£38,580,956	-£38,623,338	-£38,859,474	-£40,490,657	-£41,485,589
60% LAR : 40% CIR	45%	-£37,321,166	-£39,775,452	-£39,796,855	-£39,839,827	-£40,079,421	-£41,712,790	-£42,707,239
60% LAR : 40% CIR	50%	-£38,621,460	-£41,002,634	-£41,024,014	-£41,066,938	-£41,306,415	-£42,939,076	-£43,933,132

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,722,438	-£12,941,063	-£12,962,315	-£13,004,895	-£13,239,565	-£14,837,547	-£15,809,741
60% LAR : 40% CIR	5%	-£10,971,891	-£14,100,514	-£14,121,686	-£14,164,122	-£14,398,436	-£15,994,281	-£16,965,288
60% LAR : 40% CIR	10%	-£12,225,519	-£15,264,109	-£15,285,207	-£15,327,512	-£15,561,498	-£17,155,372	-£18,134,295
60% LAR : 40% CIR	15%	-£13,483,281	-£16,431,810	-£16,452,841	-£16,495,025	-£16,728,710	-£18,327,932	-£19,311,627
60% LAR : 40% CIR	20%	-£14,745,138	-£17,603,577	-£17,624,547	-£17,666,622	-£17,900,034	-£19,510,622	-£20,493,391
60% LAR : 40% CIR	25%	-£16,011,050	-£18,783,836	-£18,805,071	-£18,847,688	-£19,084,412	-£20,697,610	-£21,679,545
60% LAR : 40% CIR	30%	-£17,280,979	-£19,976,778	-£19,997,964	-£20,040,492	-£20,276,992	-£21,888,855	-£22,870,048
60% LAR : 40% CIR	35%	-£18,554,884	-£21,173,727	-£21,194,872	-£21,237,321	-£21,473,627	-£23,087,519	-£24,083,021
60% LAR : 40% CIR	40%	-£19,839,590	-£22,374,646	-£22,395,756	-£22,438,138	-£22,674,274	-£24,305,457	-£25,300,389
60% LAR : 40% CIR	45%	-£21,135,966	-£23,590,252	-£23,611,655	-£23,654,627	-£23,894,221	-£25,527,590	-£26,522,039
60% LAR : 40% CIR	50%	-£22,436,260	-£24,817,434	-£24,838,814	-£24,881,738	-£25,121,215	-£26,753,876	-£27,747,932

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,016,038	-£6,234,663	-£6,255,915	-£6,298,495	-£6,533,165	-£8,131,147	-£9,103,341
60% LAR : 40% CIR	5%	-£4,265,491	-£7,394,114	-£7,415,286	-£7,457,722	-£7,692,036	-£9,287,881	-£10,258,888
60% LAR : 40% CIR	10%	-£5,519,119	-£8,557,709	-£8,578,807	-£8,621,112	-£8,855,098	-£10,448,972	-£11,427,895
60% LAR : 40% CIR	15%	-£6,776,881	-£9,725,410	-£9,746,441	-£9,788,625	-£10,022,310	-£11,621,532	-£12,605,227
60% LAR : 40% CIR	20%	-£8,038,738	-£10,897,177	-£10,918,147	-£10,960,222	-£11,193,634	-£12,804,222	-£13,786,991
60% LAR : 40% CIR	25%	-£9,304,650	-£12,077,436	-£12,098,671	-£12,141,288	-£12,378,012	-£13,991,210	-£14,973,145
60% LAR : 40% CIR	30%	-£10,574,579	-£13,270,378	-£13,291,564	-£13,334,092	-£13,570,592	-£15,182,455	-£16,163,648
60% LAR : 40% CIR	35%	-£11,848,484	-£14,467,327	-£14,488,472	-£14,530,921	-£14,767,227	-£16,381,119	-£17,376,621
60% LAR : 40% CIR	40%	-£13,133,190	-£15,668,246	-£15,689,356	-£15,731,738	-£15,967,874	-£17,599,057	-£18,593,989
60% LAR : 40% CIR	45%	-£14,429,566	-£16,883,852	-£16,905,255	-£16,948,227	-£17,187,821	-£18,821,190	-£19,815,639
60% LAR : 40% CIR	50%	-£15,729,860	-£18,111,034	-£18,132,414	-£18,175,338	-£18,414,815	-£20,047,476	-£21,041,532

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,911,562	£1,692,937	£1,671,685	£1,629,105	£1,394,435	-£203,547	-£1,175,741
60% LAR : 40% CIR	5%	£3,662,109	£533,486	£512,314	£469,878	£235,564	-£1,360,281	-£2,331,288
60% LAR : 40% CIR	10%	£2,408,481	-£630,109	-£651,207	-£693,512	-£927,498	-£2,521,372	-£3,500,295
60% LAR : 40% CIR	15%	£1,150,719	-£1,797,810	-£1,818,841	-£1,861,025	-£2,094,710	-£3,693,932	-£4,677,627
60% LAR : 40% CIR	20%	-£111,138	-£2,969,577	-£2,990,547	-£3,032,622	-£3,266,034	-£4,876,622	-£5,859,391
60% LAR : 40% CIR	25%	-£1,377,050	-£4,149,836	-£4,171,071	-£4,213,688	-£4,450,412	-£6,063,610	-£7,045,545
60% LAR : 40% CIR	30%	-£2,646,979	-£5,342,778	-£5,363,964	-£5,406,492	-£5,642,992	-£7,254,855	-£8,236,048
60% LAR : 40% CIR	35%	-£3,920,884	-£6,539,727	-£6,560,872	-£6,603,321	-£6,839,627	-£8,453,519	-£9,449,021
60% LAR : 40% CIR	40%	-£5,205,590	-£7,740,646	-£7,761,756	-£7,804,138	-£8,040,274	-£9,671,457	-£10,666,389
60% LAR : 40% CIR	45%	-£6,501,966	-£8,956,252	-£8,977,655	-£9,020,627	-£9,260,221	-£10,893,590	-£11,888,039
60% LAR : 40% CIR	50%	-£7,802,260	-£10,183,434	-£10,204,814	-£10,247,738	-£10,487,215	-£12,119,876	-£13,113,932

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 80% MR for 15 Years

Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft**

No Units	**42**
Site Area	**0.4 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£15,951,531	£12,688,142	£12,666,888	£12,624,309	£12,389,639	£10,791,657	£9,819,463
60% LAR : 40% CIR	5%	£14,562,099	£11,390,950	£11,369,778	£11,327,342	£11,093,027	£9,497,183	£8,526,176
60% LAR : 40% CIR	10%	£13,168,494	£10,089,614	£10,068,516	£10,026,211	£9,792,226	£8,198,351	£7,228,439
60% LAR : 40% CIR	15%	£11,770,753	£8,784,173	£8,763,143	£8,720,958	£8,487,273	£6,895,203	£5,926,293
60% LAR : 40% CIR	20%	£10,368,918	£7,474,666	£7,453,697	£7,411,621	£7,178,209	£5,587,779	£4,612,228
60% LAR : 40% CIR	25%	£8,963,027	£6,161,132	£6,140,216	£6,098,240	£5,865,074	£4,268,558	£3,286,623
60% LAR : 40% CIR	30%	£7,553,120	£4,843,611	£4,822,743	£4,780,853	£4,547,906	£2,937,862	£1,956,668
60% LAR : 40% CIR	35%	£6,139,237	£3,513,538	£3,492,394	£3,449,943	£3,213,639	£1,602,951	£622,408
60% LAR : 40% CIR	40%	£4,721,416	£2,173,169	£2,152,059	£2,109,676	£1,873,540	£263,865	-£727,040
60% LAR : 40% CIR	45%	£3,297,324	£828,870	£807,788	£765,462	£529,468	-£1,095,821	-£2,090,271
60% LAR : 40% CIR	50%	£1,855,312	-£527,244	-£548,625	-£591,549	-£831,025	-£2,463,686	-£3,457,742

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£23,108,069	-£26,371,458	-£26,392,712	-£26,435,291	-£26,669,961	-£28,267,943	-£29,240,137
60% LAR : 40% CIR	5%	-£24,497,501	-£27,668,650	-£27,689,822	-£27,732,258	-£27,966,573	-£29,562,417	-£30,533,424
60% LAR : 40% CIR	10%	-£25,891,106	-£28,969,986	-£28,991,084	-£29,033,389	-£29,267,374	-£30,861,249	-£31,831,161
60% LAR : 40% CIR	15%	-£27,288,847	-£30,275,427	-£30,296,457	-£30,338,642	-£30,572,327	-£32,164,397	-£33,133,307
60% LAR : 40% CIR	20%	-£28,690,682	-£31,584,934	-£31,605,903	-£31,647,979	-£31,881,391	-£33,471,821	-£34,447,372
60% LAR : 40% CIR	25%	-£30,096,573	-£32,898,468	-£32,919,384	-£32,961,360	-£33,194,526	-£34,791,042	-£35,772,977
60% LAR : 40% CIR	30%	-£31,506,480	-£34,215,989	-£34,236,857	-£34,278,747	-£34,511,694	-£36,121,738	-£37,102,932
60% LAR : 40% CIR	35%	-£32,920,363	-£35,546,062	-£35,567,206	-£35,609,657	-£35,845,961	-£37,456,649	-£38,437,192
60% LAR : 40% CIR	40%	-£34,338,184	-£36,886,431	-£36,907,541	-£36,949,924	-£37,186,060	-£38,795,735	-£39,786,640
60% LAR : 40% CIR	45%	-£35,762,276	-£38,230,730	-£38,251,812	-£38,294,138	-£38,530,132	-£40,155,421	-£41,149,871
60% LAR : 40% CIR	50%	-£37,204,288	-£39,586,844	-£39,608,225	-£39,651,149	-£39,890,625	-£41,523,286	-£42,517,342

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,922,869	-£10,186,258	-£10,207,512	-£10,250,091	-£10,484,761	-£12,082,743	-£13,054,937
60% LAR : 40% CIR	5%	-£8,312,301	-£11,483,450	-£11,504,622	-£11,547,058	-£11,781,373	-£13,377,217	-£14,348,224
60% LAR : 40% CIR	10%	-£9,705,906	-£12,784,786	-£12,805,884	-£12,848,189	-£13,082,174	-£14,676,049	-£15,645,961
60% LAR : 40% CIR	15%	-£11,103,647	-£14,090,227	-£14,111,257	-£14,153,442	-£14,387,127	-£15,979,197	-£16,948,107
60% LAR : 40% CIR	20%	-£12,505,482	-£15,399,734	-£15,420,703	-£15,462,779	-£15,696,191	-£17,286,621	-£18,262,172
60% LAR : 40% CIR	25%	-£13,911,373	-£16,713,268	-£16,734,184	-£16,776,160	-£17,009,326	-£18,605,842	-£19,587,777
60% LAR : 40% CIR	30%	-£15,321,280	-£18,030,789	-£18,051,657	-£18,093,547	-£18,326,494	-£19,936,538	-£20,917,732
60% LAR : 40% CIR	35%	-£16,735,163	-£19,360,862	-£19,382,006	-£19,424,457	-£19,660,761	-£21,271,449	-£22,251,992
60% LAR : 40% CIR	40%	-£18,152,984	-£20,701,231	-£20,722,341	-£20,764,724	-£21,000,860	-£22,610,535	-£23,601,440
60% LAR : 40% CIR	45%	-£19,577,076	-£22,045,530	-£22,066,612	-£22,108,938	-£22,344,932	-£23,970,221	-£24,964,671
60% LAR : 40% CIR	50%	-£21,019,088	-£23,401,644	-£23,423,025	-£23,465,949	-£23,705,425	-£25,338,086	-£26,332,142

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£216,469	-£3,479,858	-£3,501,112	-£3,543,691	-£3,778,361	-£5,376,343	-£6,348,537
60% LAR : 40% CIR	5%	-£1,605,901	-£4,777,050	-£4,798,222	-£4,840,658	-£5,074,973	-£6,670,817	-£7,641,824
60% LAR : 40% CIR	10%	-£2,999,506	-£6,078,386	-£6,099,484	-£6,141,789	-£6,375,774	-£7,969,649	-£8,939,561
60% LAR : 40% CIR	15%	-£4,397,247	-£7,383,827	-£7,404,857	-£7,447,042	-£7,680,727	-£9,272,797	-£10,241,707
60% LAR : 40% CIR	20%	-£5,799,082	-£8,693,334	-£8,714,303	-£8,756,379	-£8,989,791	-£10,580,221	-£11,555,772
60% LAR : 40% CIR	25%	-£7,204,973	-£10,006,868	-£10,027,784	-£10,069,760	-£10,302,926	-£11,899,442	-£12,881,377
60% LAR : 40% CIR	30%	-£8,614,880	-£11,324,389	-£11,345,257	-£11,387,147	-£11,620,094	-£13,230,138	-£14,211,332
60% LAR : 40% CIR	35%	-£10,028,763	-£12,654,462	-£12,675,606	-£12,718,057	-£12,954,361	-£14,565,049	-£15,545,592
60% LAR : 40% CIR	40%	-£11,446,584	-£13,994,831	-£14,015,941	-£14,058,324	-£14,294,460	-£15,904,135	-£16,895,040
60% LAR : 40% CIR	45%	-£12,870,676	-£15,339,130	-£15,360,212	-£15,402,538	-£15,638,532	-£17,263,821	-£18,258,271
60% LAR : 40% CIR	50%	-£14,312,688	-£16,695,244	-£16,716,625	-£16,759,549	-£16,999,025	-£18,631,686	-£19,625,742

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,711,131	£4,447,742	£4,426,488	£4,383,909	£4,149,239	£2,551,257	£1,579,063
60% LAR : 40% CIR	5%	£6,321,699	£3,150,550	£3,129,378	£3,086,942	£2,852,627	£1,256,783	£285,776
60% LAR : 40% CIR	10%	£4,928,094	£1,849,214	£1,828,116	£1,785,811	£1,551,826	-£42,049	-£1,011,961
60% LAR : 40% CIR	15%	£3,530,353	£543,773	£522,743	£480,558	£246,873	-£1,345,197	-£2,314,107
60% LAR : 40% CIR	20%	£2,128,518	-£765,734	-£786,703	-£828,779	-£1,062,191	-£2,652,621	-£3,628,172
60% LAR : 40% CIR	25%	£722,627	-£2,079,268	-£2,100,184	-£2,142,160	-£2,375,326	-£3,971,842	-£4,953,777
60% LAR : 40% CIR	30%	-£687,280	-£3,396,789	-£3,417,657	-£3,459,547	-£3,692,494	-£5,302,538	-£6,283,732
60% LAR : 40% CIR	35%	-£2,101,163	-£4,726,862	-£4,748,006	-£4,790,457	-£5,026,761	-£6,637,449	-£7,617,992
60% LAR : 40% CIR	40%	-£3,518,984	-£6,067,231	-£6,088,341	-£6,130,724	-£6,366,860	-£7,976,535	-£8,967,440
60% LAR : 40% CIR	45%	-£4,943,076	-£7,411,530	-£7,432,612	-£7,474,938	-£7,710,932	-£9,336,221	-£10,330,671
60% LAR : 40% CIR	50%	-£6,385,088	-£8,767,644	-£8,789,025	-£8,831,949	-£9,071,425	-£10,704,086	-£11,698,142

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR for 15 Years

Value Area	**Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft**

No Units	**42**
Site Area	**0.4 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,539,146	-£6,583,381	-£6,605,287	-£6,649,176	-£6,891,062	-£8,538,181	-£9,540,270
60% LAR : 40% CIR	5%	-£4,006,706	-£6,971,288	-£6,993,111	-£7,036,852	-£7,278,371	-£8,923,287	-£9,924,151
60% LAR : 40% CIR	10%	-£4,478,569	-£7,363,466	-£7,385,213	-£7,428,819	-£7,669,999	-£9,312,884	-£10,312,620
60% LAR : 40% CIR	15%	-£4,954,692	-£7,759,877	-£7,781,553	-£7,825,036	-£8,065,906	-£9,706,931	-£10,705,634
60% LAR : 40% CIR	20%	-£5,435,035	-£8,160,477	-£8,182,092	-£8,225,461	-£8,466,050	-£10,105,385	-£11,103,149
60% LAR : 40% CIR	25%	-£5,919,561	-£8,565,230	-£8,586,788	-£8,630,056	-£8,870,391	-£10,508,204	-£11,505,121
60% LAR : 40% CIR	30%	-£6,408,224	-£8,974,092	-£8,995,602	-£9,038,778	-£9,278,888	-£10,915,345	-£11,911,509
60% LAR : 40% CIR	35%	-£6,900,987	-£9,387,024	-£9,408,492	-£9,451,589	-£9,691,500	-£11,326,765	-£12,322,267
60% LAR : 40% CIR	40%	-£7,397,809	-£9,803,986	-£9,825,417	-£9,868,447	-£10,108,186	-£11,742,422	-£12,737,353
60% LAR : 40% CIR	45%	-£7,898,649	-£10,224,937	-£10,246,340	-£10,289,312	-£10,528,906	-£12,162,275	-£13,156,724
60% LAR : 40% CIR	50%	-£8,403,465	-£10,649,837	-£10,671,217	-£10,714,142	-£10,953,619	-£12,586,280	-£13,580,336

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£42,598,746	-£45,642,981	-£45,664,887	-£45,708,776	-£45,950,662	-£47,597,781	-£48,599,870
60% LAR : 40% CIR	5%	-£43,066,306	-£46,030,888	-£46,052,711	-£46,096,452	-£46,337,971	-£47,982,887	-£48,983,751
60% LAR : 40% CIR	10%	-£43,538,169	-£46,423,066	-£46,444,813	-£46,488,419	-£46,729,599	-£48,372,484	-£49,372,220
60% LAR : 40% CIR	15%	-£44,014,292	-£46,819,477	-£46,841,153	-£46,884,636	-£47,125,506	-£48,766,531	-£49,765,234
60% LAR : 40% CIR	20%	-£44,494,635	-£47,220,077	-£47,241,692	-£47,285,061	-£47,525,650	-£49,164,985	-£50,162,749
60% LAR : 40% CIR	25%	-£44,979,161	-£47,624,830	-£47,646,388	-£47,689,656	-£47,929,991	-£49,567,804	-£50,564,721
60% LAR : 40% CIR	30%	-£45,467,824	-£48,033,692	-£48,055,202	-£48,098,378	-£48,338,488	-£49,974,945	-£50,971,109
60% LAR : 40% CIR	35%	-£45,960,587	-£48,446,624	-£48,468,092	-£48,511,189	-£48,751,100	-£50,386,365	-£51,381,867
60% LAR : 40% CIR	40%	-£46,457,409	-£48,863,586	-£48,885,017	-£48,928,047	-£49,167,786	-£50,802,022	-£51,796,953
60% LAR : 40% CIR	45%	-£46,958,249	-£49,284,537	-£49,305,940	-£49,348,912	-£49,588,506	-£51,221,875	-£52,216,324
60% LAR : 40% CIR	50%	-£47,463,065	-£49,709,437	-£49,730,817	-£49,773,742	-£50,013,219	-£51,645,880	-£52,639,936

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£26,413,546	-£29,457,781	-£29,479,687	-£29,523,576	-£29,765,462	-£31,412,581	-£32,414,670
60% LAR : 40% CIR	5%	-£26,881,106	-£29,845,688	-£29,867,511	-£29,911,252	-£30,152,771	-£31,797,687	-£32,798,551
60% LAR : 40% CIR	10%	-£27,352,969	-£30,237,866	-£30,259,613	-£30,303,219	-£30,544,399	-£32,187,284	-£33,187,020
60% LAR : 40% CIR	15%	-£27,829,092	-£30,634,277	-£30,655,953	-£30,699,436	-£30,940,306	-£32,581,331	-£33,580,034
60% LAR : 40% CIR	20%	-£28,309,435	-£31,034,877	-£31,056,492	-£31,099,861	-£31,340,450	-£32,979,785	-£33,977,549
60% LAR : 40% CIR	25%	-£28,793,961	-£31,439,630	-£31,461,188	-£31,504,456	-£31,744,791	-£33,382,604	-£34,379,521
60% LAR : 40% CIR	30%	-£29,282,624	-£31,848,492	-£31,870,002	-£31,913,178	-£32,153,288	-£33,789,745	-£34,785,909
60% LAR : 40% CIR	35%	-£29,775,387	-£32,261,424	-£32,282,892	-£32,325,989	-£32,565,900	-£34,201,165	-£35,196,667
60% LAR : 40% CIR	40%	-£30,272,209	-£32,678,386	-£32,699,817	-£32,742,847	-£32,982,586	-£34,616,822	-£35,611,753
60% LAR : 40% CIR	45%	-£30,773,049	-£33,099,337	-£33,120,740	-£33,163,712	-£33,403,306	-£35,036,675	-£36,031,124
60% LAR : 40% CIR	50%	-£31,277,865	-£33,524,237	-£33,545,617	-£33,588,542	-£33,828,019	-£35,460,680	-£36,454,736

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£19,707,146	-£22,751,381	-£22,773,287	-£22,817,176	-£23,059,062	-£24,706,181	-£25,708,270
60% LAR : 40% CIR	5%	-£20,174,706	-£23,139,288	-£23,161,111	-£23,204,852	-£23,446,371	-£25,091,287	-£26,092,151
60% LAR : 40% CIR	10%	-£20,646,569	-£23,531,466	-£23,553,213	-£23,596,819	-£23,837,999	-£25,480,884	-£26,480,620
60% LAR : 40% CIR	15%	-£21,122,692	-£23,927,877	-£23,949,553	-£23,993,036	-£24,233,906	-£25,874,931	-£26,873,634
60% LAR : 40% CIR	20%	-£21,603,035	-£24,328,477	-£24,350,092	-£24,393,461	-£24,634,050	-£26,273,385	-£27,271,149
60% LAR : 40% CIR	25%	-£22,087,561	-£24,733,230	-£24,754,788	-£24,798,056	-£25,038,391	-£26,676,204	-£27,673,121
60% LAR : 40% CIR	30%	-£22,576,224	-£25,142,092	-£25,163,602	-£25,206,778	-£25,446,888	-£27,083,345	-£28,079,509
60% LAR : 40% CIR	35%	-£23,068,987	-£25,555,024	-£25,576,492	-£25,619,589	-£25,859,500	-£27,494,765	-£28,490,267
60% LAR : 40% CIR	40%	-£23,565,809	-£25,971,986	-£25,993,417	-£26,036,447	-£26,276,186	-£27,910,422	-£28,905,353
60% LAR : 40% CIR	45%	-£24,066,649	-£26,392,937	-£26,414,340	-£26,457,312	-£26,696,906	-£28,330,275	-£29,324,724
60% LAR : 40% CIR	50%	-£24,571,465	-£26,817,837	-£26,839,217	-£26,882,142	-£27,121,619	-£28,754,280	-£29,748,336

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,779,546	-£14,823,781	-£14,845,687	-£14,889,576	-£15,131,462	-£16,778,581	-£17,780,670
60% LAR : 40% CIR	5%	-£12,247,106	-£15,211,688	-£15,233,511	-£15,277,252	-£15,518,771	-£17,163,687	-£18,164,551
60% LAR : 40% CIR	10%	-£12,718,969	-£15,603,866	-£15,625,613	-£15,669,219	-£15,910,399	-£17,553,284	-£18,553,020
60% LAR : 40% CIR	15%	-£13,195,092	-£16,000,277	-£16,021,953	-£16,065,436	-£16,306,306	-£17,947,331	-£18,946,034
60% LAR : 40% CIR	20%	-£13,675,435	-£16,400,877	-£16,422,492	-£16,465,861	-£16,706,450	-£18,345,785	-£19,343,549
60% LAR : 40% CIR	25%	-£14,159,961	-£16,805,630	-£16,827,188	-£16,870,456	-£17,110,791	-£18,748,604	-£19,745,521
60% LAR : 40% CIR	30%	-£14,648,624	-£17,214,492	-£17,236,002	-£17,279,178	-£17,519,288	-£19,155,745	-£20,151,909
60% LAR : 40% CIR	35%	-£15,141,387	-£17,627,424	-£17,648,892	-£17,691,989	-£17,931,900	-£19,567,165	-£20,562,667
60% LAR : 40% CIR	40%	-£15,638,209	-£18,044,386	-£18,065,817	-£18,108,847	-£18,348,586	-£19,982,822	-£20,977,753
60% LAR : 40% CIR	45%	-£16,139,049	-£18,465,337	-£18,486,740	-£18,529,712	-£18,769,306	-£20,402,675	-£21,397,124
60% LAR : 40% CIR	50%	-£16,643,865	-£18,890,237	-£18,911,617	-£18,954,542	-£19,194,019	-£20,826,680	-£21,820,736

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR for 15 Years		Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft

No Units	**42**	**Sales value inflation**		**Base**
Site Area	**0.4 Ha**	**Build cost inflation**		**Base**
		Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£1,620,752	-£4,695,661	-£4,717,568	-£4,761,456	-£5,003,342	-£6,650,461	-£7,652,550
60% LAR : 40% CIR	5%	-£2,184,231	-£5,177,954	-£5,199,777	-£5,243,519	-£5,485,038	-£7,129,953	-£8,130,817
60% LAR : 40% CIR	10%	-£2,752,012	-£5,664,519	-£5,686,265	-£5,729,872	-£5,971,052	-£7,613,937	-£8,613,673
60% LAR : 40% CIR	15%	-£3,324,055	-£6,155,315	-£6,176,992	-£6,220,474	-£6,461,344	-£8,102,370	-£9,101,073
60% LAR : 40% CIR	20%	-£3,900,320	-£6,650,302	-£6,671,916	-£6,715,286	-£6,955,875	-£8,595,210	-£9,592,973
60% LAR : 40% CIR	25%	-£4,480,764	-£7,149,440	-£7,170,998	-£7,214,266	-£7,454,601	-£9,092,414	-£10,089,332
60% LAR : 40% CIR	30%	-£5,065,348	-£7,652,688	-£7,674,198	-£7,717,375	-£7,957,484	-£9,593,941	-£10,590,105
60% LAR : 40% CIR	35%	-£5,654,031	-£8,160,007	-£8,181,473	-£8,224,572	-£8,464,482	-£10,099,747	-£11,095,249
60% LAR : 40% CIR	40%	-£6,246,772	-£8,671,354	-£8,692,785	-£8,735,815	-£8,975,554	-£10,609,790	-£11,604,722
60% LAR : 40% CIR	45%	-£6,843,532	-£9,186,691	-£9,208,094	-£9,251,066	-£9,490,660	-£11,124,029	-£12,118,478
60% LAR : 40% CIR	50%	-£7,444,267	-£9,705,978	-£9,727,358	-£9,770,283	-£10,009,759	-£11,642,420	-£12,636,476

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£40,680,352	-£43,755,261	-£43,777,168	-£43,821,056	-£44,062,942	-£45,710,061	-£46,712,150
60% LAR : 40% CIR	5%	-£41,243,831	-£44,237,554	-£44,259,377	-£44,303,119	-£44,544,638	-£46,189,553	-£47,190,417
60% LAR : 40% CIR	10%	-£41,811,612	-£44,724,119	-£44,745,865	-£44,789,472	-£45,030,652	-£46,673,537	-£47,673,273
60% LAR : 40% CIR	15%	-£42,383,655	-£45,214,915	-£45,236,592	-£45,280,074	-£45,520,944	-£47,161,970	-£48,160,673
60% LAR : 40% CIR	20%	-£42,959,920	-£45,709,902	-£45,731,516	-£45,774,886	-£46,015,475	-£47,654,810	-£48,652,573
60% LAR : 40% CIR	25%	-£43,540,364	-£46,209,040	-£46,230,598	-£46,273,866	-£46,514,201	-£48,152,014	-£49,148,932
60% LAR : 40% CIR	30%	-£44,124,948	-£46,712,288	-£46,733,798	-£46,776,975	-£47,017,084	-£48,653,541	-£49,649,705
60% LAR : 40% CIR	35%	-£44,713,631	-£47,219,607	-£47,241,073	-£47,284,172	-£47,524,082	-£49,159,347	-£50,154,849
60% LAR : 40% CIR	40%	-£45,306,372	-£47,730,954	-£47,752,385	-£47,795,415	-£48,035,154	-£49,669,390	-£50,664,322
60% LAR : 40% CIR	45%	-£45,903,132	-£48,246,291	-£48,267,694	-£48,310,666	-£48,550,260	-£50,183,629	-£51,178,078
60% LAR : 40% CIR	50%	-£46,503,867	-£48,765,578	-£48,786,958	-£48,829,883	-£49,069,359	-£50,702,020	-£51,696,076

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£24,495,152	-£27,570,061	-£27,591,968	-£27,635,856	-£27,877,742	-£29,524,861	-£30,526,950
60% LAR : 40% CIR	5%	-£25,058,631	-£28,052,354	-£28,074,177	-£28,117,919	-£28,359,438	-£30,004,353	-£31,005,217
60% LAR : 40% CIR	10%	-£25,626,412	-£28,538,919	-£28,560,665	-£28,604,272	-£28,845,452	-£30,488,337	-£31,488,073
60% LAR : 40% CIR	15%	-£26,198,455	-£29,029,715	-£29,051,392	-£29,094,874	-£29,335,744	-£30,976,770	-£31,975,473
60% LAR : 40% CIR	20%	-£26,774,720	-£29,524,702	-£29,546,316	-£29,589,686	-£29,830,275	-£31,469,610	-£32,467,373
60% LAR : 40% CIR	25%	-£27,355,164	-£30,023,840	-£30,045,398	-£30,088,666	-£30,329,001	-£31,966,814	-£32,963,732
60% LAR : 40% CIR	30%	-£27,939,748	-£30,527,088	-£30,548,598	-£30,591,775	-£30,831,884	-£32,468,341	-£33,464,505
60% LAR : 40% CIR	35%	-£28,528,431	-£31,034,407	-£31,055,873	-£31,098,972	-£31,338,882	-£32,974,147	-£33,969,649
60% LAR : 40% CIR	40%	-£29,121,172	-£31,545,754	-£31,567,185	-£31,610,215	-£31,849,954	-£33,484,190	-£34,479,122
60% LAR : 40% CIR	45%	-£29,717,932	-£32,061,091	-£32,082,494	-£32,125,466	-£32,365,060	-£33,998,429	-£34,992,878
60% LAR : 40% CIR	50%	-£30,318,667	-£32,580,378	-£32,601,758	-£32,644,683	-£32,884,159	-£34,516,820	-£35,510,876

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£17,788,752	-£20,863,661	-£20,885,568	-£20,929,456	-£21,171,342	-£22,818,461	-£23,820,550
60% LAR : 40% CIR	5%	-£18,352,231	-£21,345,954	-£21,367,777	-£21,411,519	-£21,653,038	-£23,297,953	-£24,298,817
60% LAR : 40% CIR	10%	-£18,920,012	-£21,832,519	-£21,854,265	-£21,897,872	-£22,139,052	-£23,781,937	-£24,781,673
60% LAR : 40% CIR	15%	-£19,492,055	-£22,323,315	-£22,344,992	-£22,388,474	-£22,629,344	-£24,270,370	-£25,269,073
60% LAR : 40% CIR	20%	-£20,068,320	-£22,818,302	-£22,839,916	-£22,883,286	-£23,123,875	-£24,763,210	-£25,760,973
60% LAR : 40% CIR	25%	-£20,648,764	-£23,317,440	-£23,338,998	-£23,382,266	-£23,622,601	-£25,260,414	-£26,257,332
60% LAR : 40% CIR	30%	-£21,233,348	-£23,820,688	-£23,842,198	-£23,885,375	-£24,125,484	-£25,761,941	-£26,758,105
60% LAR : 40% CIR	35%	-£21,822,031	-£24,328,007	-£24,349,473	-£24,392,572	-£24,632,482	-£26,267,747	-£27,263,249
60% LAR : 40% CIR	40%	-£22,414,772	-£24,839,354	-£24,860,785	-£24,903,815	-£25,143,554	-£26,777,790	-£27,772,722
60% LAR : 40% CIR	45%	-£23,011,532	-£25,354,691	-£25,376,094	-£25,419,066	-£25,658,660	-£27,292,029	-£28,286,478
60% LAR : 40% CIR	50%	-£23,612,267	-£25,873,978	-£25,895,358	-£25,938,283	-£26,177,759	-£27,810,420	-£28,804,476

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,861,152	-£12,936,061	-£12,957,968	-£13,001,856	-£13,243,742	-£14,890,861	-£15,892,950
60% LAR : 40% CIR	5%	-£10,424,631	-£13,418,354	-£13,440,177	-£13,483,919	-£13,725,438	-£15,370,353	-£16,371,217
60% LAR : 40% CIR	10%	-£10,992,412	-£13,904,919	-£13,926,665	-£13,970,272	-£14,211,452	-£15,854,337	-£16,854,073
60% LAR : 40% CIR	15%	-£11,564,455	-£14,395,715	-£14,417,392	-£14,460,874	-£14,701,744	-£16,342,770	-£17,341,473
60% LAR : 40% CIR	20%	-£12,140,720	-£14,890,702	-£14,912,316	-£14,955,686	-£15,196,275	-£16,835,610	-£17,833,373
60% LAR : 40% CIR	25%	-£12,721,164	-£15,389,840	-£15,411,398	-£15,454,666	-£15,695,001	-£17,332,814	-£18,329,732
60% LAR : 40% CIR	30%	-£13,305,748	-£15,893,088	-£15,914,598	-£15,957,775	-£16,197,884	-£17,834,341	-£18,830,505
60% LAR : 40% CIR	35%	-£13,894,431	-£16,400,407	-£16,421,873	-£16,464,972	-£16,704,882	-£18,340,147	-£19,335,649
60% LAR : 40% CIR	40%	-£14,487,172	-£16,911,754	-£16,933,185	-£16,976,215	-£17,215,954	-£18,850,190	-£19,845,122
60% LAR : 40% CIR	45%	-£15,083,932	-£17,427,091	-£17,448,494	-£17,491,466	-£17,731,060	-£19,364,429	-£20,358,878
60% LAR : 40% CIR	50%	-£15,684,667	-£17,946,378	-£17,967,758	-£18,010,683	-£18,250,159	-£19,882,820	-£20,876,876

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR for 15 Years		Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£661,554	-£3,751,801	-£3,773,708	-£3,817,596	-£4,059,483	-£5,706,602	-£6,708,691
60% LAR : 40% CIR	5%	-£1,272,994	-£4,281,287	-£4,303,110	-£4,346,852	-£4,588,371	-£6,233,286	-£7,234,150
60% LAR : 40% CIR	10%	-£1,888,735	-£4,815,046	-£4,836,791	-£4,880,397	-£5,121,579	-£6,764,462	-£7,764,199
60% LAR : 40% CIR	15%	-£2,508,738	-£5,353,034	-£5,374,711	-£5,418,193	-£5,659,064	-£7,300,088	-£8,298,792
60% LAR : 40% CIR	20%	-£3,132,962	-£5,895,214	-£5,916,828	-£5,960,198	-£6,200,787	-£7,840,122	-£8,837,886
60% LAR : 40% CIR	25%	-£3,761,366	-£6,441,545	-£6,463,103	-£6,506,371	-£6,746,707	-£8,384,519	-£9,381,437
60% LAR : 40% CIR	30%	-£4,393,909	-£6,991,986	-£7,013,496	-£7,056,673	-£7,296,783	-£8,933,239	-£9,929,404
60% LAR : 40% CIR	35%	-£5,030,553	-£7,546,497	-£7,567,965	-£7,611,062	-£7,850,973	-£9,486,238	-£10,481,741
60% LAR : 40% CIR	40%	-£5,671,254	-£8,105,038	-£8,126,470	-£8,169,499	-£8,409,238	-£10,043,474	-£11,038,406
60% LAR : 40% CIR	45%	-£6,315,973	-£8,667,568	-£8,688,972	-£8,731,942	-£8,971,537	-£10,604,905	-£11,599,355
60% LAR : 40% CIR	50%	-£6,964,668	-£9,234,047	-£9,255,428	-£9,298,352	-£9,537,829	-£11,170,490	-£12,164,546

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£39,721,154	-£42,811,401	-£42,833,308	-£42,877,196	-£43,119,083	-£44,766,202	-£45,768,291
60% LAR : 40% CIR	5%	-£40,332,594	-£43,340,887	-£43,362,710	-£43,406,452	-£43,647,971	-£45,292,886	-£46,293,750
60% LAR : 40% CIR	10%	-£40,948,335	-£43,874,646	-£43,896,391	-£43,939,997	-£44,181,179	-£45,824,062	-£46,823,799
60% LAR : 40% CIR	15%	-£41,568,338	-£44,412,634	-£44,434,311	-£44,477,793	-£44,718,664	-£46,359,688	-£47,358,392
60% LAR : 40% CIR	20%	-£42,192,562	-£44,954,814	-£44,976,428	-£45,019,798	-£45,260,387	-£46,899,722	-£47,897,486
60% LAR : 40% CIR	25%	-£42,820,966	-£45,501,145	-£45,522,703	-£45,565,971	-£45,806,307	-£47,444,119	-£48,441,037
60% LAR : 40% CIR	30%	-£43,453,509	-£46,051,586	-£46,073,096	-£46,116,273	-£46,356,383	-£47,992,839	-£48,989,004
60% LAR : 40% CIR	35%	-£44,090,153	-£46,606,097	-£46,627,565	-£46,670,662	-£46,910,573	-£48,545,838	-£49,541,341
60% LAR : 40% CIR	40%	-£44,730,854	-£47,164,638	-£47,186,070	-£47,229,099	-£47,468,838	-£49,103,074	-£50,098,006
60% LAR : 40% CIR	45%	-£45,375,573	-£47,727,168	-£47,748,572	-£47,791,542	-£48,031,137	-£49,664,505	-£50,658,955
60% LAR : 40% CIR	50%	-£46,024,268	-£48,293,647	-£48,315,028	-£48,357,952	-£48,597,429	-£50,230,090	-£51,224,146

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£23,535,954	-£26,626,201	-£26,648,108	-£26,691,996	-£26,933,883	-£28,581,002	-£29,583,091
60% LAR : 40% CIR	5%	-£24,147,394	-£27,155,687	-£27,177,510	-£27,221,252	-£27,462,771	-£29,107,686	-£30,108,550
60% LAR : 40% CIR	10%	-£24,763,135	-£27,689,446	-£27,711,191	-£27,754,797	-£27,995,979	-£29,638,862	-£30,638,599
60% LAR : 40% CIR	15%	-£25,383,138	-£28,227,434	-£28,249,111	-£28,292,593	-£28,533,464	-£30,174,488	-£31,173,192
60% LAR : 40% CIR	20%	-£26,007,362	-£28,769,614	-£28,791,228	-£28,834,598	-£29,075,187	-£30,714,522	-£31,712,286
60% LAR : 40% CIR	25%	-£26,635,766	-£29,315,945	-£29,337,503	-£29,380,771	-£29,621,107	-£31,258,919	-£32,255,837
60% LAR : 40% CIR	30%	-£27,268,309	-£29,866,386	-£29,887,896	-£29,931,073	-£30,171,183	-£31,807,639	-£32,803,804
60% LAR : 40% CIR	35%	-£27,904,953	-£30,420,897	-£30,442,365	-£30,485,462	-£30,725,373	-£32,360,638	-£33,356,141
60% LAR : 40% CIR	40%	-£28,545,654	-£30,979,438	-£31,000,870	-£31,043,899	-£31,283,638	-£32,917,874	-£33,912,806
60% LAR : 40% CIR	45%	-£29,190,373	-£31,541,968	-£31,563,372	-£31,606,342	-£31,845,937	-£33,479,305	-£34,473,755
60% LAR : 40% CIR	50%	-£29,839,068	-£32,108,447	-£32,129,828	-£32,172,752	-£32,412,229	-£34,044,890	-£35,038,946

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£16,829,554	-£19,919,801	-£19,941,708	-£19,985,596	-£20,227,483	-£21,874,602	-£22,876,691
60% LAR : 40% CIR	5%	-£17,440,994	-£20,449,287	-£20,471,110	-£20,514,852	-£20,756,371	-£22,401,286	-£23,402,150
60% LAR : 40% CIR	10%	-£18,056,735	-£20,983,046	-£21,004,791	-£21,048,397	-£21,289,579	-£22,932,462	-£23,932,199
60% LAR : 40% CIR	15%	-£18,676,738	-£21,521,034	-£21,542,711	-£21,586,193	-£21,827,064	-£23,468,088	-£24,466,792
60% LAR : 40% CIR	20%	-£19,300,962	-£22,063,214	-£22,084,828	-£22,128,198	-£22,368,787	-£24,008,122	-£25,005,886
60% LAR : 40% CIR	25%	-£19,929,366	-£22,609,545	-£22,631,103	-£22,674,371	-£22,914,707	-£24,552,519	-£25,549,437
60% LAR : 40% CIR	30%	-£20,561,909	-£23,159,986	-£23,181,496	-£23,224,673	-£23,464,783	-£25,101,239	-£26,097,404
60% LAR : 40% CIR	35%	-£21,198,553	-£23,714,497	-£23,735,965	-£23,779,062	-£24,018,973	-£25,654,238	-£26,649,741
60% LAR : 40% CIR	40%	-£21,839,254	-£24,273,038	-£24,294,470	-£24,337,499	-£24,577,238	-£26,211,474	-£27,206,406
60% LAR : 40% CIR	45%	-£22,483,973	-£24,835,568	-£24,856,972	-£24,899,942	-£25,139,537	-£26,772,905	-£27,767,355
60% LAR : 40% CIR	50%	-£23,132,668	-£25,402,047	-£25,423,428	-£25,466,352	-£25,705,829	-£27,338,490	-£28,332,546

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,901,954	-£11,992,201	-£12,014,108	-£12,057,996	-£12,299,883	-£13,947,002	-£14,949,091
60% LAR : 40% CIR	5%	-£9,513,394	-£12,521,687	-£12,543,510	-£12,587,252	-£12,828,771	-£14,473,686	-£15,474,550
60% LAR : 40% CIR	10%	-£10,129,135	-£13,055,446	-£13,077,191	-£13,120,797	-£13,361,979	-£15,004,862	-£16,004,599
60% LAR : 40% CIR	15%	-£10,749,138	-£13,593,434	-£13,615,111	-£13,658,593	-£13,899,464	-£15,540,488	-£16,539,192
60% LAR : 40% CIR	20%	-£11,373,362	-£14,135,614	-£14,157,228	-£14,200,598	-£14,441,187	-£16,080,522	-£17,078,286
60% LAR : 40% CIR	25%	-£12,001,766	-£14,681,945	-£14,703,503	-£14,746,771	-£14,987,107	-£16,624,919	-£17,621,837
60% LAR : 40% CIR	30%	-£12,634,309	-£15,232,386	-£15,253,896	-£15,297,073	-£15,537,183	-£17,173,639	-£18,169,804
60% LAR : 40% CIR	35%	-£13,270,953	-£15,786,897	-£15,808,365	-£15,851,462	-£16,091,373	-£17,726,638	-£18,722,141
60% LAR : 40% CIR	40%	-£13,911,654	-£16,345,438	-£16,366,870	-£16,409,899	-£16,649,638	-£18,283,874	-£19,278,806
60% LAR : 40% CIR	45%	-£14,556,373	-£16,907,968	-£16,929,372	-£16,972,342	-£17,211,937	-£18,845,305	-£19,839,755
60% LAR : 40% CIR	50%	-£15,205,068	-£17,474,447	-£17,495,828	-£17,538,752	-£17,778,229	-£19,410,890	-£20,404,946

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR for 15 Years	
Value Area	**Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft**

No Units	**42**
Site Area	**0.4 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£293,170	-£2,807,942	-£2,829,848	-£2,873,736	-£3,115,623	-£4,762,742	-£5,764,831
60% LAR : 40% CIR	5%	-£361,756	-£3,384,620	-£3,406,443	-£3,450,185	-£3,691,704	-£5,336,620	-£6,337,484
60% LAR : 40% CIR	10%	-£1,025,457	-£3,965,571	-£3,987,318	-£4,030,923	-£4,272,104	-£5,914,989	-£6,914,725
60% LAR : 40% CIR	15%	-£1,693,420	-£4,550,754	-£4,572,430	-£4,615,913	-£4,856,783	-£6,497,808	-£7,496,511
60% LAR : 40% CIR	20%	-£2,365,604	-£5,140,126	-£5,161,740	-£5,205,110	-£5,445,699	-£7,085,034	-£8,082,798
60% LAR : 40% CIR	25%	-£3,041,968	-£5,733,650	-£5,755,209	-£5,798,476	-£6,038,812	-£7,676,624	-£8,673,542
60% LAR : 40% CIR	30%	-£3,722,471	-£6,331,285	-£6,352,793	-£6,395,971	-£6,636,080	-£8,272,537	-£9,268,702
60% LAR : 40% CIR	35%	-£4,407,074	-£6,932,989	-£6,954,456	-£6,997,554	-£7,237,465	-£8,872,729	-£9,868,232
60% LAR : 40% CIR	40%	-£5,095,735	-£7,538,722	-£7,560,154	-£7,603,183	-£7,842,923	-£9,477,158	-£10,472,090
60% LAR : 40% CIR	45%	-£5,788,414	-£8,148,445	-£8,169,849	-£8,212,820	-£8,452,414	-£10,085,783	-£11,080,233
60% LAR : 40% CIR	50%	-£6,485,069	-£8,762,118	-£8,783,498	-£8,826,423	-£9,065,900	-£10,698,560	-£11,692,617

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£38,766,430	-£41,867,542	-£41,889,448	-£41,933,336	-£42,175,223	-£43,822,342	-£44,824,431
60% LAR : 40% CIR	5%	-£39,421,356	-£42,444,220	-£42,466,043	-£42,509,785	-£42,751,304	-£44,396,220	-£45,397,084
60% LAR : 40% CIR	10%	-£40,085,057	-£43,025,171	-£43,046,918	-£43,090,523	-£43,331,704	-£44,974,589	-£45,974,325
60% LAR : 40% CIR	15%	-£40,753,020	-£43,610,354	-£43,632,030	-£43,675,513	-£43,916,383	-£45,557,408	-£46,556,111
60% LAR : 40% CIR	20%	-£41,425,204	-£44,199,726	-£44,221,340	-£44,264,710	-£44,505,299	-£46,144,634	-£47,142,398
60% LAR : 40% CIR	25%	-£42,101,568	-£44,793,250	-£44,814,809	-£44,858,076	-£45,098,412	-£46,736,224	-£47,733,142
60% LAR : 40% CIR	30%	-£42,782,071	-£45,390,885	-£45,412,393	-£45,455,571	-£45,695,680	-£47,332,137	-£48,328,302
60% LAR : 40% CIR	35%	-£43,466,674	-£45,992,589	-£46,014,056	-£46,057,154	-£46,297,065	-£47,932,329	-£48,927,832
60% LAR : 40% CIR	40%	-£44,155,335	-£46,598,322	-£46,619,754	-£46,662,783	-£46,902,523	-£48,536,758	-£49,531,690
60% LAR : 40% CIR	45%	-£44,848,014	-£47,208,045	-£47,229,449	-£47,272,420	-£47,512,014	-£49,145,383	-£50,139,833
60% LAR : 40% CIR	50%	-£45,544,669	-£47,821,718	-£47,843,098	-£47,886,023	-£48,125,500	-£49,758,160	-£50,752,217

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£22,581,230	-£25,682,342	-£25,704,248	-£25,748,136	-£25,990,023	-£27,637,142	-£28,639,231
60% LAR : 40% CIR	5%	-£23,236,156	-£26,259,020	-£26,280,843	-£26,324,585	-£26,566,104	-£28,211,020	-£29,211,884
60% LAR : 40% CIR	10%	-£23,899,857	-£26,839,971	-£26,861,718	-£26,905,323	-£27,146,504	-£28,789,389	-£29,789,125
60% LAR : 40% CIR	15%	-£24,567,820	-£27,425,154	-£27,446,830	-£27,490,313	-£27,731,183	-£29,372,208	-£30,370,911
60% LAR : 40% CIR	20%	-£25,240,004	-£28,014,526	-£28,036,140	-£28,079,510	-£28,320,099	-£29,959,434	-£30,957,198
60% LAR : 40% CIR	25%	-£25,916,368	-£28,608,050	-£28,629,609	-£28,672,876	-£28,913,212	-£30,551,024	-£31,547,942
60% LAR : 40% CIR	30%	-£26,596,871	-£29,205,685	-£29,227,193	-£29,270,371	-£29,510,480	-£31,146,937	-£32,143,102
60% LAR : 40% CIR	35%	-£27,281,474	-£29,807,389	-£29,828,856	-£29,871,954	-£30,111,865	-£31,747,129	-£32,742,632
60% LAR : 40% CIR	40%	-£27,970,135	-£30,413,122	-£30,434,554	-£30,477,583	-£30,717,323	-£32,351,558	-£33,346,490
60% LAR : 40% CIR	45%	-£28,662,814	-£31,022,845	-£31,044,249	-£31,087,220	-£31,326,814	-£32,960,183	-£33,954,633
60% LAR : 40% CIR	50%	-£29,359,469	-£31,636,518	-£31,657,898	-£31,700,823	-£31,940,300	-£33,572,960	-£34,567,017

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,874,830	-£18,975,942	-£18,997,848	-£19,041,736	-£19,283,623	-£20,930,742	-£21,932,831
60% LAR : 40% CIR	5%	-£16,529,756	-£19,552,620	-£19,574,443	-£19,618,185	-£19,859,704	-£21,504,620	-£22,505,484
60% LAR : 40% CIR	10%	-£17,193,457	-£20,133,571	-£20,155,318	-£20,198,923	-£20,440,104	-£22,082,989	-£23,082,725
60% LAR : 40% CIR	15%	-£17,861,420	-£20,718,754	-£20,740,430	-£20,783,913	-£21,024,783	-£22,665,808	-£23,664,511
60% LAR : 40% CIR	20%	-£18,533,604	-£21,308,126	-£21,329,740	-£21,373,110	-£21,613,699	-£23,253,034	-£24,250,798
60% LAR : 40% CIR	25%	-£19,209,968	-£21,901,650	-£21,923,209	-£21,966,476	-£22,206,812	-£23,844,624	-£24,841,542
60% LAR : 40% CIR	30%	-£19,890,471	-£22,499,285	-£22,520,793	-£22,563,971	-£22,804,080	-£24,440,537	-£25,436,702
60% LAR : 40% CIR	35%	-£20,575,074	-£23,100,989	-£23,122,456	-£23,165,554	-£23,405,465	-£25,040,729	-£26,036,232
60% LAR : 40% CIR	40%	-£21,263,735	-£23,706,722	-£23,728,154	-£23,771,183	-£24,010,923	-£25,645,158	-£26,640,090
60% LAR : 40% CIR	45%	-£21,956,414	-£24,316,445	-£24,337,849	-£24,380,820	-£24,620,414	-£26,253,783	-£27,248,233
60% LAR : 40% CIR	50%	-£22,653,069	-£24,930,118	-£24,951,498	-£24,994,423	-£25,233,900	-£26,866,560	-£27,860,617

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,947,230	-£11,048,342	-£11,070,248	-£11,114,136	-£11,356,023	-£13,003,142	-£14,005,231
60% LAR : 40% CIR	5%	-£8,602,156	-£11,625,020	-£11,646,843	-£11,690,585	-£11,932,104	-£13,577,020	-£14,577,884
60% LAR : 40% CIR	10%	-£9,265,857	-£12,205,971	-£12,227,718	-£12,271,323	-£12,512,504	-£14,155,389	-£15,155,125
60% LAR : 40% CIR	15%	-£9,933,820	-£12,791,154	-£12,812,830	-£12,856,313	-£13,097,183	-£14,738,208	-£15,736,911
60% LAR : 40% CIR	20%	-£10,606,004	-£13,380,526	-£13,402,140	-£13,445,510	-£13,686,099	-£15,325,434	-£16,323,198
60% LAR : 40% CIR	25%	-£11,282,368	-£13,974,050	-£13,995,609	-£14,038,876	-£14,279,212	-£15,917,024	-£16,913,942
60% LAR : 40% CIR	30%	-£11,962,871	-£14,571,685	-£14,593,193	-£14,636,371	-£14,876,480	-£16,512,937	-£17,509,102
60% LAR : 40% CIR	35%	-£12,647,474	-£15,173,389	-£15,194,856	-£15,237,954	-£15,477,865	-£17,113,129	-£18,108,632
60% LAR : 40% CIR	40%	-£13,336,135	-£15,779,122	-£15,800,554	-£15,843,583	-£16,083,323	-£17,717,558	-£18,712,490
60% LAR : 40% CIR	45%	-£14,028,814	-£16,388,845	-£16,410,249	-£16,453,220	-£16,692,814	-£18,326,183	-£19,320,633
60% LAR : 40% CIR	50%	-£14,725,469	-£17,002,518	-£17,023,898	-£17,066,823	-£17,306,300	-£18,938,960	-£19,933,017

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR for 15 Years		Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,182,734	-£920,222	-£942,129	-£986,017	-£1,227,903	-£2,875,022	-£3,877,111
60% LAR : 40% CIR	5%	£1,438,767	-£1,591,287	-£1,613,110	-£1,656,852	-£1,898,370	-£3,543,286	-£4,544,151
60% LAR : 40% CIR	10%	£690,562	-£2,266,624	-£2,288,370	-£2,331,976	-£2,573,157	-£4,216,042	-£5,215,778
60% LAR : 40% CIR	15%	-£62,784	-£2,946,192	-£2,967,868	-£3,011,351	-£3,252,221	-£4,893,246	-£5,891,949
60% LAR : 40% CIR	20%	-£830,888	-£3,629,951	-£3,651,565	-£3,694,935	-£3,935,524	-£5,574,859	-£6,572,622
60% LAR : 40% CIR	25%	-£1,603,171	-£4,317,861	-£4,339,419	-£4,382,687	-£4,623,022	-£6,260,835	-£7,257,753
60% LAR : 40% CIR	30%	-£2,379,595	-£5,009,881	-£5,031,390	-£5,074,568	-£5,314,677	-£6,951,133	-£7,947,298
60% LAR : 40% CIR	35%	-£3,160,117	-£5,705,971	-£5,727,438	-£5,770,536	-£6,010,447	-£7,645,711	-£8,641,214
60% LAR : 40% CIR	40%	-£3,944,698	-£6,406,091	-£6,427,522	-£6,470,552	-£6,710,291	-£8,344,527	-£9,339,458
60% LAR : 40% CIR	45%	-£4,733,297	-£7,110,200	-£7,131,602	-£7,174,574	-£7,414,169	-£9,047,537	-£10,041,987
60% LAR : 40% CIR	50%	-£5,525,873	-£7,818,258	-£7,839,638	-£7,882,562	-£8,122,040	-£9,754,701	-£10,748,757

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£36,876,866	-£39,979,822	-£40,001,729	-£40,045,617	-£40,287,503	-£41,934,622	-£42,936,711
60% LAR : 40% CIR	5%	-£37,620,833	-£40,650,887	-£40,672,710	-£40,716,452	-£40,957,970	-£42,602,886	-£43,603,751
60% LAR : 40% CIR	10%	-£38,369,038	-£41,326,224	-£41,347,970	-£41,391,576	-£41,632,757	-£43,275,642	-£44,275,378
60% LAR : 40% CIR	15%	-£39,122,384	-£42,005,792	-£42,027,468	-£42,070,951	-£42,311,821	-£43,952,846	-£44,951,549
60% LAR : 40% CIR	20%	-£39,890,488	-£42,689,551	-£42,711,165	-£42,754,535	-£42,995,124	-£44,634,459	-£45,632,222
60% LAR : 40% CIR	25%	-£40,662,771	-£43,377,461	-£43,399,019	-£43,442,287	-£43,682,622	-£45,320,435	-£46,317,353
60% LAR : 40% CIR	30%	-£41,439,195	-£44,069,481	-£44,090,990	-£44,134,168	-£44,374,277	-£46,010,733	-£47,006,898
60% LAR : 40% CIR	35%	-£42,219,717	-£44,765,571	-£44,787,038	-£44,830,136	-£45,070,047	-£46,705,311	-£47,700,814
60% LAR : 40% CIR	40%	-£43,004,298	-£45,465,691	-£45,487,122	-£45,530,152	-£45,769,891	-£47,404,127	-£48,399,058
60% LAR : 40% CIR	45%	-£43,792,897	-£46,169,800	-£46,191,202	-£46,234,174	-£46,473,769	-£48,107,137	-£49,101,587
60% LAR : 40% CIR	50%	-£44,585,473	-£46,877,858	-£46,899,238	-£46,942,162	-£47,181,640	-£48,814,301	-£49,808,357

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£20,691,666	-£23,794,622	-£23,816,529	-£23,860,417	-£24,102,303	-£25,749,422	-£26,751,511
60% LAR : 40% CIR	5%	-£21,435,633	-£24,465,687	-£24,487,510	-£24,531,252	-£24,772,770	-£26,417,686	-£27,418,551
60% LAR : 40% CIR	10%	-£22,183,838	-£25,141,024	-£25,162,770	-£25,206,376	-£25,447,557	-£27,090,442	-£28,090,178
60% LAR : 40% CIR	15%	-£22,937,184	-£25,820,592	-£25,842,268	-£25,885,751	-£26,126,621	-£27,767,646	-£28,766,349
60% LAR : 40% CIR	20%	-£23,705,288	-£26,504,351	-£26,525,965	-£26,569,335	-£26,809,924	-£28,449,259	-£29,447,022
60% LAR : 40% CIR	25%	-£24,477,571	-£27,192,261	-£27,213,819	-£27,257,087	-£27,497,422	-£29,135,235	-£30,132,153
60% LAR : 40% CIR	30%	-£25,253,995	-£27,884,281	-£27,905,790	-£27,948,968	-£28,189,077	-£29,825,533	-£30,821,698
60% LAR : 40% CIR	35%	-£26,034,517	-£28,580,371	-£28,601,838	-£28,644,936	-£28,884,847	-£30,520,111	-£31,515,614
60% LAR : 40% CIR	40%	-£26,819,098	-£29,280,491	-£29,301,922	-£29,344,952	-£29,584,691	-£31,218,927	-£32,213,858
60% LAR : 40% CIR	45%	-£27,607,697	-£29,984,600	-£30,006,002	-£30,048,974	-£30,288,569	-£31,921,937	-£32,916,387
60% LAR : 40% CIR	50%	-£28,400,273	-£30,692,658	-£30,714,038	-£30,756,962	-£30,996,440	-£32,629,101	-£33,623,157

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£13,985,266	-£17,088,222	-£17,110,129	-£17,154,017	-£17,395,903	-£19,043,022	-£20,045,111
60% LAR : 40% CIR	5%	-£14,729,233	-£17,759,287	-£17,781,110	-£17,824,852	-£18,066,370	-£19,711,286	-£20,712,151
60% LAR : 40% CIR	10%	-£15,477,438	-£18,434,624	-£18,456,370	-£18,499,976	-£18,741,157	-£20,384,042	-£21,383,778
60% LAR : 40% CIR	15%	-£16,230,784	-£19,114,192	-£19,135,868	-£19,179,351	-£19,420,221	-£21,061,246	-£22,059,949
60% LAR : 40% CIR	20%	-£16,998,888	-£19,797,951	-£19,819,565	-£19,862,935	-£20,103,524	-£21,742,859	-£22,740,622
60% LAR : 40% CIR	25%	-£17,771,171	-£20,485,861	-£20,507,419	-£20,550,687	-£20,791,022	-£22,428,835	-£23,425,753
60% LAR : 40% CIR	30%	-£18,547,595	-£21,177,881	-£21,199,390	-£21,242,568	-£21,482,677	-£23,119,133	-£24,115,298
60% LAR : 40% CIR	35%	-£19,328,117	-£21,873,971	-£21,895,438	-£21,938,536	-£22,178,447	-£23,813,711	-£24,809,214
60% LAR : 40% CIR	40%	-£20,112,698	-£22,574,091	-£22,595,522	-£22,638,552	-£22,878,291	-£24,512,527	-£25,507,458
60% LAR : 40% CIR	45%	-£20,901,297	-£23,278,200	-£23,299,602	-£23,342,574	-£23,582,169	-£25,215,537	-£26,209,987
60% LAR : 40% CIR	50%	-£21,693,873	-£23,986,258	-£24,007,638	-£24,050,562	-£24,290,040	-£25,922,701	-£26,916,757

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,057,666	-£9,160,622	-£9,182,529	-£9,226,417	-£9,468,303	-£11,115,422	-£12,117,511
60% LAR : 40% CIR	5%	-£6,801,633	-£9,831,687	-£9,853,510	-£9,897,252	-£10,138,770	-£11,783,686	-£12,784,551
60% LAR : 40% CIR	10%	-£7,549,838	-£10,507,024	-£10,528,770	-£10,572,376	-£10,813,557	-£12,456,442	-£13,456,178
60% LAR : 40% CIR	15%	-£8,303,184	-£11,186,592	-£11,208,268	-£11,251,751	-£11,492,621	-£13,133,646	-£14,132,349
60% LAR : 40% CIR	20%	-£9,071,288	-£11,870,351	-£11,891,965	-£11,935,335	-£12,175,924	-£13,815,259	-£14,813,022
60% LAR : 40% CIR	25%	-£9,843,571	-£12,558,261	-£12,579,819	-£12,623,087	-£12,863,422	-£14,501,235	-£15,498,153
60% LAR : 40% CIR	30%	-£10,619,995	-£13,250,281	-£13,271,790	-£13,314,968	-£13,555,077	-£15,191,533	-£16,187,698
60% LAR : 40% CIR	35%	-£11,400,517	-£13,946,371	-£13,967,838	-£14,010,936	-£14,250,847	-£15,886,111	-£16,881,614
60% LAR : 40% CIR	40%	-£12,185,098	-£14,646,491	-£14,667,922	-£14,710,952	-£14,950,691	-£16,584,927	-£17,579,858
60% LAR : 40% CIR	45%	-£12,973,697	-£15,350,600	-£15,372,002	-£15,414,974	-£15,654,569	-£17,287,937	-£18,282,387
60% LAR : 40% CIR	50%	-£13,766,273	-£16,058,658	-£16,080,038	-£16,122,962	-£16,362,440	-£17,995,101	-£18,989,157

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR for 15 Years		Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£4,072,298	£952,957	£931,379	£888,150	£649,899	-£987,303	-£1,989,391
60% LAR : 40% CIR	5%	£3,233,852	£199,010	£177,515	£134,431	-£105,037	-£1,749,953	-£2,750,818
60% LAR : 40% CIR	10%	£2,391,169	-£567,677	-£589,423	-£633,028	-£874,209	-£2,517,094	-£3,516,830
60% LAR : 40% CIR	15%	£1,544,289	-£1,341,631	-£1,363,307	-£1,406,789	-£1,647,659	-£3,288,685	-£4,287,388
60% LAR : 40% CIR	20%	£693,251	-£2,119,775	-£2,141,389	-£2,184,759	-£2,425,348	-£4,064,683	-£5,062,447
60% LAR : 40% CIR	25%	-£164,376	-£2,902,071	-£2,923,630	-£2,966,897	-£3,207,233	-£4,845,045	-£5,841,963
60% LAR : 40% CIR	30%	-£1,036,719	-£3,688,478	-£3,709,986	-£3,753,164	-£3,993,273	-£5,629,729	-£6,625,895
60% LAR : 40% CIR	35%	-£1,913,161	-£4,478,953	-£4,500,420	-£4,543,519	-£4,783,429	-£6,418,694	-£7,414,197
60% LAR : 40% CIR	40%	-£2,793,662	-£5,273,459	-£5,294,890	-£5,337,920	-£5,577,659	-£7,211,895	-£8,206,827
60% LAR : 40% CIR	45%	-£3,678,180	-£6,071,954	-£6,093,357	-£6,136,329	-£6,375,923	-£8,009,292	-£9,003,742
60% LAR : 40% CIR	50%	-£4,566,675	-£6,874,398	-£6,895,779	-£6,938,703	-£7,178,180	-£8,810,841	-£9,804,897

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£34,987,302	-£38,106,643	-£38,128,221	-£38,171,450	-£38,409,701	-£40,046,903	-£41,048,991
60% LAR : 40% CIR	5%	-£35,825,748	-£38,860,590	-£38,882,085	-£38,925,169	-£39,164,637	-£40,809,553	-£41,810,418
60% LAR : 40% CIR	10%	-£36,668,431	-£39,627,277	-£39,649,023	-£39,692,628	-£39,933,809	-£41,576,694	-£42,576,430
60% LAR : 40% CIR	15%	-£37,515,311	-£40,401,231	-£40,422,907	-£40,466,389	-£40,707,259	-£42,348,285	-£43,346,988
60% LAR : 40% CIR	20%	-£38,366,349	-£41,179,375	-£41,200,989	-£41,244,359	-£41,484,948	-£43,124,283	-£44,122,047
60% LAR : 40% CIR	25%	-£39,223,976	-£41,961,671	-£41,983,230	-£42,026,497	-£42,266,833	-£43,904,645	-£44,901,563
60% LAR : 40% CIR	30%	-£40,096,319	-£42,748,078	-£42,769,586	-£42,812,764	-£43,052,873	-£44,689,329	-£45,685,495
60% LAR : 40% CIR	35%	-£40,972,761	-£43,538,553	-£43,560,020	-£43,603,119	-£43,843,029	-£45,478,294	-£46,473,797
60% LAR : 40% CIR	40%	-£41,853,262	-£44,333,059	-£44,354,490	-£44,397,520	-£44,637,259	-£46,271,495	-£47,266,427
60% LAR : 40% CIR	45%	-£42,737,780	-£45,131,554	-£45,152,957	-£45,195,929	-£45,435,523	-£47,068,892	-£48,063,342
60% LAR : 40% CIR	50%	-£43,626,275	-£45,933,998	-£45,955,379	-£45,998,303	-£46,237,780	-£47,870,441	-£48,864,497

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£18,802,102	-£21,921,443	-£21,943,021	-£21,986,250	-£22,224,501	-£23,861,703	-£24,863,791
60% LAR : 40% CIR	5%	-£19,640,548	-£22,675,390	-£22,696,885	-£22,739,969	-£22,979,437	-£24,624,353	-£25,625,218
60% LAR : 40% CIR	10%	-£20,483,231	-£23,442,077	-£23,463,823	-£23,507,428	-£23,748,609	-£25,391,494	-£26,391,230
60% LAR : 40% CIR	15%	-£21,330,111	-£24,216,031	-£24,237,707	-£24,281,189	-£24,522,059	-£26,163,085	-£27,161,788
60% LAR : 40% CIR	20%	-£22,181,149	-£24,994,175	-£25,015,789	-£25,059,159	-£25,299,748	-£26,939,083	-£27,936,847
60% LAR : 40% CIR	25%	-£23,038,776	-£25,776,471	-£25,798,030	-£25,841,297	-£26,081,633	-£27,719,445	-£28,716,363
60% LAR : 40% CIR	30%	-£23,911,119	-£26,562,878	-£26,584,386	-£26,627,564	-£26,867,673	-£28,504,129	-£29,500,295
60% LAR : 40% CIR	35%	-£24,787,561	-£27,353,353	-£27,374,820	-£27,417,919	-£27,657,829	-£29,293,094	-£30,288,597
60% LAR : 40% CIR	40%	-£25,668,062	-£28,147,859	-£28,169,290	-£28,212,320	-£28,452,059	-£30,086,295	-£31,081,227
60% LAR : 40% CIR	45%	-£26,552,580	-£28,946,354	-£28,967,757	-£29,010,729	-£29,250,323	-£30,883,692	-£31,878,142
60% LAR : 40% CIR	50%	-£27,441,075	-£29,748,798	-£29,770,179	-£29,813,103	-£30,052,580	-£31,685,241	-£32,679,297

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,095,702	-£15,215,043	-£15,236,621	-£15,279,850	-£15,518,101	-£17,155,303	-£18,157,391
60% LAR : 40% CIR	5%	-£12,934,148	-£15,968,990	-£15,990,485	-£16,033,569	-£16,273,037	-£17,917,953	-£18,918,818
60% LAR : 40% CIR	10%	-£13,776,831	-£16,735,677	-£16,757,423	-£16,801,028	-£17,042,209	-£18,685,094	-£19,684,830
60% LAR : 40% CIR	15%	-£14,623,711	-£17,509,631	-£17,531,307	-£17,574,789	-£17,815,659	-£19,456,685	-£20,455,388
60% LAR : 40% CIR	20%	-£15,474,749	-£18,287,775	-£18,309,389	-£18,352,759	-£18,593,348	-£20,232,683	-£21,230,447
60% LAR : 40% CIR	25%	-£16,332,376	-£19,070,071	-£19,091,630	-£19,134,897	-£19,375,233	-£21,013,045	-£22,009,963
60% LAR : 40% CIR	30%	-£17,204,719	-£19,856,478	-£19,877,986	-£19,921,164	-£20,161,273	-£21,797,729	-£22,793,895
60% LAR : 40% CIR	35%	-£18,081,161	-£20,646,953	-£20,668,420	-£20,711,519	-£20,951,429	-£22,586,694	-£23,582,197
60% LAR : 40% CIR	40%	-£18,961,662	-£21,441,459	-£21,462,890	-£21,505,920	-£21,745,659	-£23,379,895	-£24,374,827
60% LAR : 40% CIR	45%	-£19,846,180	-£22,239,954	-£22,261,357	-£22,304,329	-£22,543,923	-£24,177,292	-£25,171,742
60% LAR : 40% CIR	50%	-£20,734,675	-£23,042,398	-£23,063,779	-£23,106,703	-£23,346,180	-£24,978,841	-£25,972,897

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,168,102	-£7,287,443	-£7,309,021	-£7,352,250	-£7,590,501	-£9,227,703	-£10,229,791
60% LAR : 40% CIR	5%	-£5,006,548	-£8,041,390	-£8,062,885	-£8,105,969	-£8,345,437	-£9,990,353	-£10,991,218
60% LAR : 40% CIR	10%	-£5,849,231	-£8,808,077	-£8,829,823	-£8,873,428	-£9,114,609	-£10,757,494	-£11,757,230
60% LAR : 40% CIR	15%	-£6,696,111	-£9,582,031	-£9,603,707	-£9,647,189	-£9,888,059	-£11,529,085	-£12,527,788
60% LAR : 40% CIR	20%	-£7,547,149	-£10,360,175	-£10,381,789	-£10,425,159	-£10,665,748	-£12,305,083	-£13,302,847
60% LAR : 40% CIR	25%	-£8,404,776	-£11,142,471	-£11,164,030	-£11,207,297	-£11,447,633	-£13,085,445	-£14,082,363
60% LAR : 40% CIR	30%	-£9,277,119	-£11,928,878	-£11,950,386	-£11,993,564	-£12,233,673	-£13,870,129	-£14,866,295
60% LAR : 40% CIR	35%	-£10,153,561	-£12,719,353	-£12,740,820	-£12,783,919	-£13,023,829	-£14,659,094	-£15,654,597
60% LAR : 40% CIR	40%	-£11,034,062	-£13,513,859	-£13,535,290	-£13,578,320	-£13,818,059	-£15,452,295	-£16,447,227
60% LAR : 40% CIR	45%	-£11,918,580	-£14,312,354	-£14,333,757	-£14,376,729	-£14,616,323	-£16,249,692	-£17,244,142
60% LAR : 40% CIR	50%	-£12,807,075	-£15,114,798	-£15,136,179	-£15,179,103	-£15,418,580	-£17,051,241	-£18,045,297

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR for 15 Years		Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,811,638	£4,671,655	£4,650,078	£4,606,849	£4,368,598	£2,746,233	£1,759,205
60% LAR : 40% CIR	5%	£6,795,482	£3,731,773	£3,710,278	£3,667,194	£3,429,305	£1,809,111	£823,288
60% LAR : 40% CIR	10%	£5,775,152	£2,787,684	£2,766,265	£2,723,313	£2,485,758	£867,563	-£118,935
60% LAR : 40% CIR	15%	£4,750,688	£1,839,426	£1,818,076	£1,775,247	£1,537,997	-£79,562	-£1,078,265
60% LAR : 40% CIR	20%	£3,716,552	£887,041	£865,752	£823,034	£586,061	-£1,044,331	-£2,042,096
60% LAR : 40% CIR	25%	£2,672,440	-£70,492	-£92,050	-£135,318	-£375,654	-£2,013,466	-£3,010,384
60% LAR : 40% CIR	30%	£1,624,251	-£1,045,669	-£1,067,179	-£1,110,357	-£1,350,466	-£2,986,922	-£3,983,087
60% LAR : 40% CIR	35%	£572,024	-£2,024,918	-£2,046,385	-£2,089,483	-£2,329,394	-£3,964,658	-£4,960,162
60% LAR : 40% CIR	40%	-£491,587	-£3,008,196	-£3,029,627	-£3,072,657	-£3,312,396	-£4,946,632	-£5,941,563
60% LAR : 40% CIR	45%	-£1,567,946	-£3,995,463	-£4,016,866	-£4,059,837	-£4,299,432	-£5,932,801	-£6,927,250
60% LAR : 40% CIR	50%	-£2,648,280	-£4,986,679	-£5,008,059	-£5,050,983	-£5,290,461	-£6,923,121	-£7,917,178

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£31,247,962	-£34,387,945	-£34,409,522	-£34,452,751	-£34,691,002	-£36,313,367	-£37,300,395
60% LAR : 40% CIR	5%	-£32,264,118	-£35,327,827	-£35,349,322	-£35,392,406	-£35,630,295	-£37,250,489	-£38,236,312
60% LAR : 40% CIR	10%	-£33,284,448	-£36,271,916	-£36,293,335	-£36,336,287	-£36,573,842	-£38,192,037	-£39,178,535
60% LAR : 40% CIR	15%	-£34,308,912	-£37,220,174	-£37,241,524	-£37,284,353	-£37,521,603	-£39,139,162	-£40,137,865
60% LAR : 40% CIR	20%	-£35,343,048	-£38,172,559	-£38,193,848	-£38,236,566	-£38,473,539	-£40,103,931	-£41,101,696
60% LAR : 40% CIR	25%	-£36,387,160	-£39,130,092	-£39,151,650	-£39,194,918	-£39,435,254	-£41,073,066	-£42,069,984
60% LAR : 40% CIR	30%	-£37,435,349	-£40,105,269	-£40,126,779	-£40,169,957	-£40,410,066	-£42,046,522	-£43,042,687
60% LAR : 40% CIR	35%	-£38,487,576	-£41,084,518	-£41,105,985	-£41,149,083	-£41,388,994	-£43,024,258	-£44,019,762
60% LAR : 40% CIR	40%	-£39,551,187	-£42,067,796	-£42,089,227	-£42,132,257	-£42,371,996	-£44,006,232	-£45,001,163
60% LAR : 40% CIR	45%	-£40,627,546	-£43,055,063	-£43,076,466	-£43,119,437	-£43,359,032	-£44,992,401	-£45,986,850
60% LAR : 40% CIR	50%	-£41,707,880	-£44,046,279	-£44,067,659	-£44,110,583	-£44,350,061	-£45,982,721	-£46,976,778

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,062,762	-£18,202,745	-£18,224,322	-£18,267,551	-£18,505,802	-£20,128,167	-£21,115,195
60% LAR : 40% CIR	5%	-£16,078,918	-£19,142,627	-£19,164,122	-£19,207,206	-£19,445,095	-£21,065,289	-£22,051,112
60% LAR : 40% CIR	10%	-£17,099,248	-£20,086,716	-£20,108,135	-£20,151,087	-£20,388,642	-£22,006,837	-£22,993,335
60% LAR : 40% CIR	15%	-£18,123,712	-£21,034,974	-£21,056,324	-£21,099,153	-£21,336,403	-£22,953,962	-£23,952,665
60% LAR : 40% CIR	20%	-£19,157,848	-£21,987,359	-£22,008,648	-£22,051,366	-£22,288,339	-£23,918,731	-£24,916,496
60% LAR : 40% CIR	25%	-£20,201,960	-£22,944,892	-£22,966,450	-£23,009,718	-£23,250,054	-£24,887,866	-£25,884,784
60% LAR : 40% CIR	30%	-£21,250,149	-£23,920,069	-£23,941,579	-£23,984,757	-£24,224,866	-£25,861,322	-£26,857,487
60% LAR : 40% CIR	35%	-£22,302,376	-£24,899,318	-£24,920,785	-£24,963,883	-£25,203,794	-£26,839,058	-£27,834,562
60% LAR : 40% CIR	40%	-£23,365,987	-£25,882,596	-£25,904,027	-£25,947,057	-£26,186,796	-£27,821,032	-£28,815,963
60% LAR : 40% CIR	45%	-£24,442,346	-£26,869,863	-£26,891,266	-£26,934,237	-£27,173,832	-£28,807,201	-£29,801,650
60% LAR : 40% CIR	50%	-£25,522,680	-£27,861,079	-£27,882,459	-£27,925,383	-£28,164,861	-£29,797,521	-£30,791,578

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,356,362	-£11,496,345	-£11,517,922	-£11,561,151	-£11,799,402	-£13,421,767	-£14,408,795
60% LAR : 40% CIR	5%	-£9,372,518	-£12,436,227	-£12,457,722	-£12,500,806	-£12,738,695	-£14,358,889	-£15,344,712
60% LAR : 40% CIR	10%	-£10,392,848	-£13,380,316	-£13,401,735	-£13,444,687	-£13,682,242	-£15,300,437	-£16,286,935
60% LAR : 40% CIR	15%	-£11,417,312	-£14,328,574	-£14,349,924	-£14,392,753	-£14,630,003	-£16,247,562	-£17,246,265
60% LAR : 40% CIR	20%	-£12,451,448	-£15,280,959	-£15,302,248	-£15,344,966	-£15,581,939	-£17,212,331	-£18,210,096
60% LAR : 40% CIR	25%	-£13,495,560	-£16,238,492	-£16,260,050	-£16,303,318	-£16,543,654	-£18,181,466	-£19,178,384
60% LAR : 40% CIR	30%	-£14,543,749	-£17,213,669	-£17,235,179	-£17,278,357	-£17,518,466	-£19,154,922	-£20,151,087
60% LAR : 40% CIR	35%	-£15,595,976	-£18,192,918	-£18,214,385	-£18,257,483	-£18,497,394	-£20,132,658	-£21,128,162
60% LAR : 40% CIR	40%	-£16,659,587	-£19,176,196	-£19,197,627	-£19,240,657	-£19,480,396	-£21,114,632	-£22,109,563
60% LAR : 40% CIR	45%	-£17,735,946	-£20,163,463	-£20,184,866	-£20,227,837	-£20,467,432	-£22,100,801	-£23,095,250
60% LAR : 40% CIR	50%	-£18,816,280	-£21,154,679	-£21,176,059	-£21,218,983	-£21,458,461	-£23,091,121	-£24,085,178

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£428,762	-£3,568,745	-£3,590,322	-£3,633,551	-£3,871,802	-£5,494,167	-£6,481,195
60% LAR : 40% CIR	5%	-£1,444,918	-£4,508,627	-£4,530,122	-£4,573,206	-£4,811,095	-£6,431,289	-£7,417,112
60% LAR : 40% CIR	10%	-£2,465,248	-£5,452,716	-£5,474,135	-£5,517,087	-£5,754,642	-£7,372,837	-£8,359,335
60% LAR : 40% CIR	15%	-£3,489,712	-£6,400,974	-£6,422,324	-£6,465,153	-£6,702,403	-£8,319,962	-£9,318,665
60% LAR : 40% CIR	20%	-£4,523,848	-£7,353,359	-£7,374,648	-£7,417,366	-£7,654,339	-£9,284,731	-£10,282,496
60% LAR : 40% CIR	25%	-£5,567,960	-£8,310,892	-£8,332,450	-£8,375,718	-£8,616,054	-£10,253,866	-£11,250,784
60% LAR : 40% CIR	30%	-£6,616,149	-£9,286,069	-£9,307,579	-£9,350,757	-£9,590,866	-£11,227,322	-£12,223,487
60% LAR : 40% CIR	35%	-£7,668,376	-£10,265,318	-£10,286,785	-£10,329,883	-£10,569,794	-£12,205,058	-£13,200,562
60% LAR : 40% CIR	40%	-£8,731,987	-£11,248,596	-£11,270,027	-£11,313,057	-£11,552,796	-£13,187,032	-£14,181,963
60% LAR : 40% CIR	45%	-£9,808,346	-£12,235,863	-£12,257,266	-£12,300,237	-£12,539,832	-£14,173,201	-£15,167,650
60% LAR : 40% CIR	50%	-£10,888,680	-£13,227,079	-£13,248,459	-£13,291,383	-£13,530,861	-£15,163,521	-£16,157,578

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR for 15 Years		Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft

No Units	42	Sales value inflation		Base
Site Area	0.4 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£12,477,587	£9,269,747	£9,248,493	£9,205,915	£8,971,244	£7,373,262	£6,401,067
60% LAR : 40% CIR	5%	£11,228,134	£8,110,295	£8,089,123	£8,046,687	£7,812,373	£6,216,529	£5,239,242
60% LAR : 40% CIR	10%	£9,974,506	£6,946,699	£6,925,602	£6,883,296	£6,649,311	£5,051,099	£4,066,388
60% LAR : 40% CIR	15%	£8,716,744	£5,778,998	£5,757,969	£5,715,784	£5,482,099	£3,872,751	£2,889,057
60% LAR : 40% CIR	20%	£7,454,888	£4,605,739	£4,584,450	£4,541,733	£4,304,759	£2,690,061	£1,707,293
60% LAR : 40% CIR	25%	£6,188,976	£3,416,847	£3,395,612	£3,352,995	£3,116,272	£1,503,074	£521,138
60% LAR : 40% CIR	30%	£4,919,047	£2,223,907	£2,202,721	£2,160,191	£1,923,691	£311,829	-£679,578
60% LAR : 40% CIR	35%	£3,642,565	£1,026,957	£1,005,812	£963,362	£727,057	-£897,114	-£1,892,617
60% LAR : 40% CIR	40%	£2,350,146	-£176,617	-£198,048	-£241,078	-£480,817	-£2,115,053	-£3,109,984
60% LAR : 40% CIR	45%	£1,053,770	-£1,399,848	-£1,421,252	-£1,464,223	-£1,703,817	-£3,337,186	-£4,331,636
60% LAR : 40% CIR	50%	-£250,287	-£2,627,029	-£2,648,410	-£2,691,335	-£2,930,811	-£4,563,472	-£5,557,528

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£26,582,013	-£29,789,853	-£29,811,107	-£29,853,685	-£30,088,356	-£31,686,338	-£32,658,533
60% LAR : 40% CIR	5%	-£27,831,466	-£30,949,305	-£30,970,477	-£31,012,913	-£31,247,227	-£32,843,071	-£33,820,358
60% LAR : 40% CIR	10%	-£29,085,094	-£32,112,901	-£32,133,998	-£32,176,304	-£32,410,289	-£34,008,501	-£34,993,212
60% LAR : 40% CIR	15%	-£30,342,856	-£33,280,602	-£33,301,631	-£33,343,816	-£33,577,501	-£35,186,849	-£36,170,543
60% LAR : 40% CIR	20%	-£31,604,712	-£34,453,861	-£34,475,150	-£34,517,867	-£34,754,841	-£36,369,539	-£37,352,307
60% LAR : 40% CIR	25%	-£32,870,624	-£35,642,753	-£35,663,988	-£35,706,605	-£35,943,328	-£37,556,526	-£38,538,462
60% LAR : 40% CIR	30%	-£34,140,553	-£36,835,693	-£36,856,879	-£36,899,409	-£37,135,909	-£38,747,771	-£39,739,178
60% LAR : 40% CIR	35%	-£35,417,035	-£38,032,643	-£38,053,788	-£38,096,238	-£38,332,543	-£39,956,714	-£40,952,217
60% LAR : 40% CIR	40%	-£36,709,454	-£39,236,217	-£39,257,648	-£39,300,678	-£39,540,417	-£41,174,653	-£42,169,584
60% LAR : 40% CIR	45%	-£38,005,830	-£40,459,448	-£40,480,852	-£40,523,823	-£40,763,417	-£42,396,786	-£43,391,236
60% LAR : 40% CIR	50%	-£39,309,887	-£41,686,629	-£41,708,010	-£41,750,935	-£41,990,411	-£43,623,072	-£44,617,128

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,396,813	-£13,604,653	-£13,625,907	-£13,668,485	-£13,903,156	-£15,501,138	-£16,473,333
60% LAR : 40% CIR	5%	-£11,646,266	-£14,764,105	-£14,785,277	-£14,827,713	-£15,062,027	-£16,657,871	-£17,635,158
60% LAR : 40% CIR	10%	-£12,899,894	-£15,927,701	-£15,948,798	-£15,991,104	-£16,225,089	-£17,823,301	-£18,808,012
60% LAR : 40% CIR	15%	-£14,157,656	-£17,095,402	-£17,116,431	-£17,158,616	-£17,392,301	-£19,001,649	-£19,985,343
60% LAR : 40% CIR	20%	-£15,419,512	-£18,268,661	-£18,289,950	-£18,332,667	-£18,569,641	-£20,184,339	-£21,167,107
60% LAR : 40% CIR	25%	-£16,685,424	-£19,457,553	-£19,478,788	-£19,521,405	-£19,758,128	-£21,371,326	-£22,353,262
60% LAR : 40% CIR	30%	-£17,955,353	-£20,650,493	-£20,671,679	-£20,714,209	-£20,950,709	-£22,562,571	-£23,553,978
60% LAR : 40% CIR	35%	-£19,231,835	-£21,847,443	-£21,868,588	-£21,911,038	-£22,147,343	-£23,771,514	-£24,767,017
60% LAR : 40% CIR	40%	-£20,524,254	-£23,051,017	-£23,072,448	-£23,115,478	-£23,355,217	-£24,989,453	-£25,984,384
60% LAR : 40% CIR	45%	-£21,820,630	-£24,274,248	-£24,295,652	-£24,338,623	-£24,578,217	-£26,211,586	-£27,206,036
60% LAR : 40% CIR	50%	-£23,124,687	-£25,501,429	-£25,522,810	-£25,565,735	-£25,805,211	-£27,437,872	-£28,431,928

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,690,413	-£6,898,253	-£6,919,507	-£6,962,085	-£7,196,756	-£8,794,738	-£9,766,933
60% LAR : 40% CIR	5%	-£4,939,866	-£8,057,705	-£8,078,877	-£8,121,313	-£8,355,627	-£9,951,471	-£10,928,758
60% LAR : 40% CIR	10%	-£6,193,494	-£9,221,301	-£9,242,398	-£9,284,704	-£9,518,689	-£11,116,901	-£12,101,612
60% LAR : 40% CIR	15%	-£7,451,256	-£10,389,002	-£10,410,031	-£10,452,216	-£10,685,901	-£12,295,249	-£13,278,943
60% LAR : 40% CIR	20%	-£8,713,112	-£11,562,261	-£11,583,550	-£11,626,267	-£11,863,241	-£13,477,939	-£14,460,707
60% LAR : 40% CIR	25%	-£9,979,024	-£12,751,153	-£12,772,388	-£12,815,005	-£13,051,728	-£14,664,926	-£15,646,862
60% LAR : 40% CIR	30%	-£11,248,953	-£13,944,093	-£13,965,279	-£14,007,809	-£14,244,309	-£15,856,171	-£16,847,578
60% LAR : 40% CIR	35%	-£12,525,435	-£15,141,043	-£15,162,188	-£15,204,638	-£15,440,943	-£17,065,114	-£18,060,617
60% LAR : 40% CIR	40%	-£13,817,854	-£16,344,617	-£16,366,048	-£16,409,078	-£16,648,817	-£18,283,053	-£19,277,984
60% LAR : 40% CIR	45%	-£15,114,230	-£17,567,848	-£17,589,252	-£17,632,223	-£17,871,817	-£19,505,186	-£20,499,636
60% LAR : 40% CIR	50%	-£16,418,287	-£18,795,029	-£18,816,410	-£18,859,335	-£19,098,811	-£20,731,472	-£21,725,528

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,237,187	£1,029,347	£1,008,093	£965,515	£730,844	-£867,138	-£1,839,333
60% LAR : 40% CIR	5%	£2,987,734	-£130,105	-£151,277	-£193,713	-£428,027	-£2,023,871	-£3,001,158
60% LAR : 40% CIR	10%	£1,734,106	-£1,293,701	-£1,314,798	-£1,357,104	-£1,591,089	-£3,189,301	-£4,174,012
60% LAR : 40% CIR	15%	£476,344	-£2,461,402	-£2,482,431	-£2,524,616	-£2,758,301	-£4,367,649	-£5,351,343
60% LAR : 40% CIR	20%	-£785,512	-£3,634,661	-£3,655,950	-£3,698,667	-£3,935,641	-£5,550,339	-£6,533,107
60% LAR : 40% CIR	25%	-£2,051,424	-£4,823,553	-£4,844,788	-£4,887,405	-£5,124,128	-£6,737,326	-£7,719,262
60% LAR : 40% CIR	30%	-£3,321,353	-£6,016,493	-£6,037,679	-£6,080,209	-£6,316,709	-£7,928,571	-£8,919,978
60% LAR : 40% CIR	35%	-£4,597,835	-£7,213,443	-£7,234,588	-£7,277,038	-£7,513,343	-£9,137,514	-£10,133,017
60% LAR : 40% CIR	40%	-£5,890,254	-£8,417,017	-£8,438,448	-£8,481,478	-£8,721,217	-£10,355,453	-£11,350,384
60% LAR : 40% CIR	45%	-£7,186,630	-£9,640,248	-£9,661,652	-£9,704,623	-£9,944,217	-£11,577,586	-£12,572,036
60% LAR : 40% CIR	50%	-£8,490,687	-£10,867,429	-£10,888,810	-£10,931,735	-£11,171,211	-£12,803,872	-£13,797,928

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 20% AW @ 50% MR for 15 Years

Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft**

No Units	**42**
Site Area	**0.4 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£15,277,157	£12,024,550	£12,003,297	£11,960,719	£11,726,048	£10,128,065	£9,155,871
60% LAR : 40% CIR	5%	£13,887,725	£10,727,358	£10,706,187	£10,663,750	£10,429,436	£8,833,592	£7,862,585
60% LAR : 40% CIR	10%	£12,494,119	£9,426,022	£9,404,926	£9,362,620	£9,128,634	£7,534,761	£6,564,848
60% LAR : 40% CIR	15%	£11,096,379	£8,120,582	£8,099,552	£8,057,366	£7,823,681	£6,231,612	£5,259,727
60% LAR : 40% CIR	20%	£9,694,544	£6,811,075	£6,790,106	£6,748,029	£6,514,619	£4,921,281	£3,938,512
60% LAR : 40% CIR	25%	£8,288,653	£5,497,541	£5,476,626	£5,434,649	£5,201,483	£3,594,841	£2,612,906
60% LAR : 40% CIR	30%	£6,878,745	£4,176,223	£4,155,037	£4,112,508	£3,876,007	£2,264,146	£1,282,952
60% LAR : 40% CIR	35%	£5,464,862	£2,839,822	£2,818,677	£2,776,228	£2,539,922	£929,234	-£52,090
60% LAR : 40% CIR	40%	£4,047,041	£1,499,452	£1,478,342	£1,435,959	£1,199,823	-£416,105	-£1,411,037
60% LAR : 40% CIR	45%	£2,612,659	£155,153	£134,072	£91,746	-£146,449	-£1,779,817	-£2,774,267
60% LAR : 40% CIR	50%	£1,170,648	-£1,211,240	-£1,232,620	-£1,275,545	-£1,515,021	-£3,147,682	-£4,141,738

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£23,782,443	-£27,035,050	-£27,056,303	-£27,098,881	-£27,333,552	-£28,931,535	-£29,903,729
60% LAR : 40% CIR	5%	-£25,171,875	-£28,332,242	-£28,353,413	-£28,395,850	-£28,630,164	-£30,226,008	-£31,197,015
60% LAR : 40% CIR	10%	-£26,565,481	-£29,633,578	-£29,654,674	-£29,696,980	-£29,930,966	-£31,524,839	-£32,494,752
60% LAR : 40% CIR	15%	-£27,963,221	-£30,939,018	-£30,960,048	-£31,002,234	-£31,235,919	-£32,827,988	-£33,799,873
60% LAR : 40% CIR	20%	-£29,365,056	-£32,248,525	-£32,269,494	-£32,311,571	-£32,544,981	-£34,138,319	-£35,121,088
60% LAR : 40% CIR	25%	-£30,770,947	-£33,562,059	-£33,582,974	-£33,624,951	-£33,858,117	-£35,464,759	-£36,446,694
60% LAR : 40% CIR	30%	-£32,180,855	-£34,883,377	-£34,904,563	-£34,947,092	-£35,183,593	-£36,795,454	-£37,776,648
60% LAR : 40% CIR	35%	-£33,594,738	-£36,219,778	-£36,240,923	-£36,283,372	-£36,519,678	-£38,130,366	-£39,111,690
60% LAR : 40% CIR	40%	-£35,012,559	-£37,560,148	-£37,581,258	-£37,623,641	-£37,859,777	-£39,475,705	-£40,470,637
60% LAR : 40% CIR	45%	-£36,446,941	-£38,904,447	-£38,925,528	-£38,967,854	-£39,206,049	-£40,839,417	-£41,833,867
60% LAR : 40% CIR	50%	-£37,888,952	-£40,270,840	-£40,292,220	-£40,335,145	-£40,574,621	-£42,207,282	-£43,201,338

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,597,243	-£10,849,850	-£10,871,103	-£10,913,681	-£11,148,352	-£12,746,335	-£13,718,529
60% LAR : 40% CIR	5%	-£8,986,675	-£12,147,042	-£12,168,213	-£12,210,650	-£12,444,964	-£14,040,808	-£15,011,815
60% LAR : 40% CIR	10%	-£10,380,281	-£13,448,378	-£13,469,474	-£13,511,780	-£13,745,766	-£15,339,639	-£16,309,552
60% LAR : 40% CIR	15%	-£11,778,021	-£14,753,818	-£14,774,848	-£14,817,034	-£15,050,719	-£16,642,788	-£17,614,673
60% LAR : 40% CIR	20%	-£13,179,856	-£16,063,325	-£16,084,294	-£16,126,371	-£16,359,781	-£17,953,119	-£18,935,888
60% LAR : 40% CIR	25%	-£14,585,747	-£17,376,859	-£17,397,774	-£17,439,751	-£17,672,917	-£19,279,559	-£20,261,494
60% LAR : 40% CIR	30%	-£15,995,655	-£18,698,177	-£18,719,363	-£18,761,892	-£18,998,393	-£20,610,254	-£21,591,448
60% LAR : 40% CIR	35%	-£17,409,538	-£20,034,578	-£20,055,723	-£20,098,172	-£20,334,478	-£21,945,166	-£22,926,490
60% LAR : 40% CIR	40%	-£18,827,359	-£21,374,948	-£21,396,058	-£21,438,441	-£21,674,577	-£23,290,505	-£24,285,437
60% LAR : 40% CIR	45%	-£20,261,741	-£22,719,247	-£22,740,328	-£22,782,654	-£23,020,849	-£24,654,217	-£25,648,667
60% LAR : 40% CIR	50%	-£21,703,752	-£24,085,640	-£24,107,020	-£24,149,945	-£24,389,421	-£26,022,082	-£27,016,138

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£890,843	-£4,143,450	-£4,164,703	-£4,207,281	-£4,441,952	-£6,039,935	-£7,012,129
60% LAR : 40% CIR	5%	-£2,280,275	-£5,440,642	-£5,461,813	-£5,504,250	-£5,738,564	-£7,334,408	-£8,305,415
60% LAR : 40% CIR	10%	-£3,673,881	-£6,741,978	-£6,763,074	-£6,805,380	-£7,039,366	-£8,633,239	-£9,603,152
60% LAR : 40% CIR	15%	-£5,071,621	-£8,047,418	-£8,068,448	-£8,110,634	-£8,344,319	-£9,936,388	-£10,908,273
60% LAR : 40% CIR	20%	-£6,473,456	-£9,356,925	-£9,377,894	-£9,419,971	-£9,653,381	-£11,246,719	-£12,229,488
60% LAR : 40% CIR	25%	-£7,879,347	-£10,670,459	-£10,691,374	-£10,733,351	-£10,966,517	-£12,573,159	-£13,555,094
60% LAR : 40% CIR	30%	-£9,289,255	-£11,991,777	-£12,012,963	-£12,055,492	-£12,291,993	-£13,903,854	-£14,885,048
60% LAR : 40% CIR	35%	-£10,703,138	-£13,328,178	-£13,349,323	-£13,391,772	-£13,628,078	-£15,238,766	-£16,220,090
60% LAR : 40% CIR	40%	-£12,120,959	-£14,668,548	-£14,689,658	-£14,732,041	-£14,968,177	-£16,584,105	-£17,579,037
60% LAR : 40% CIR	45%	-£13,555,341	-£16,012,847	-£16,033,928	-£16,076,254	-£16,314,449	-£17,947,817	-£18,942,267
60% LAR : 40% CIR	50%	-£14,997,352	-£17,379,240	-£17,400,620	-£17,443,545	-£17,683,021	-£19,315,682	-£20,309,738

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,036,757	£3,784,150	£3,762,897	£3,720,319	£3,485,648	£1,887,665	£915,471
60% LAR : 40% CIR	5%	£5,647,325	£2,486,958	£2,465,787	£2,423,350	£2,189,036	£593,192	-£377,815
60% LAR : 40% CIR	10%	£4,253,719	£1,185,622	£1,164,526	£1,122,220	£888,234	-£705,639	-£1,675,552
60% LAR : 40% CIR	15%	£2,855,979	-£119,818	-£140,848	-£183,034	-£416,719	-£2,008,788	-£2,980,673
60% LAR : 40% CIR	20%	£1,454,144	-£1,429,325	-£1,450,294	-£1,492,371	-£1,725,781	-£3,319,119	-£4,301,888
60% LAR : 40% CIR	25%	£48,253	-£2,742,859	-£2,763,774	-£2,805,751	-£3,038,917	-£4,645,559	-£5,627,494
60% LAR : 40% CIR	30%	-£1,361,655	-£4,064,177	-£4,085,363	-£4,127,892	-£4,364,393	-£5,976,254	-£6,957,448
60% LAR : 40% CIR	35%	-£2,775,538	-£5,400,578	-£5,421,723	-£5,464,172	-£5,700,478	-£7,311,166	-£8,292,490
60% LAR : 40% CIR	40%	-£4,193,359	-£6,740,948	-£6,762,058	-£6,804,441	-£7,040,577	-£8,656,505	-£9,651,437
60% LAR : 40% CIR	45%	-£5,627,741	-£8,085,247	-£8,106,328	-£8,148,654	-£8,386,849	-£10,020,217	-£11,014,667
60% LAR : 40% CIR	50%	-£7,069,752	-£9,451,640	-£9,473,020	-£9,515,945	-£9,755,421	-£11,388,082	-£12,382,138

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR in Perp	
Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,128,891	-£7,287,832	-£7,309,738	-£7,354,220	-£7,610,938	-£9,366,816	-£10,438,116
60% LAR : 40% CIR	5%	-£4,596,452	-£7,675,740	-£7,697,561	-£7,741,897	-£7,998,246	-£9,751,922	-£10,821,998
60% LAR : 40% CIR	10%	-£5,068,314	-£8,067,918	-£8,089,664	-£8,133,863	-£8,389,875	-£10,141,520	-£11,210,467
60% LAR : 40% CIR	15%	-£5,544,437	-£8,464,328	-£8,486,004	-£8,530,080	-£8,785,781	-£10,535,567	-£11,603,481
60% LAR : 40% CIR	20%	-£6,024,781	-£8,864,929	-£8,886,543	-£8,930,506	-£9,185,925	-£10,934,021	-£12,000,996
60% LAR : 40% CIR	25%	-£6,509,306	-£9,269,680	-£9,291,239	-£9,335,100	-£9,590,266	-£11,336,839	-£12,402,968
60% LAR : 40% CIR	30%	-£6,997,970	-£9,678,543	-£9,700,052	-£9,743,823	-£9,998,764	-£11,743,980	-£12,809,356
60% LAR : 40% CIR	35%	-£7,490,733	-£10,091,475	-£10,112,942	-£10,156,633	-£10,411,375	-£12,155,400	-£13,220,114
60% LAR : 40% CIR	40%	-£7,987,554	-£10,508,437	-£10,529,868	-£10,573,492	-£10,828,062	-£12,571,057	-£13,635,200
60% LAR : 40% CIR	45%	-£8,488,394	-£10,929,388	-£10,950,791	-£10,994,356	-£11,248,781	-£12,990,910	-£14,054,571
60% LAR : 40% CIR	50%	-£8,993,210	-£11,354,289	-£11,375,669	-£11,419,186	-£11,673,494	-£13,414,915	-£14,478,183

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-43188491.46	-£46,347,432	-£46,369,338	-£46,413,820	-£46,670,538	-£48,426,416	-£49,497,716
60% LAR : 40% CIR	5%	-£43,656,052	-£46,735,340	-£46,757,161	-£46,801,497	-£47,057,846	-£48,811,522	-£49,881,598
60% LAR : 40% CIR	10%	-£44,127,914	-£47,127,518	-£47,149,264	-£47,193,463	-£47,449,475	-£49,201,120	-£50,270,067
60% LAR : 40% CIR	15%	-£44,604,037	-£47,523,928	-£47,545,604	-£47,589,680	-£47,845,381	-£49,595,167	-£50,663,081
60% LAR : 40% CIR	20%	-£45,084,381	-£47,924,529	-£47,946,143	-£47,990,106	-£48,245,525	-£49,993,621	-£51,060,596
60% LAR : 40% CIR	25%	-£45,568,906	-£48,329,280	-£48,350,839	-£48,394,700	-£48,649,866	-£50,396,439	-£51,462,568
60% LAR : 40% CIR	30%	-£46,057,570	-£48,738,143	-£48,759,652	-£48,803,423	-£49,058,364	-£50,803,580	-£51,868,956
60% LAR : 40% CIR	35%	-£46,550,333	-£49,151,075	-£49,172,542	-£49,216,233	-£49,470,975	-£51,215,000	-£52,279,714
60% LAR : 40% CIR	40%	-£47,047,154	-£49,568,037	-£49,589,468	-£49,633,092	-£49,887,662	-£51,630,657	-£52,694,800
60% LAR : 40% CIR	45%	-£47,547,994	-£49,988,988	-£50,010,391	-£50,053,956	-£50,308,381	-£52,050,510	-£53,114,171
60% LAR : 40% CIR	50%	-£48,052,810	-£50,413,889	-£50,435,269	-£50,478,786	-£50,733,094	-£52,474,515	-£53,537,783

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£27,003,291	-£30,162,232	-£30,184,138	-£30,228,620	-£30,485,338	-£32,241,216	-£33,312,516
60% LAR : 40% CIR	5%	-£27,470,852	-£30,550,140	-£30,571,961	-£30,616,297	-£30,872,646	-£32,626,322	-£33,696,398
60% LAR : 40% CIR	10%	-£27,942,714	-£30,942,318	-£30,964,064	-£31,008,263	-£31,264,275	-£33,015,920	-£34,084,867
60% LAR : 40% CIR	15%	-£28,418,837	-£31,338,728	-£31,360,404	-£31,404,480	-£31,660,181	-£33,409,967	-£34,477,881
60% LAR : 40% CIR	20%	-£28,899,181	-£31,739,329	-£31,760,943	-£31,804,906	-£32,060,325	-£33,808,421	-£34,875,396
60% LAR : 40% CIR	25%	-£29,383,706	-£32,144,080	-£32,165,639	-£32,209,500	-£32,464,666	-£34,211,239	-£35,277,368
60% LAR : 40% CIR	30%	-£29,872,370	-£32,552,943	-£32,574,452	-£32,618,223	-£32,873,164	-£34,618,380	-£35,683,756
60% LAR : 40% CIR	35%	-£30,365,133	-£32,965,875	-£32,987,342	-£33,031,033	-£33,285,775	-£35,029,800	-£36,094,514
60% LAR : 40% CIR	40%	-£30,861,954	-£33,382,837	-£33,404,268	-£33,447,892	-£33,702,462	-£35,445,457	-£36,509,600
60% LAR : 40% CIR	45%	-£31,362,794	-£33,803,788	-£33,825,191	-£33,868,756	-£34,123,181	-£35,865,310	-£36,928,971
60% LAR : 40% CIR	50%	-£31,867,610	-£34,228,689	-£34,250,069	-£34,293,586	-£34,547,894	-£36,289,315	-£37,352,583

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£20,296,891	-£23,455,832	-£23,477,738	-£23,522,220	-£23,778,938	-£25,534,816	-£26,606,116
60% LAR : 40% CIR	5%	-£20,764,452	-£23,843,740	-£23,865,561	-£23,909,897	-£24,166,246	-£25,919,922	-£26,989,998
60% LAR : 40% CIR	10%	-£21,236,314	-£24,235,918	-£24,257,664	-£24,301,863	-£24,557,875	-£26,309,520	-£27,378,467
60% LAR : 40% CIR	15%	-£21,712,437	-£24,632,328	-£24,654,004	-£24,698,080	-£24,953,781	-£26,703,567	-£27,771,481
60% LAR : 40% CIR	20%	-£22,192,781	-£25,032,929	-£25,054,543	-£25,098,506	-£25,353,925	-£27,102,021	-£28,168,996
60% LAR : 40% CIR	25%	-£22,677,306	-£25,437,680	-£25,459,239	-£25,503,100	-£25,758,266	-£27,504,839	-£28,570,968
60% LAR : 40% CIR	30%	-£23,165,970	-£25,846,543	-£25,868,052	-£25,911,823	-£26,166,764	-£27,911,980	-£28,977,356
60% LAR : 40% CIR	35%	-£23,658,733	-£26,259,475	-£26,280,942	-£26,324,633	-£26,579,375	-£28,323,400	-£29,388,114
60% LAR : 40% CIR	40%	-£24,155,554	-£26,676,437	-£26,697,868	-£26,741,492	-£26,996,062	-£28,739,057	-£29,803,200
60% LAR : 40% CIR	45%	-£24,656,394	-£27,097,388	-£27,118,791	-£27,162,356	-£27,416,781	-£29,158,910	-£30,222,571
60% LAR : 40% CIR	50%	-£25,161,210	-£27,522,289	-£27,543,669	-£27,587,186	-£27,841,494	-£29,582,915	-£30,646,183

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,369,291	-£15,528,232	-£15,550,138	-£15,594,620	-£15,851,338	-£17,607,216	-£18,678,516
60% LAR : 40% CIR	5%	-£12,836,852	-£15,916,140	-£15,937,961	-£15,982,297	-£16,238,646	-£17,992,322	-£19,062,398
60% LAR : 40% CIR	10%	-£13,308,714	-£16,308,318	-£16,330,064	-£16,374,263	-£16,630,275	-£18,381,920	-£19,450,867
60% LAR : 40% CIR	15%	-£13,784,837	-£16,704,728	-£16,726,404	-£16,770,480	-£17,026,181	-£18,775,967	-£19,843,881
60% LAR : 40% CIR	20%	-£14,265,181	-£17,105,329	-£17,126,943	-£17,170,906	-£17,426,325	-£19,174,421	-£20,241,396
60% LAR : 40% CIR	25%	-£14,749,706	-£17,510,080	-£17,531,639	-£17,575,500	-£17,830,666	-£19,577,239	-£20,643,368
60% LAR : 40% CIR	30%	-£15,238,370	-£17,918,943	-£17,940,452	-£17,984,223	-£18,239,164	-£19,984,380	-£21,049,756
60% LAR : 40% CIR	35%	-£15,731,133	-£18,331,875	-£18,353,342	-£18,397,033	-£18,651,775	-£20,395,800	-£21,460,514
60% LAR : 40% CIR	40%	-£16,227,954	-£18,748,837	-£18,770,268	-£18,813,892	-£19,068,462	-£20,811,457	-£21,875,600
60% LAR : 40% CIR	45%	-£16,728,794	-£19,169,788	-£19,191,191	-£19,234,756	-£19,489,181	-£21,231,310	-£22,294,971
60% LAR : 40% CIR	50%	-£17,233,610	-£19,594,689	-£19,616,069	-£19,659,586	-£19,913,894	-£21,655,315	-£22,718,583

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR in Perp		Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£2,210,497	-£5,400,112	-£5,422,019	-£5,466,501	-£5,723,218	-£7,479,097	-£8,550,396
60% LAR : 40% CIR	5%	-£2,773,977	-£5,882,406	-£5,904,228	-£5,948,563	-£6,204,913	-£7,958,588	-£9,028,664
60% LAR : 40% CIR	10%	-£3,341,758	-£6,368,970	-£6,390,717	-£6,434,916	-£6,690,927	-£8,442,572	-£9,511,519
60% LAR : 40% CIR	15%	-£3,913,802	-£6,859,766	-£6,881,442	-£6,925,518	-£7,181,219	-£8,931,006	-£9,998,919
60% LAR : 40% CIR	20%	-£4,490,066	-£7,354,753	-£7,376,367	-£7,420,330	-£7,675,750	-£9,423,845	-£10,490,820
60% LAR : 40% CIR	25%	-£5,070,510	-£7,853,891	-£7,875,449	-£7,919,310	-£8,174,477	-£9,921,050	-£10,987,179
60% LAR : 40% CIR	30%	-£5,655,094	-£8,357,140	-£8,378,648	-£8,422,420	-£8,677,360	-£10,422,577	-£11,487,952
60% LAR : 40% CIR	35%	-£6,243,777	-£8,864,457	-£8,885,925	-£8,929,616	-£9,184,358	-£10,928,382	-£11,993,096
60% LAR : 40% CIR	40%	-£6,836,517	-£9,375,805	-£9,397,237	-£9,440,860	-£9,695,430	-£11,438,426	-£12,502,568
60% LAR : 40% CIR	45%	-£7,433,277	-£9,891,143	-£9,912,545	-£9,956,111	-£10,210,535	-£11,952,664	-£13,016,325
60% LAR : 40% CIR	50%	-£8,034,012	-£10,410,429	-£10,431,809	-£10,475,327	-£10,729,634	-£12,471,056	-£13,534,323

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£41,270,097	-£44,459,712	-£44,481,619	-£44,526,101	-£44,782,818	-£46,538,697	-£47,609,996
60% LAR : 40% CIR	5%	-£41,833,577	-£44,942,006	-£44,963,828	-£45,008,163	-£45,264,513	-£47,018,188	-£48,088,264
60% LAR : 40% CIR	10%	-£42,401,358	-£45,428,570	-£45,450,317	-£45,494,516	-£45,750,527	-£47,502,172	-£48,571,119
60% LAR : 40% CIR	15%	-£42,973,402	-£45,919,366	-£45,941,042	-£45,985,118	-£46,240,819	-£47,990,606	-£49,058,519
60% LAR : 40% CIR	20%	-£43,549,666	-£46,414,353	-£46,435,967	-£46,479,930	-£46,735,350	-£48,483,445	-£49,550,420
60% LAR : 40% CIR	25%	-£44,130,110	-£46,913,491	-£46,935,049	-£46,978,910	-£47,234,077	-£48,980,650	-£50,046,779
60% LAR : 40% CIR	30%	-£44,714,694	-£47,416,740	-£47,438,248	-£47,482,020	-£47,736,960	-£49,482,177	-£50,547,552
60% LAR : 40% CIR	35%	-£45,303,377	-£47,924,057	-£47,945,525	-£47,989,216	-£48,243,958	-£49,987,982	-£51,052,696
60% LAR : 40% CIR	40%	-£45,896,117	-£48,435,405	-£48,456,837	-£48,500,460	-£48,755,030	-£50,498,026	-£51,562,168
60% LAR : 40% CIR	45%	-£46,492,877	-£48,950,743	-£48,972,145	-£49,015,711	-£49,270,135	-£51,012,264	-£52,075,925
60% LAR : 40% CIR	50%	-£47,093,612	-£49,470,029	-£49,491,409	-£49,534,927	-£49,789,234	-£51,530,656	-£52,593,923

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£25,084,897	-£28,274,512	-£28,296,419	-£28,340,901	-£28,597,618	-£30,353,497	-£31,424,796
60% LAR : 40% CIR	5%	-£25,648,377	-£28,756,806	-£28,778,628	-£28,822,963	-£29,079,313	-£30,832,988	-£31,903,064
60% LAR : 40% CIR	10%	-£26,216,158	-£29,243,370	-£29,265,117	-£29,309,316	-£29,565,327	-£31,316,972	-£32,385,919
60% LAR : 40% CIR	15%	-£26,788,202	-£29,734,166	-£29,755,842	-£29,799,918	-£30,055,619	-£31,805,406	-£32,873,319
60% LAR : 40% CIR	20%	-£27,364,466	-£30,229,153	-£30,250,767	-£30,294,730	-£30,550,150	-£32,298,245	-£33,365,220
60% LAR : 40% CIR	25%	-£27,944,910	-£30,728,291	-£30,749,849	-£30,793,710	-£31,048,877	-£32,795,450	-£33,861,579
60% LAR : 40% CIR	30%	-£28,529,494	-£31,231,540	-£31,253,048	-£31,296,820	-£31,551,760	-£33,296,977	-£34,362,352
60% LAR : 40% CIR	35%	-£29,118,177	-£31,738,857	-£31,760,325	-£31,804,016	-£32,058,758	-£33,802,782	-£34,867,496
60% LAR : 40% CIR	40%	-£29,710,917	-£32,250,205	-£32,271,637	-£32,315,260	-£32,569,830	-£34,312,826	-£35,376,968
60% LAR : 40% CIR	45%	-£30,307,677	-£32,765,543	-£32,786,945	-£32,830,511	-£33,084,935	-£34,827,064	-£35,890,725
60% LAR : 40% CIR	50%	-£30,908,412	-£33,284,829	-£33,306,209	-£33,349,727	-£33,604,034	-£35,345,456	-£36,408,723

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£18,378,497	-£21,568,112	-£21,590,019	-£21,634,501	-£21,891,218	-£23,647,097	-£24,718,396
60% LAR : 40% CIR	5%	-£18,941,977	-£22,050,406	-£22,072,228	-£22,116,563	-£22,372,913	-£24,126,588	-£25,196,664
60% LAR : 40% CIR	10%	-£19,509,758	-£22,536,970	-£22,558,717	-£22,602,916	-£22,858,927	-£24,610,572	-£25,679,519
60% LAR : 40% CIR	15%	-£20,081,802	-£23,027,766	-£23,049,442	-£23,093,518	-£23,349,219	-£25,099,006	-£26,166,919
60% LAR : 40% CIR	20%	-£20,658,066	-£23,522,753	-£23,544,367	-£23,588,330	-£23,843,750	-£25,591,845	-£26,658,820
60% LAR : 40% CIR	25%	-£21,238,510	-£24,021,891	-£24,043,449	-£24,087,310	-£24,342,477	-£26,089,050	-£27,155,179
60% LAR : 40% CIR	30%	-£21,823,094	-£24,525,140	-£24,546,648	-£24,590,420	-£24,845,360	-£26,590,577	-£27,655,952
60% LAR : 40% CIR	35%	-£22,411,777	-£25,032,457	-£25,053,925	-£25,097,616	-£25,352,358	-£27,096,382	-£28,161,096
60% LAR : 40% CIR	40%	-£23,004,517	-£25,543,805	-£25,565,237	-£25,608,860	-£25,863,430	-£27,606,426	-£28,670,568
60% LAR : 40% CIR	45%	-£23,601,277	-£26,059,143	-£26,080,545	-£26,124,111	-£26,378,535	-£28,120,664	-£29,184,325
60% LAR : 40% CIR	50%	-£24,202,012	-£26,578,429	-£26,599,809	-£26,643,327	-£26,897,634	-£28,639,056	-£29,702,323

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,450,897	-£13,640,512	-£13,662,419	-£13,706,901	-£13,963,618	-£15,719,497	-£16,790,796
60% LAR : 40% CIR	5%	-£11,014,377	-£14,122,806	-£14,144,628	-£14,188,963	-£14,445,313	-£16,198,988	-£17,269,064
60% LAR : 40% CIR	10%	-£11,582,158	-£14,609,370	-£14,631,117	-£14,675,316	-£14,931,327	-£16,682,972	-£17,751,919
60% LAR : 40% CIR	15%	-£12,154,202	-£15,100,166	-£15,121,842	-£15,165,918	-£15,421,619	-£17,171,406	-£18,239,319
60% LAR : 40% CIR	20%	-£12,730,466	-£15,595,153	-£15,616,767	-£15,660,730	-£15,916,150	-£17,664,245	-£18,731,220
60% LAR : 40% CIR	25%	-£13,310,910	-£16,094,291	-£16,115,849	-£16,159,710	-£16,414,877	-£18,161,450	-£19,227,579
60% LAR : 40% CIR	30%	-£13,895,494	-£16,597,540	-£16,619,048	-£16,662,820	-£16,917,760	-£18,662,977	-£19,728,352
60% LAR : 40% CIR	35%	-£14,484,177	-£17,104,857	-£17,126,325	-£17,170,016	-£17,424,758	-£19,168,782	-£20,233,496
60% LAR : 40% CIR	40%	-£15,076,917	-£17,616,205	-£17,637,637	-£17,681,260	-£17,935,830	-£19,678,826	-£20,742,968
60% LAR : 40% CIR	45%	-£15,673,677	-£18,131,543	-£18,152,945	-£18,196,511	-£18,450,935	-£20,193,064	-£21,256,725
60% LAR : 40% CIR	50%	-£16,274,412	-£18,650,829	-£18,672,209	-£18,715,727	-£18,970,034	-£20,711,456	-£21,774,723

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR in Perp	
Value Area	**Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft**

No Units	**42**
Site Area	**0.4 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£1,251,299	-£4,456,253	-£4,478,159	-£4,522,641	-£4,779,358	-£6,535,237	-£7,606,537
60% LAR : 40% CIR	5%	-£1,862,739	-£4,985,739	-£5,007,561	-£5,051,896	-£5,308,246	-£7,061,921	-£8,131,997
60% LAR : 40% CIR	10%	-£2,478,481	-£5,519,496	-£5,541,242	-£5,585,441	-£5,841,454	-£7,593,098	-£8,662,046
60% LAR : 40% CIR	15%	-£3,098,483	-£6,057,486	-£6,079,162	-£6,123,237	-£6,378,939	-£8,128,724	-£9,196,639
60% LAR : 40% CIR	20%	-£3,722,707	-£6,599,665	-£6,621,279	-£6,665,242	-£6,920,662	-£8,668,758	-£9,735,733
60% LAR : 40% CIR	25%	-£4,351,111	-£7,145,996	-£7,167,554	-£7,211,416	-£7,466,582	-£9,213,155	-£10,279,284
60% LAR : 40% CIR	30%	-£4,983,656	-£7,696,437	-£7,717,947	-£7,761,717	-£8,016,658	-£9,761,874	-£10,827,250
60% LAR : 40% CIR	35%	-£5,620,298	-£8,250,948	-£8,272,416	-£8,316,107	-£8,570,849	-£10,314,874	-£11,379,588
60% LAR : 40% CIR	40%	-£6,260,999	-£8,809,490	-£8,830,921	-£8,874,544	-£9,129,114	-£10,872,110	-£11,936,253
60% LAR : 40% CIR	45%	-£6,905,718	-£9,372,020	-£9,393,422	-£9,436,987	-£9,691,413	-£11,433,541	-£12,497,202
60% LAR : 40% CIR	50%	-£7,554,414	-£9,938,498	-£9,959,880	-£10,003,396	-£10,257,705	-£11,999,125	-£13,062,393

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£40,310,899	-£43,515,853	-£43,537,759	-£43,582,241	-£43,838,958	-£45,594,837	-£46,666,137
60% LAR : 40% CIR	5%	-£40,922,339	-£44,045,339	-£44,067,161	-£44,111,496	-£44,367,846	-£46,121,521	-£47,191,597
60% LAR : 40% CIR	10%	-£41,538,081	-£44,579,096	-£44,600,842	-£44,645,041	-£44,901,054	-£46,652,698	-£47,721,646
60% LAR : 40% CIR	15%	-£42,158,083	-£45,117,086	-£45,138,762	-£45,182,837	-£45,438,539	-£47,188,324	-£48,256,239
60% LAR : 40% CIR	20%	-£42,782,307	-£45,659,265	-£45,680,879	-£45,724,842	-£45,980,262	-£47,728,358	-£48,795,333
60% LAR : 40% CIR	25%	-£43,410,711	-£46,205,596	-£46,227,154	-£46,271,016	-£46,526,182	-£48,272,755	-£49,338,884
60% LAR : 40% CIR	30%	-£44,043,256	-£46,756,037	-£46,777,547	-£46,821,317	-£47,076,258	-£48,821,474	-£49,886,850
60% LAR : 40% CIR	35%	-£44,679,898	-£47,310,548	-£47,332,016	-£47,375,707	-£47,630,449	-£49,374,474	-£50,439,188
60% LAR : 40% CIR	40%	-£45,320,599	-£47,869,090	-£47,890,521	-£47,934,144	-£48,188,714	-£49,931,710	-£50,995,853
60% LAR : 40% CIR	45%	-£45,965,318	-£48,431,620	-£48,453,022	-£48,496,587	-£48,751,013	-£50,493,141	-£51,556,802
60% LAR : 40% CIR	50%	-£46,614,014	-£48,998,098	-£49,019,480	-£49,062,996	-£49,317,305	-£51,058,725	-£52,121,993

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£24,125,699	-£27,330,653	-£27,352,559	-£27,397,041	-£27,653,758	-£29,409,637	-£30,480,937
60% LAR : 40% CIR	5%	-£24,737,139	-£27,860,139	-£27,881,961	-£27,926,296	-£28,182,646	-£29,936,321	-£31,006,397
60% LAR : 40% CIR	10%	-£25,352,881	-£28,393,896	-£28,415,642	-£28,459,841	-£28,715,854	-£30,467,498	-£31,536,446
60% LAR : 40% CIR	15%	-£25,972,883	-£28,931,886	-£28,953,562	-£28,997,637	-£29,253,339	-£31,003,124	-£32,071,039
60% LAR : 40% CIR	20%	-£26,597,107	-£29,474,065	-£29,495,679	-£29,539,642	-£29,795,062	-£31,543,158	-£32,610,133
60% LAR : 40% CIR	25%	-£27,225,511	-£30,020,396	-£30,041,954	-£30,085,816	-£30,340,982	-£32,087,555	-£33,153,684
60% LAR : 40% CIR	30%	-£27,858,056	-£30,570,837	-£30,592,347	-£30,636,117	-£30,891,058	-£32,636,274	-£33,701,650
60% LAR : 40% CIR	35%	-£28,494,698	-£31,125,348	-£31,146,816	-£31,190,507	-£31,445,249	-£33,189,274	-£34,253,988
60% LAR : 40% CIR	40%	-£29,135,399	-£31,683,890	-£31,705,321	-£31,748,944	-£32,003,514	-£33,746,510	-£34,810,653
60% LAR : 40% CIR	45%	-£29,780,118	-£32,246,420	-£32,267,822	-£32,311,387	-£32,565,813	-£34,307,941	-£35,371,602
60% LAR : 40% CIR	50%	-£30,428,814	-£32,812,898	-£32,834,280	-£32,877,796	-£33,132,105	-£34,873,525	-£35,936,793

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£17,419,299	-£20,624,253	-£20,646,159	-£20,690,641	-£20,947,358	-£22,703,237	-£23,774,537
60% LAR : 40% CIR	5%	-£18,030,739	-£21,153,739	-£21,175,561	-£21,219,896	-£21,476,246	-£23,229,921	-£24,299,997
60% LAR : 40% CIR	10%	-£18,646,481	-£21,687,496	-£21,709,242	-£21,753,441	-£22,009,454	-£23,761,098	-£24,830,046
60% LAR : 40% CIR	15%	-£19,266,483	-£22,225,486	-£22,247,162	-£22,291,237	-£22,546,939	-£24,296,724	-£25,364,639
60% LAR : 40% CIR	20%	-£19,890,707	-£22,767,665	-£22,789,279	-£22,833,242	-£23,088,662	-£24,836,758	-£25,903,733
60% LAR : 40% CIR	25%	-£20,519,111	-£23,313,996	-£23,335,554	-£23,379,416	-£23,634,582	-£25,381,155	-£26,447,284
60% LAR : 40% CIR	30%	-£21,151,656	-£23,864,437	-£23,885,947	-£23,929,717	-£24,184,658	-£25,929,874	-£26,995,250
60% LAR : 40% CIR	35%	-£21,788,298	-£24,418,948	-£24,440,416	-£24,484,107	-£24,738,849	-£26,482,874	-£27,547,588
60% LAR : 40% CIR	40%	-£22,428,999	-£24,977,490	-£24,998,921	-£25,042,544	-£25,297,114	-£27,040,110	-£28,104,253
60% LAR : 40% CIR	45%	-£23,073,718	-£25,540,020	-£25,561,422	-£25,604,987	-£25,859,413	-£27,601,541	-£28,665,202
60% LAR : 40% CIR	50%	-£23,722,414	-£26,106,498	-£26,127,880	-£26,171,396	-£26,425,705	-£28,167,125	-£29,230,393

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,491,699	-£12,696,653	-£12,718,559	-£12,763,041	-£13,019,758	-£14,775,637	-£15,846,937
60% LAR : 40% CIR	5%	-£10,103,139	-£13,226,139	-£13,247,961	-£13,292,296	-£13,548,646	-£15,302,321	-£16,372,397
60% LAR : 40% CIR	10%	-£10,718,881	-£13,759,896	-£13,781,642	-£13,825,841	-£14,081,854	-£15,833,498	-£16,902,446
60% LAR : 40% CIR	15%	-£11,338,883	-£14,297,886	-£14,319,562	-£14,363,637	-£14,619,339	-£16,369,124	-£17,437,039
60% LAR : 40% CIR	20%	-£11,963,107	-£14,840,065	-£14,861,679	-£14,905,642	-£15,161,062	-£16,909,158	-£17,976,133
60% LAR : 40% CIR	25%	-£12,591,511	-£15,386,396	-£15,407,954	-£15,451,816	-£15,706,982	-£17,453,555	-£18,519,684
60% LAR : 40% CIR	30%	-£13,224,056	-£15,936,837	-£15,958,347	-£16,002,117	-£16,257,058	-£18,002,274	-£19,067,650
60% LAR : 40% CIR	35%	-£13,860,698	-£16,491,348	-£16,512,816	-£16,556,507	-£16,811,249	-£18,555,274	-£19,619,988
60% LAR : 40% CIR	40%	-£14,501,399	-£17,049,890	-£17,071,321	-£17,114,944	-£17,369,514	-£19,112,510	-£20,176,653
60% LAR : 40% CIR	45%	-£15,146,118	-£17,612,420	-£17,633,822	-£17,677,387	-£17,931,813	-£19,673,941	-£20,737,602
60% LAR : 40% CIR	50%	-£15,794,814	-£18,178,898	-£18,200,280	-£18,243,796	-£18,498,105	-£20,239,525	-£21,302,793

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR in Perp

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£292,102	-£3,512,393	-£3,534,300	-£3,578,781	-£3,835,498	-£5,591,377	-£6,662,677
60% LAR : 40% CIR	5%	-£951,501	-£4,089,072	-£4,110,894	-£4,155,230	-£4,411,579	-£6,165,256	-£7,235,330
60% LAR : 40% CIR	10%	-£1,615,203	-£4,670,023	-£4,691,769	-£4,735,968	-£4,991,979	-£6,743,625	-£7,812,572
60% LAR : 40% CIR	15%	-£2,283,165	-£5,255,205	-£5,276,881	-£5,320,957	-£5,576,658	-£7,326,444	-£8,394,358
60% LAR : 40% CIR	20%	-£2,955,350	-£5,844,578	-£5,866,192	-£5,910,154	-£6,165,574	-£7,913,670	-£8,980,645
60% LAR : 40% CIR	25%	-£3,631,713	-£6,438,101	-£6,459,659	-£6,503,521	-£6,758,687	-£8,505,260	-£9,571,389
60% LAR : 40% CIR	30%	-£4,312,217	-£7,035,736	-£7,057,245	-£7,101,016	-£7,355,956	-£9,101,172	-£10,166,549
60% LAR : 40% CIR	35%	-£4,996,819	-£7,637,440	-£7,658,907	-£7,702,598	-£7,957,340	-£9,701,365	-£10,766,079
60% LAR : 40% CIR	40%	-£5,685,481	-£8,243,174	-£8,264,605	-£8,308,228	-£8,562,798	-£10,305,794	-£11,369,937
60% LAR : 40% CIR	45%	-£6,378,160	-£8,852,896	-£8,874,300	-£8,917,864	-£9,172,290	-£10,914,419	-£11,978,079
60% LAR : 40% CIR	50%	-£7,074,815	-£9,466,569	-£9,487,949	-£9,531,467	-£9,785,774	-£11,527,196	-£12,590,464

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£39,351,702	-£42,571,993	-£42,593,900	-£42,638,381	-£42,895,098	-£44,650,977	-£45,722,277
60% LAR : 40% CIR	5%	-£40,011,101	-£43,148,672	-£43,170,494	-£43,214,830	-£43,471,179	-£45,224,856	-£46,294,930
60% LAR : 40% CIR	10%	-£40,674,803	-£43,729,623	-£43,751,369	-£43,795,568	-£44,051,579	-£45,803,225	-£46,872,172
60% LAR : 40% CIR	15%	-£41,342,765	-£44,314,805	-£44,336,481	-£44,380,557	-£44,636,258	-£46,386,044	-£47,453,958
60% LAR : 40% CIR	20%	-£42,014,950	-£44,904,178	-£44,925,792	-£44,969,754	-£45,225,174	-£46,973,270	-£48,040,245
60% LAR : 40% CIR	25%	-£42,691,313	-£45,497,701	-£45,519,259	-£45,563,121	-£45,818,287	-£47,564,860	-£48,630,989
60% LAR : 40% CIR	30%	-£43,371,817	-£46,095,336	-£46,116,845	-£46,160,616	-£46,415,556	-£48,160,772	-£49,226,149
60% LAR : 40% CIR	35%	-£44,056,419	-£46,697,040	-£46,718,507	-£46,762,198	-£47,016,940	-£48,760,965	-£49,825,679
60% LAR : 40% CIR	40%	-£44,745,081	-£47,302,774	-£47,324,205	-£47,367,828	-£47,622,398	-£49,365,394	-£50,429,537
60% LAR : 40% CIR	45%	-£45,437,760	-£47,912,496	-£47,933,900	-£47,977,464	-£48,231,890	-£49,974,019	-£51,037,679
60% LAR : 40% CIR	50%	-£46,134,415	-£48,526,169	-£48,547,549	-£48,591,067	-£48,845,374	-£50,586,796	-£51,650,064

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£23,166,502	-£26,386,793	-£26,408,700	-£26,453,181	-£26,709,898	-£28,465,777	-£29,537,077
60% LAR : 40% CIR	5%	-£23,825,901	-£26,963,472	-£26,985,294	-£27,029,630	-£27,285,979	-£29,039,656	-£30,109,730
60% LAR : 40% CIR	10%	-£24,489,603	-£27,544,423	-£27,566,169	-£27,610,368	-£27,866,379	-£29,618,025	-£30,686,972
60% LAR : 40% CIR	15%	-£25,157,565	-£28,129,605	-£28,151,281	-£28,195,357	-£28,451,058	-£30,200,844	-£31,268,758
60% LAR : 40% CIR	20%	-£25,829,750	-£28,718,978	-£28,740,592	-£28,784,554	-£29,039,974	-£30,788,070	-£31,855,045
60% LAR : 40% CIR	25%	-£26,506,113	-£29,312,501	-£29,334,059	-£29,377,921	-£29,633,087	-£31,379,660	-£32,445,789
60% LAR : 40% CIR	30%	-£27,186,617	-£29,910,136	-£29,931,645	-£29,975,416	-£30,230,356	-£31,975,572	-£33,040,949
60% LAR : 40% CIR	35%	-£27,871,219	-£30,511,840	-£30,533,307	-£30,576,998	-£30,831,740	-£32,575,765	-£33,640,479
60% LAR : 40% CIR	40%	-£28,559,881	-£31,117,574	-£31,139,005	-£31,182,628	-£31,437,198	-£33,180,194	-£34,244,337
60% LAR : 40% CIR	45%	-£29,252,560	-£31,727,296	-£31,748,700	-£31,792,264	-£32,046,690	-£33,788,819	-£34,852,479
60% LAR : 40% CIR	50%	-£29,949,215	-£32,340,969	-£32,362,349	-£32,405,867	-£32,660,174	-£34,401,596	-£35,464,864

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£16,460,102	-£19,680,393	-£19,702,300	-£19,746,781	-£20,003,498	-£21,759,377	-£22,830,677
60% LAR : 40% CIR	5%	-£17,119,501	-£20,257,072	-£20,278,894	-£20,323,230	-£20,579,579	-£22,333,256	-£23,403,330
60% LAR : 40% CIR	10%	-£17,783,203	-£20,838,023	-£20,859,769	-£20,903,968	-£21,159,979	-£22,911,625	-£23,980,572
60% LAR : 40% CIR	15%	-£18,451,165	-£21,423,205	-£21,444,881	-£21,488,957	-£21,744,658	-£23,494,444	-£24,562,358
60% LAR : 40% CIR	20%	-£19,123,350	-£22,012,578	-£22,034,192	-£22,078,154	-£22,333,574	-£24,081,670	-£25,148,645
60% LAR : 40% CIR	25%	-£19,799,713	-£22,606,101	-£22,627,659	-£22,671,521	-£22,926,687	-£24,673,260	-£25,739,389
60% LAR : 40% CIR	30%	-£20,480,217	-£23,203,736	-£23,225,245	-£23,269,016	-£23,523,956	-£25,269,172	-£26,334,549
60% LAR : 40% CIR	35%	-£21,164,819	-£23,805,440	-£23,826,907	-£23,870,598	-£24,125,340	-£25,869,365	-£26,934,079
60% LAR : 40% CIR	40%	-£21,853,481	-£24,411,174	-£24,432,605	-£24,476,228	-£24,730,798	-£26,473,794	-£27,537,937
60% LAR : 40% CIR	45%	-£22,546,160	-£25,020,896	-£25,042,300	-£25,085,864	-£25,340,290	-£27,082,419	-£28,146,079
60% LAR : 40% CIR	50%	-£23,242,815	-£25,634,569	-£25,655,949	-£25,699,467	-£25,953,774	-£27,695,196	-£28,758,464

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,532,502	-£11,752,793	-£11,774,700	-£11,819,181	-£12,075,898	-£13,831,777	-£14,903,077
60% LAR : 40% CIR	5%	-£9,191,901	-£12,329,472	-£12,351,294	-£12,395,630	-£12,651,979	-£14,405,656	-£15,475,730
60% LAR : 40% CIR	10%	-£9,855,603	-£12,910,423	-£12,932,169	-£12,976,368	-£13,232,379	-£14,984,025	-£16,052,972
60% LAR : 40% CIR	15%	-£10,523,565	-£13,495,605	-£13,517,281	-£13,561,357	-£13,817,058	-£15,566,844	-£16,634,758
60% LAR : 40% CIR	20%	-£11,195,750	-£14,084,978	-£14,106,592	-£14,150,554	-£14,405,974	-£16,154,070	-£17,221,045
60% LAR : 40% CIR	25%	-£11,872,113	-£14,678,501	-£14,700,059	-£14,743,921	-£14,999,087	-£16,745,660	-£17,811,789
60% LAR : 40% CIR	30%	-£12,552,617	-£15,276,136	-£15,297,645	-£15,341,416	-£15,596,356	-£17,341,572	-£18,406,949
60% LAR : 40% CIR	35%	-£13,237,219	-£15,877,840	-£15,899,307	-£15,942,998	-£16,197,740	-£17,941,765	-£19,006,479
60% LAR : 40% CIR	40%	-£13,925,881	-£16,483,574	-£16,505,005	-£16,548,628	-£16,803,198	-£18,546,194	-£19,610,337
60% LAR : 40% CIR	45%	-£14,618,560	-£17,093,296	-£17,114,700	-£17,158,264	-£17,412,690	-£19,154,819	-£20,218,479
60% LAR : 40% CIR	50%	-£15,315,215	-£17,706,969	-£17,728,349	-£17,771,867	-£18,026,174	-£19,767,596	-£20,830,864

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR in Perp		Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft
No Units	42	Sales value inflation	Base
Site Area	0.4 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,601,852	-£1,624,674	-£1,646,580	-£1,691,062	-£1,947,778	-£3,703,658	-£4,774,958
60% LAR : 40% CIR	5%	£857,885	-£2,295,739	-£2,317,562	-£2,361,896	-£2,618,246	-£4,371,922	-£5,441,997
60% LAR : 40% CIR	10%	£109,680	-£2,971,075	-£2,992,822	-£3,037,021	-£3,293,032	-£5,044,677	-£6,113,625
60% LAR : 40% CIR	15%	-£652,530	-£3,650,643	-£3,672,320	-£3,716,395	-£3,972,096	-£5,721,882	-£6,789,796
60% LAR : 40% CIR	20%	-£1,420,634	-£4,334,402	-£4,356,016	-£4,399,979	-£4,655,399	-£6,403,494	-£7,470,469
60% LAR : 40% CIR	25%	-£2,192,917	-£5,022,312	-£5,043,870	-£5,087,731	-£5,342,898	-£7,089,471	-£8,155,600
60% LAR : 40% CIR	30%	-£2,969,341	-£5,714,331	-£5,735,841	-£5,779,613	-£6,034,552	-£7,779,768	-£8,845,145
60% LAR : 40% CIR	35%	-£3,749,863	-£6,410,422	-£6,431,890	-£6,475,581	-£6,730,322	-£8,474,347	-£9,539,061
60% LAR : 40% CIR	40%	-£4,534,444	-£7,110,542	-£7,131,973	-£7,175,597	-£7,430,167	-£9,173,162	-£10,237,305
60% LAR : 40% CIR	45%	-£5,323,043	-£7,814,651	-£7,836,054	-£7,879,618	-£8,134,044	-£9,876,173	-£10,939,834
60% LAR : 40% CIR	50%	-£6,115,618	-£8,522,709	-£8,544,089	-£8,587,607	-£8,841,915	-£10,583,336	-£11,646,604

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£37,457,748	-£40,684,274	-£40,706,180	-£40,750,662	-£41,007,378	-£42,763,258	-£43,834,558
60% LAR : 40% CIR	5%	-£38,201,715	-£41,355,339	-£41,377,162	-£41,421,496	-£41,677,846	-£43,431,522	-£44,501,597
60% LAR : 40% CIR	10%	-£38,949,920	-£42,030,675	-£42,052,422	-£42,096,621	-£42,352,632	-£44,104,277	-£45,173,225
60% LAR : 40% CIR	15%	-£39,712,130	-£42,710,243	-£42,731,920	-£42,775,995	-£43,031,696	-£44,781,482	-£45,849,396
60% LAR : 40% CIR	20%	-£40,480,234	-£43,394,002	-£43,415,616	-£43,459,579	-£43,714,999	-£45,463,094	-£46,530,069
60% LAR : 40% CIR	25%	-£41,252,517	-£44,081,912	-£44,103,470	-£44,147,331	-£44,402,498	-£46,149,071	-£47,215,200
60% LAR : 40% CIR	30%	-£42,028,941	-£44,773,931	-£44,795,441	-£44,839,213	-£45,094,152	-£46,839,368	-£47,904,745
60% LAR : 40% CIR	35%	-£42,809,463	-£45,470,022	-£45,491,490	-£45,535,181	-£45,789,922	-£47,533,947	-£48,598,661
60% LAR : 40% CIR	40%	-£43,594,044	-£46,170,142	-£46,191,573	-£46,235,197	-£46,489,767	-£48,232,762	-£49,296,905
60% LAR : 40% CIR	45%	-£44,382,643	-£46,874,251	-£46,895,654	-£46,939,218	-£47,193,644	-£48,935,773	-£49,999,434
60% LAR : 40% CIR	50%	-£45,175,218	-£47,582,309	-£47,603,689	-£47,647,207	-£47,901,515	-£49,642,936	-£50,706,204

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£21,272,548	-£24,499,074	-£24,520,980	-£24,565,462	-£24,822,178	-£26,578,058	-£27,649,358
60% LAR : 40% CIR	5%	-£22,016,515	-£25,170,139	-£25,191,962	-£25,236,296	-£25,492,646	-£27,246,322	-£28,316,397
60% LAR : 40% CIR	10%	-£22,764,720	-£25,845,475	-£25,867,222	-£25,911,421	-£26,167,432	-£27,919,077	-£28,988,025
60% LAR : 40% CIR	15%	-£23,526,930	-£26,525,043	-£26,546,720	-£26,590,795	-£26,846,496	-£28,596,282	-£29,664,196
60% LAR : 40% CIR	20%	-£24,295,034	-£27,208,802	-£27,230,416	-£27,274,379	-£27,529,799	-£29,277,894	-£30,344,869
60% LAR : 40% CIR	25%	-£25,067,317	-£27,896,712	-£27,918,270	-£27,962,131	-£28,217,298	-£29,963,871	-£31,030,000
60% LAR : 40% CIR	30%	-£25,843,741	-£28,588,731	-£28,610,241	-£28,654,013	-£28,908,952	-£30,654,168	-£31,719,545
60% LAR : 40% CIR	35%	-£26,624,263	-£29,284,822	-£29,306,290	-£29,349,981	-£29,604,722	-£31,348,747	-£32,413,461
60% LAR : 40% CIR	40%	-£27,408,844	-£29,984,942	-£30,006,373	-£30,049,997	-£30,304,567	-£32,047,562	-£33,111,705
60% LAR : 40% CIR	45%	-£28,197,443	-£30,689,051	-£30,710,454	-£30,754,018	-£31,008,444	-£32,750,573	-£33,814,234
60% LAR : 40% CIR	50%	-£28,990,018	-£31,397,109	-£31,418,489	-£31,462,007	-£31,716,315	-£33,457,736	-£34,521,004

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£14,566,148	-£17,792,674	-£17,814,580	-£17,859,062	-£18,115,778	-£19,871,658	-£20,942,958
60% LAR : 40% CIR	5%	-£15,310,115	-£18,463,739	-£18,485,562	-£18,529,896	-£18,786,246	-£20,539,922	-£21,609,997
60% LAR : 40% CIR	10%	-£16,058,320	-£19,139,075	-£19,160,822	-£19,205,021	-£19,461,032	-£21,212,677	-£22,281,625
60% LAR : 40% CIR	15%	-£16,820,530	-£19,818,643	-£19,840,320	-£19,884,395	-£20,140,096	-£21,889,882	-£22,957,796
60% LAR : 40% CIR	20%	-£17,588,634	-£20,502,402	-£20,524,016	-£20,567,979	-£20,823,399	-£22,571,494	-£23,638,469
60% LAR : 40% CIR	25%	-£18,360,917	-£21,190,312	-£21,211,870	-£21,255,731	-£21,510,898	-£23,257,471	-£24,323,600
60% LAR : 40% CIR	30%	-£19,137,341	-£21,882,331	-£21,903,841	-£21,947,613	-£22,202,552	-£23,947,768	-£25,013,145
60% LAR : 40% CIR	35%	-£19,917,863	-£22,578,422	-£22,599,890	-£22,643,581	-£22,898,322	-£24,642,347	-£25,707,061
60% LAR : 40% CIR	40%	-£20,702,444	-£23,278,542	-£23,299,973	-£23,343,597	-£23,598,167	-£25,341,162	-£26,405,305
60% LAR : 40% CIR	45%	-£21,491,043	-£23,982,651	-£24,004,054	-£24,047,618	-£24,302,044	-£26,044,173	-£27,107,834
60% LAR : 40% CIR	50%	-£22,283,618	-£24,690,709	-£24,712,089	-£24,755,607	-£25,009,915	-£26,751,336	-£27,814,604

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,638,548	-£9,865,074	-£9,886,980	-£9,931,462	-£10,188,178	-£11,944,058	-£13,015,358
60% LAR : 40% CIR	5%	-£7,382,515	-£10,536,139	-£10,557,962	-£10,602,296	-£10,858,646	-£12,612,322	-£13,682,397
60% LAR : 40% CIR	10%	-£8,130,720	-£11,211,475	-£11,233,222	-£11,277,421	-£11,533,432	-£13,285,077	-£14,354,025
60% LAR : 40% CIR	15%	-£8,892,930	-£11,891,043	-£11,912,720	-£11,956,795	-£12,212,496	-£13,962,282	-£15,030,196
60% LAR : 40% CIR	20%	-£9,661,034	-£12,574,802	-£12,596,416	-£12,640,379	-£12,895,799	-£14,643,894	-£15,710,869
60% LAR : 40% CIR	25%	-£10,433,317	-£13,262,712	-£13,284,270	-£13,328,131	-£13,583,298	-£15,329,871	-£16,396,000
60% LAR : 40% CIR	30%	-£11,209,741	-£13,954,731	-£13,976,241	-£14,020,013	-£14,274,952	-£16,020,168	-£17,085,545
60% LAR : 40% CIR	35%	-£11,990,263	-£14,650,822	-£14,672,290	-£14,715,981	-£14,970,722	-£16,714,747	-£17,779,461
60% LAR : 40% CIR	40%	-£12,774,844	-£15,350,942	-£15,372,373	-£15,415,997	-£15,670,567	-£17,413,562	-£18,477,705
60% LAR : 40% CIR	45%	-£13,563,443	-£16,055,051	-£16,076,454	-£16,120,018	-£16,374,444	-£18,116,573	-£19,180,234
60% LAR : 40% CIR	50%	-£14,356,018	-£16,763,109	-£16,784,489	-£16,828,007	-£17,082,315	-£18,823,736	-£19,887,004

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR in Perp	

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,491,416	£259,092	£237,516	£193,702	-£60,059	-£1,815,939	-£2,887,238
60% LAR : 40% CIR	5%	£2,652,970	-£502,405	-£524,228	-£568,562	-£824,912	-£2,578,588	-£3,648,663
60% LAR : 40% CIR	10%	£1,810,286	-£1,272,128	-£1,293,874	-£1,338,073	-£1,594,084	-£3,345,730	-£4,414,677
60% LAR : 40% CIR	15%	£963,406	-£2,046,081	-£2,067,759	-£2,111,834	-£2,367,535	-£4,117,321	-£5,185,235
60% LAR : 40% CIR	20%	£112,368	-£2,824,227	-£2,845,841	-£2,889,803	-£3,145,223	-£4,893,319	-£5,960,294
60% LAR : 40% CIR	25%	-£754,121	-£3,606,522	-£3,628,080	-£3,671,942	-£3,927,108	-£5,673,680	-£6,739,810
60% LAR : 40% CIR	30%	-£1,626,464	-£4,392,928	-£4,414,438	-£4,458,208	-£4,713,148	-£6,458,365	-£7,523,742
60% LAR : 40% CIR	35%	-£2,502,907	-£5,183,405	-£5,204,871	-£5,248,563	-£5,503,304	-£7,247,329	-£8,312,044
60% LAR : 40% CIR	40%	-£3,383,407	-£5,977,910	-£5,999,342	-£6,042,965	-£6,297,534	-£8,040,531	-£9,104,674
60% LAR : 40% CIR	45%	-£4,267,925	-£6,776,405	-£6,797,809	-£6,841,373	-£7,095,799	-£8,837,928	-£9,901,588
60% LAR : 40% CIR	50%	-£5,156,420	-£7,578,850	-£7,600,230	-£7,643,748	-£7,898,055	-£9,639,477	-£10,702,743

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£35,568,184	-£38,800,508	-£38,822,084	-£38,865,898	-£39,119,659	-£40,875,539	-£41,946,838
60% LAR : 40% CIR	5%	-£36,406,630	-£39,562,005	-£39,583,828	-£39,628,162	-£39,884,512	-£41,638,188	-£42,708,263
60% LAR : 40% CIR	10%	-£37,249,314	-£40,331,728	-£40,353,474	-£40,397,673	-£40,653,684	-£42,405,330	-£43,474,277
60% LAR : 40% CIR	15%	-£38,096,194	-£41,105,681	-£41,127,359	-£41,171,434	-£41,427,135	-£43,176,921	-£44,244,835
60% LAR : 40% CIR	20%	-£38,947,232	-£41,883,827	-£41,905,441	-£41,949,403	-£42,204,823	-£43,952,919	-£45,019,894
60% LAR : 40% CIR	25%	-£39,813,721	-£42,666,122	-£42,687,680	-£42,731,542	-£42,986,708	-£44,733,280	-£45,799,410
60% LAR : 40% CIR	30%	-£40,686,064	-£43,452,528	-£43,474,038	-£43,517,808	-£43,772,748	-£45,517,965	-£46,583,342
60% LAR : 40% CIR	35%	-£41,562,507	-£44,243,005	-£44,264,471	-£44,308,163	-£44,562,904	-£46,306,929	-£47,371,644
60% LAR : 40% CIR	40%	-£42,443,007	-£45,037,510	-£45,058,942	-£45,102,565	-£45,357,134	-£47,100,131	-£48,164,274
60% LAR : 40% CIR	45%	-£43,327,525	-£45,836,005	-£45,857,409	-£45,900,973	-£46,155,399	-£47,897,528	-£48,961,188
60% LAR : 40% CIR	50%	-£44,216,020	-£46,638,450	-£46,659,830	-£46,703,348	-£46,957,655	-£48,699,077	-£49,762,343

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£19,382,984	-£22,615,308	-£22,636,884	-£22,680,698	-£22,934,459	-£24,690,339	-£25,761,638
60% LAR : 40% CIR	5%	-£20,221,430	-£23,376,805	-£23,398,628	-£23,442,962	-£23,699,312	-£25,452,988	-£26,523,063
60% LAR : 40% CIR	10%	-£21,064,114	-£24,146,528	-£24,168,274	-£24,212,473	-£24,468,484	-£26,220,130	-£27,289,077
60% LAR : 40% CIR	15%	-£21,910,994	-£24,920,481	-£24,942,159	-£24,986,234	-£25,241,935	-£26,991,721	-£28,059,635
60% LAR : 40% CIR	20%	-£22,762,032	-£25,698,627	-£25,720,241	-£25,764,203	-£26,019,623	-£27,767,719	-£28,834,694
60% LAR : 40% CIR	25%	-£23,628,521	-£26,480,922	-£26,502,480	-£26,546,342	-£26,801,508	-£28,548,080	-£29,614,210
60% LAR : 40% CIR	30%	-£24,500,864	-£27,267,328	-£27,288,838	-£27,332,608	-£27,587,548	-£29,332,765	-£30,398,142
60% LAR : 40% CIR	35%	-£25,377,307	-£28,057,805	-£28,079,271	-£28,122,963	-£28,377,704	-£30,121,729	-£31,186,444
60% LAR : 40% CIR	40%	-£26,257,807	-£28,852,310	-£28,873,742	-£28,917,365	-£29,171,934	-£30,914,931	-£31,979,074
60% LAR : 40% CIR	45%	-£27,142,325	-£29,650,805	-£29,672,209	-£29,715,773	-£29,970,199	-£31,712,328	-£32,775,988
60% LAR : 40% CIR	50%	-£28,030,820	-£30,453,250	-£30,474,630	-£30,518,148	-£30,772,455	-£32,513,877	-£33,577,143

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,676,584	-£15,908,908	-£15,930,484	-£15,974,298	-£16,228,059	-£17,983,939	-£19,055,238
60% LAR : 40% CIR	5%	-£13,515,030	-£16,670,405	-£16,692,228	-£16,736,562	-£16,992,912	-£18,746,588	-£19,816,663
60% LAR : 40% CIR	10%	-£14,357,714	-£17,440,128	-£17,461,874	-£17,506,073	-£17,762,084	-£19,513,730	-£20,582,677
60% LAR : 40% CIR	15%	-£15,204,594	-£18,214,081	-£18,235,759	-£18,279,834	-£18,535,535	-£20,285,321	-£21,353,235
60% LAR : 40% CIR	20%	-£16,055,632	-£18,992,227	-£19,013,841	-£19,057,803	-£19,313,223	-£21,061,319	-£22,128,294
60% LAR : 40% CIR	25%	-£16,922,121	-£19,774,522	-£19,796,080	-£19,839,942	-£20,095,108	-£21,841,680	-£22,907,810
60% LAR : 40% CIR	30%	-£17,794,464	-£20,560,928	-£20,582,438	-£20,626,208	-£20,881,148	-£22,626,365	-£23,691,742
60% LAR : 40% CIR	35%	-£18,670,907	-£21,351,405	-£21,372,871	-£21,416,563	-£21,671,304	-£23,415,329	-£24,480,044
60% LAR : 40% CIR	40%	-£19,551,407	-£22,145,910	-£22,167,342	-£22,210,965	-£22,465,534	-£24,208,531	-£25,272,674
60% LAR : 40% CIR	45%	-£20,435,925	-£22,944,405	-£22,965,809	-£23,009,373	-£23,263,799	-£25,005,928	-£26,069,588
60% LAR : 40% CIR	50%	-£21,324,420	-£23,746,850	-£23,768,230	-£23,811,748	-£24,066,055	-£25,807,477	-£26,870,743

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,748,984	-£7,981,308	-£8,002,884	-£8,046,698	-£8,300,459	-£10,056,339	-£11,127,638
60% LAR : 40% CIR	5%	-£5,587,430	-£8,742,805	-£8,764,628	-£8,808,962	-£9,065,312	-£10,818,988	-£11,889,063
60% LAR : 40% CIR	10%	-£6,430,114	-£9,512,528	-£9,534,274	-£9,578,473	-£9,834,484	-£11,586,130	-£12,655,077
60% LAR : 40% CIR	15%	-£7,276,994	-£10,286,481	-£10,308,159	-£10,352,234	-£10,607,935	-£12,357,721	-£13,425,635
60% LAR : 40% CIR	20%	-£8,128,032	-£11,064,627	-£11,086,241	-£11,130,203	-£11,385,623	-£13,133,719	-£14,200,694
60% LAR : 40% CIR	25%	-£8,994,521	-£11,846,922	-£11,868,480	-£11,912,342	-£12,167,508	-£13,914,080	-£14,980,210
60% LAR : 40% CIR	30%	-£9,866,864	-£12,633,328	-£12,654,838	-£12,698,608	-£12,953,548	-£14,698,765	-£15,764,142
60% LAR : 40% CIR	35%	-£10,743,307	-£13,423,805	-£13,445,271	-£13,488,963	-£13,743,704	-£15,487,729	-£16,552,444
60% LAR : 40% CIR	40%	-£11,623,807	-£14,218,310	-£14,239,742	-£14,283,365	-£14,537,934	-£16,280,931	-£17,345,074
60% LAR : 40% CIR	45%	-£12,508,325	-£15,016,805	-£15,038,209	-£15,081,773	-£15,336,199	-£17,078,328	-£18,141,988
60% LAR : 40% CIR	50%	-£13,396,820	-£15,819,250	-£15,840,630	-£15,884,148	-£16,138,455	-£17,879,877	-£18,943,143

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR in Perp	
Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,239,486	£3,977,791	£3,956,213	£3,912,401	£3,659,542	£1,930,052	£874,852
60% LAR : 40% CIR	5%	£6,223,330	£3,037,909	£3,016,414	£2,972,745	£2,720,249	£992,929	-£61,997
60% LAR : 40% CIR	10%	£5,203,000	£2,093,819	£2,072,400	£2,028,865	£1,776,701	£51,381	-£1,016,782
60% LAR : 40% CIR	15%	£4,175,664	£1,145,562	£1,124,211	£1,080,798	£828,939	-£908,198	-£1,976,111
60% LAR : 40% CIR	20%	£3,135,669	£193,178	£171,888	£128,586	-£124,872	-£1,872,967	-£2,939,943
60% LAR : 40% CIR	25%	£2,091,558	-£774,943	-£796,501	-£840,362	-£1,095,529	-£2,842,101	-£3,908,231
60% LAR : 40% CIR	30%	£1,043,368	-£1,750,121	-£1,771,630	-£1,815,401	-£2,070,341	-£3,815,558	-£4,880,934
60% LAR : 40% CIR	35%	-£8,993	-£2,729,369	-£2,750,836	-£2,794,527	-£3,049,269	-£4,793,294	-£5,858,008
60% LAR : 40% CIR	40%	-£1,081,332	-£3,712,647	-£3,734,079	-£3,777,701	-£4,032,271	-£5,775,268	-£6,839,410
60% LAR : 40% CIR	45%	-£2,157,691	-£4,699,914	-£4,721,316	-£4,764,882	-£5,019,307	-£6,761,435	-£7,825,096
60% LAR : 40% CIR	50%	-£3,238,025	-£5,691,130	-£5,712,510	-£5,756,028	-£6,010,336	-£7,751,756	-£8,815,024

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£31,820,114	-£35,081,809	-£35,103,387	-£35,147,199	-£35,400,058	-£37,129,548	-£38,184,748
60% LAR : 40% CIR	5%	-£32,836,270	-£36,021,691	-£36,043,186	-£36,086,855	-£36,339,351	-£38,066,671	-£39,121,597
60% LAR : 40% CIR	10%	-£33,856,600	-£36,965,781	-£36,987,200	-£37,030,735	-£37,282,899	-£39,008,219	-£40,076,382
60% LAR : 40% CIR	15%	-£34,883,936	-£37,914,038	-£37,935,389	-£37,978,802	-£38,230,661	-£39,967,798	-£41,035,711
60% LAR : 40% CIR	20%	-£35,923,931	-£38,866,422	-£38,887,712	-£38,931,014	-£39,184,472	-£40,932,567	-£41,999,543
60% LAR : 40% CIR	25%	-£36,968,042	-£39,834,543	-£39,856,101	-£39,899,962	-£40,155,129	-£41,901,701	-£42,967,831
60% LAR : 40% CIR	30%	-£38,016,232	-£40,809,721	-£40,831,230	-£40,875,001	-£41,129,941	-£42,875,158	-£43,940,534
60% LAR : 40% CIR	35%	-£39,068,593	-£41,788,969	-£41,810,436	-£41,854,127	-£42,108,869	-£43,852,894	-£44,917,608
60% LAR : 40% CIR	40%	-£40,140,932	-£42,772,247	-£42,793,679	-£42,837,301	-£43,091,871	-£44,834,868	-£45,899,010
60% LAR : 40% CIR	45%	-£41,217,291	-£43,759,514	-£43,780,916	-£43,824,482	-£44,078,907	-£45,821,035	-£46,884,696
60% LAR : 40% CIR	50%	-£42,297,625	-£44,750,730	-£44,772,110	-£44,815,628	-£45,069,936	-£46,811,356	-£47,874,624

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,634,914	-£18,896,609	-£18,918,187	-£18,961,999	-£19,214,858	-£20,944,348	-£21,999,548
60% LAR : 40% CIR	5%	-£16,651,070	-£19,836,491	-£19,857,986	-£19,901,655	-£20,154,151	-£21,881,471	-£22,936,397
60% LAR : 40% CIR	10%	-£17,671,400	-£20,780,581	-£20,802,000	-£20,845,535	-£21,097,699	-£22,823,019	-£23,891,182
60% LAR : 40% CIR	15%	-£18,698,736	-£21,728,838	-£21,750,189	-£21,793,602	-£22,045,461	-£23,782,598	-£24,850,511
60% LAR : 40% CIR	20%	-£19,738,731	-£22,681,222	-£22,702,512	-£22,745,814	-£22,999,272	-£24,747,367	-£25,814,343
60% LAR : 40% CIR	25%	-£20,782,842	-£23,649,343	-£23,670,901	-£23,714,762	-£23,969,929	-£25,716,501	-£26,782,631
60% LAR : 40% CIR	30%	-£21,831,032	-£24,624,521	-£24,646,030	-£24,689,801	-£24,944,741	-£26,689,958	-£27,755,334
60% LAR : 40% CIR	35%	-£22,883,393	-£25,603,769	-£25,625,236	-£25,668,927	-£25,923,669	-£27,667,694	-£28,732,408
60% LAR : 40% CIR	40%	-£23,955,732	-£26,587,047	-£26,608,479	-£26,652,101	-£26,906,671	-£28,649,668	-£29,713,810
60% LAR : 40% CIR	45%	-£25,032,091	-£27,574,314	-£27,595,716	-£27,639,282	-£27,893,707	-£29,635,835	-£30,699,496
60% LAR : 40% CIR	50%	-£26,112,425	-£28,565,530	-£28,586,910	-£28,630,428	-£28,884,736	-£30,626,156	-£31,689,424

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,928,514	-£12,190,209	-£12,211,787	-£12,255,599	-£12,508,458	-£14,237,948	-£15,293,148
60% LAR : 40% CIR	5%	-£9,944,670	-£13,130,091	-£13,151,586	-£13,195,255	-£13,447,751	-£15,175,071	-£16,229,997
60% LAR : 40% CIR	10%	-£10,965,000	-£14,074,181	-£14,095,600	-£14,139,135	-£14,391,299	-£16,116,619	-£17,184,782
60% LAR : 40% CIR	15%	-£11,992,336	-£15,022,438	-£15,043,789	-£15,087,202	-£15,339,061	-£17,076,198	-£18,144,111
60% LAR : 40% CIR	20%	-£13,032,331	-£15,974,822	-£15,996,112	-£16,039,414	-£16,292,872	-£18,040,967	-£19,107,943
60% LAR : 40% CIR	25%	-£14,076,442	-£16,942,943	-£16,964,501	-£17,008,362	-£17,263,529	-£19,010,101	-£20,076,231
60% LAR : 40% CIR	30%	-£15,124,632	-£17,918,121	-£17,939,630	-£17,983,401	-£18,238,341	-£19,983,558	-£21,048,934
60% LAR : 40% CIR	35%	-£16,176,993	-£18,897,369	-£18,918,836	-£18,962,527	-£19,217,269	-£20,961,294	-£22,026,008
60% LAR : 40% CIR	40%	-£17,249,332	-£19,880,647	-£19,902,079	-£19,945,701	-£20,200,271	-£21,943,268	-£23,007,410
60% LAR : 40% CIR	45%	-£18,325,691	-£20,867,914	-£20,889,316	-£20,932,882	-£21,187,307	-£22,929,435	-£23,993,096
60% LAR : 40% CIR	50%	-£19,406,025	-£21,859,130	-£21,880,510	-£21,924,028	-£22,178,336	-£23,919,756	-£24,983,024

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,000,914	-£4,262,609	-£4,284,187	-£4,327,999	-£4,580,858	-£6,310,348	-£7,365,548
60% LAR : 40% CIR	5%	-£2,017,070	-£5,202,491	-£5,223,986	-£5,267,655	-£5,520,151	-£7,247,471	-£8,302,397
60% LAR : 40% CIR	10%	-£3,037,400	-£6,146,581	-£6,168,000	-£6,211,535	-£6,463,699	-£8,189,019	-£9,257,182
60% LAR : 40% CIR	15%	-£4,064,736	-£7,094,838	-£7,116,189	-£7,159,602	-£7,411,461	-£9,148,598	-£10,216,511
60% LAR : 40% CIR	20%	-£5,104,731	-£8,047,222	-£8,068,512	-£8,111,814	-£8,365,272	-£10,113,367	-£11,180,343
60% LAR : 40% CIR	25%	-£6,148,842	-£9,015,343	-£9,036,901	-£9,080,762	-£9,335,929	-£11,082,501	-£12,148,631
60% LAR : 40% CIR	30%	-£7,197,032	-£9,990,521	-£10,012,030	-£10,055,801	-£10,310,741	-£12,055,958	-£13,121,334
60% LAR : 40% CIR	35%	-£8,249,393	-£10,969,769	-£10,991,236	-£11,034,927	-£11,289,669	-£13,033,694	-£14,098,408
60% LAR : 40% CIR	40%	-£9,321,732	-£11,953,047	-£11,974,479	-£12,018,101	-£12,272,671	-£14,015,668	-£15,079,810
60% LAR : 40% CIR	45%	-£10,398,091	-£12,940,314	-£12,961,716	-£13,005,282	-£13,259,707	-£15,001,835	-£16,065,496
60% LAR : 40% CIR	50%	-£11,478,425	-£13,931,530	-£13,952,910	-£13,996,428	-£14,250,736	-£15,992,156	-£17,055,424

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR in Perp	

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£11,905,435	£8,586,310	£8,565,058	£8,521,903	£8,272,844	£6,569,346	£5,523,225
60% LAR : 40% CIR	5%	£10,655,982	£7,426,859	£7,405,687	£7,362,675	£7,113,973	£5,408,882	£4,354,889
60% LAR : 40% CIR	10%	£9,402,354	£6,263,264	£6,242,166	£6,199,286	£5,950,911	£4,234,917	£3,182,034
60% LAR : 40% CIR	15%	£8,144,592	£5,095,563	£5,074,532	£5,031,772	£4,780,056	£3,056,569	£2,004,704
60% LAR : 40% CIR	20%	£6,882,735	£3,911,875	£3,890,586	£3,847,284	£3,595,703	£1,873,880	£822,940
60% LAR : 40% CIR	25%	£5,616,823	£2,722,983	£2,701,749	£2,658,547	£2,407,215	£686,891	-£368,757
60% LAR : 40% CIR	30%	£4,346,895	£1,530,042	£1,508,856	£1,465,743	£1,214,635	-£512,049	-£1,577,425
60% LAR : 40% CIR	35%	£3,061,683	£333,093	£311,948	£268,914	£18,001	-£1,725,750	-£2,790,464
60% LAR : 40% CIR	40%	£1,769,264	-£881,067	-£902,499	-£946,122	-£1,200,692	-£2,943,688	-£4,007,831
60% LAR : 40% CIR	45%	£472,888	-£2,104,299	-£2,125,703	-£2,169,267	-£2,423,693	-£4,165,822	-£5,229,482
60% LAR : 40% CIR	50%	-£840,032	-£3,331,481	-£3,352,861	-£3,396,379	-£3,650,686	-£5,392,107	-£6,455,375

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£27,154,165	-£30,473,290	-£30,494,542	-£30,537,697	-£30,786,756	-£32,490,254	-£33,536,375
60% LAR : 40% CIR	5%	-£28,403,618	-£31,632,741	-£31,653,913	-£31,696,925	-£31,945,627	-£33,650,718	-£34,704,711
60% LAR : 40% CIR	10%	-£29,657,246	-£32,796,336	-£32,817,434	-£32,860,314	-£33,108,689	-£34,824,683	-£35,877,566
60% LAR : 40% CIR	15%	-£30,915,008	-£33,964,037	-£33,985,068	-£34,027,828	-£34,279,544	-£36,003,031	-£37,054,896
60% LAR : 40% CIR	20%	-£32,176,865	-£35,147,725	-£35,169,014	-£35,212,316	-£35,463,897	-£37,185,720	-£38,236,660
60% LAR : 40% CIR	25%	-£33,442,777	-£36,336,617	-£36,357,851	-£36,401,053	-£36,652,385	-£38,372,709	-£39,428,357
60% LAR : 40% CIR	30%	-£34,712,705	-£37,529,558	-£37,550,744	-£37,593,857	-£37,844,965	-£39,571,649	-£40,637,025
60% LAR : 40% CIR	35%	-£35,997,917	-£38,726,507	-£38,747,652	-£38,790,686	-£39,041,599	-£40,785,350	-£41,850,064
60% LAR : 40% CIR	40%	-£37,290,336	-£39,940,667	-£39,962,099	-£40,005,722	-£40,260,292	-£42,003,288	-£43,067,431
60% LAR : 40% CIR	45%	-£38,586,712	-£41,163,899	-£41,185,303	-£41,228,867	-£41,483,293	-£43,225,422	-£44,289,082
60% LAR : 40% CIR	50%	-£39,899,632	-£42,391,081	-£42,412,461	-£42,455,979	-£42,710,286	-£44,451,707	-£45,514,975

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,968,965	-£14,288,090	-£14,309,342	-£14,352,497	-£14,601,556	-£16,305,054	-£17,351,175
60% LAR : 40% CIR	5%	-£12,218,418	-£15,447,541	-£15,468,713	-£15,511,725	-£15,760,427	-£17,465,518	-£18,519,511
60% LAR : 40% CIR	10%	-£13,472,046	-£16,611,136	-£16,632,234	-£16,675,114	-£16,923,489	-£18,639,483	-£19,692,366
60% LAR : 40% CIR	15%	-£14,729,808	-£17,778,837	-£17,799,868	-£17,842,628	-£18,094,344	-£19,817,831	-£20,869,696
60% LAR : 40% CIR	20%	-£15,991,665	-£18,962,525	-£18,983,814	-£19,027,116	-£19,278,697	-£21,000,520	-£22,051,460
60% LAR : 40% CIR	25%	-£17,257,577	-£20,151,417	-£20,172,651	-£20,215,853	-£20,467,185	-£22,187,509	-£23,243,157
60% LAR : 40% CIR	30%	-£18,527,505	-£21,344,358	-£21,365,544	-£21,408,657	-£21,659,765	-£23,386,449	-£24,451,825
60% LAR : 40% CIR	35%	-£19,812,717	-£22,541,307	-£22,562,452	-£22,605,486	-£22,856,399	-£24,600,150	-£25,664,864
60% LAR : 40% CIR	40%	-£21,105,136	-£23,755,467	-£23,776,899	-£23,820,522	-£24,075,092	-£25,818,088	-£26,882,231
60% LAR : 40% CIR	45%	-£22,401,512	-£24,978,699	-£25,000,103	-£25,043,667	-£25,298,093	-£27,040,222	-£28,103,882
60% LAR : 40% CIR	50%	-£23,714,432	-£26,205,881	-£26,227,261	-£26,270,779	-£26,525,086	-£28,266,507	-£29,329,775

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,262,565	-£7,581,690	-£7,602,942	-£7,646,097	-£7,895,156	-£9,598,654	-£10,644,775
60% LAR : 40% CIR	5%	-£5,512,018	-£8,741,141	-£8,762,313	-£8,805,325	-£9,054,027	-£10,759,118	-£11,813,111
60% LAR : 40% CIR	10%	-£6,765,646	-£9,904,736	-£9,925,834	-£9,968,714	-£10,217,089	-£11,933,083	-£12,985,966
60% LAR : 40% CIR	15%	-£8,023,408	-£11,072,437	-£11,093,468	-£11,136,228	-£11,387,944	-£13,111,431	-£14,163,296
60% LAR : 40% CIR	20%	-£9,285,265	-£12,256,125	-£12,277,414	-£12,320,716	-£12,572,297	-£14,294,120	-£15,345,060
60% LAR : 40% CIR	25%	-£10,551,177	-£13,445,017	-£13,466,251	-£13,509,453	-£13,760,785	-£15,481,109	-£16,536,757
60% LAR : 40% CIR	30%	-£11,821,105	-£14,637,958	-£14,659,144	-£14,702,257	-£14,953,365	-£16,680,049	-£17,745,425
60% LAR : 40% CIR	35%	-£13,106,317	-£15,834,907	-£15,856,052	-£15,899,086	-£16,149,999	-£17,893,750	-£18,958,464
60% LAR : 40% CIR	40%	-£14,398,736	-£17,049,067	-£17,070,499	-£17,114,122	-£17,368,692	-£19,111,688	-£20,175,831
60% LAR : 40% CIR	45%	-£15,695,112	-£18,272,299	-£18,293,703	-£18,337,267	-£18,591,693	-£20,333,822	-£21,397,482
60% LAR : 40% CIR	50%	-£17,008,032	-£19,499,481	-£19,520,861	-£19,564,379	-£19,818,686	-£21,560,107	-£22,623,375

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,665,035	£345,910	£324,658	£281,503	£32,444	-£1,671,054	-£2,717,175
60% LAR : 40% CIR	5%	£2,415,582	-£813,541	-£834,713	-£877,725	-£1,126,427	-£2,831,518	-£3,885,511
60% LAR : 40% CIR	10%	£1,161,954	-£1,977,136	-£1,998,234	-£2,041,114	-£2,289,489	-£4,005,483	-£5,058,366
60% LAR : 40% CIR	15%	-£95,808	-£3,144,837	-£3,165,868	-£3,208,628	-£3,460,344	-£5,183,831	-£6,235,696
60% LAR : 40% CIR	20%	-£1,357,665	-£4,328,525	-£4,349,814	-£4,393,116	-£4,644,697	-£6,366,520	-£7,417,460
60% LAR : 40% CIR	25%	-£2,623,577	-£5,517,417	-£5,538,651	-£5,581,853	-£5,833,185	-£7,553,509	-£8,609,157
60% LAR : 40% CIR	30%	-£3,893,505	-£6,710,358	-£6,731,544	-£6,774,657	-£7,025,765	-£8,752,449	-£9,817,825
60% LAR : 40% CIR	35%	-£5,178,717	-£7,907,307	-£7,928,452	-£7,971,486	-£8,222,399	-£9,966,150	-£11,030,864
60% LAR : 40% CIR	40%	-£6,471,136	-£9,121,467	-£9,142,899	-£9,186,522	-£9,441,092	-£11,184,088	-£12,248,231
60% LAR : 40% CIR	45%	-£7,767,512	-£10,344,699	-£10,366,103	-£10,409,667	-£10,664,093	-£12,406,222	-£13,469,882
60% LAR : 40% CIR	50%	-£9,080,432	-£11,571,881	-£11,593,261	-£11,636,779	-£11,891,086	-£13,632,507	-£14,695,775

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR in Perp		**Value Area**	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft**

No Units	**42**
Site Area	**0.4 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£14,705,005	£11,341,114	£11,319,861	£11,276,707	£11,027,648	£9,324,150	£8,284,809
60% LAR : 40% CIR	5%	£13,315,573	£10,043,923	£10,022,751	£9,979,739	£9,731,036	£8,029,676	£6,991,523
60% LAR : 40% CIR	10%	£11,921,967	£8,742,587	£8,721,489	£8,678,609	£8,430,235	£6,730,844	£5,692,156
60% LAR : 40% CIR	15%	£10,524,226	£7,437,146	£7,416,116	£7,373,356	£7,125,282	£5,427,239	£4,375,374
60% LAR : 40% CIR	20%	£9,122,391	£6,127,639	£6,106,669	£6,064,019	£5,816,218	£4,105,098	£3,054,159
60% LAR : 40% CIR	25%	£7,716,501	£4,814,105	£4,793,189	£4,750,315	£4,498,983	£2,778,659	£1,728,552
60% LAR : 40% CIR	30%	£6,306,593	£3,482,359	£3,461,173	£3,418,060	£3,166,951	£1,447,964	£398,599
60% LAR : 40% CIR	35%	£4,892,710	£2,145,958	£2,124,814	£2,081,779	£1,830,866	£113,052	-£949,937
60% LAR : 40% CIR	40%	£3,469,871	£805,588	£784,478	£741,511	£490,767	-£1,244,741	-£2,308,884
60% LAR : 40% CIR	45%	£2,031,777	-£546,931	-£568,334	-£611,899	-£866,324	-£2,608,453	-£3,672,114
60% LAR : 40% CIR	50%	£589,766	-£1,915,691	-£1,937,072	-£1,980,590	-£2,234,897	-£3,976,317	-£5,039,585

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£24,354,595	-£27,718,486	-£27,739,739	-£27,782,893	-£28,031,952	-£29,735,450	-£30,774,791
60% LAR : 40% CIR	5%	-£25,744,027	-£29,015,677	-£29,036,849	-£29,079,861	-£29,328,564	-£31,029,924	-£32,068,077
60% LAR : 40% CIR	10%	-£27,137,633	-£30,317,013	-£30,338,111	-£30,380,991	-£30,629,365	-£32,328,756	-£33,367,444
60% LAR : 40% CIR	15%	-£28,535,374	-£31,622,454	-£31,643,484	-£31,686,244	-£31,934,318	-£33,632,361	-£34,684,226
60% LAR : 40% CIR	20%	-£29,937,209	-£32,931,961	-£32,952,931	-£32,995,581	-£33,243,382	-£34,954,502	-£36,005,441
60% LAR : 40% CIR	25%	-£31,343,099	-£34,245,495	-£34,266,411	-£34,309,285	-£34,560,617	-£36,280,941	-£37,331,048
60% LAR : 40% CIR	30%	-£32,753,007	-£35,577,241	-£35,598,427	-£35,641,540	-£35,892,649	-£37,611,636	-£38,661,001
60% LAR : 40% CIR	35%	-£34,166,890	-£36,913,642	-£36,934,786	-£36,977,821	-£37,228,734	-£38,946,548	-£40,009,537
60% LAR : 40% CIR	40%	-£35,589,729	-£38,254,012	-£38,275,122	-£38,318,089	-£38,568,833	-£40,304,341	-£41,368,484
60% LAR : 40% CIR	45%	-£37,027,823	-£39,606,531	-£39,627,934	-£39,671,499	-£39,925,924	-£41,668,053	-£42,731,714
60% LAR : 40% CIR	50%	-£38,469,834	-£40,975,291	-£40,996,672	-£41,040,190	-£41,294,497	-£43,035,917	-£44,099,185

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,169,395	-£11,533,286	-£11,554,539	-£11,597,693	-£11,846,752	-£13,550,250	-£14,589,591
60% LAR : 40% CIR	5%	-£9,558,827	-£12,830,477	-£12,851,649	-£12,894,661	-£13,143,364	-£14,844,724	-£15,882,877
60% LAR : 40% CIR	10%	-£10,952,433	-£14,131,813	-£14,152,911	-£14,195,791	-£14,444,165	-£16,143,556	-£17,182,244
60% LAR : 40% CIR	15%	-£12,350,174	-£15,437,254	-£15,458,284	-£15,501,044	-£15,749,118	-£17,447,161	-£18,499,026
60% LAR : 40% CIR	20%	-£13,752,009	-£16,746,761	-£16,767,731	-£16,810,381	-£17,058,182	-£18,769,302	-£19,820,241
60% LAR : 40% CIR	25%	-£15,157,899	-£18,060,295	-£18,081,211	-£18,124,085	-£18,375,417	-£20,095,741	-£21,145,848
60% LAR : 40% CIR	30%	-£16,567,807	-£19,392,041	-£19,413,227	-£19,456,340	-£19,707,449	-£21,426,436	-£22,475,801
60% LAR : 40% CIR	35%	-£17,981,690	-£20,728,442	-£20,749,586	-£20,792,621	-£21,043,534	-£22,761,348	-£23,824,337
60% LAR : 40% CIR	40%	-£19,404,529	-£22,068,812	-£22,089,922	-£22,132,889	-£22,383,633	-£24,119,141	-£25,183,284
60% LAR : 40% CIR	45%	-£20,842,623	-£23,421,331	-£23,442,734	-£23,486,299	-£23,740,724	-£25,482,853	-£26,546,514
60% LAR : 40% CIR	50%	-£22,284,634	-£24,790,091	-£24,811,472	-£24,854,990	-£25,109,297	-£26,850,717	-£27,913,985

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,462,995	-£4,826,886	-£4,848,139	-£4,891,293	-£5,140,352	-£6,843,850	-£7,883,191
60% LAR : 40% CIR	5%	-£2,852,427	-£6,124,077	-£6,145,249	-£6,188,261	-£6,436,964	-£8,138,324	-£9,176,477
60% LAR : 40% CIR	10%	-£4,246,033	-£7,425,413	-£7,446,511	-£7,489,391	-£7,737,765	-£9,437,156	-£10,475,844
60% LAR : 40% CIR	15%	-£5,643,774	-£8,730,854	-£8,751,884	-£8,794,644	-£9,042,718	-£10,740,761	-£11,792,626
60% LAR : 40% CIR	20%	-£7,045,609	-£10,040,361	-£10,061,331	-£10,103,981	-£10,351,782	-£12,062,902	-£13,113,841
60% LAR : 40% CIR	25%	-£8,451,499	-£11,353,895	-£11,374,811	-£11,417,685	-£11,669,017	-£13,389,341	-£14,439,448
60% LAR : 40% CIR	30%	-£9,861,407	-£12,685,641	-£12,706,827	-£12,749,940	-£13,001,049	-£14,720,036	-£15,769,401
60% LAR : 40% CIR	35%	-£11,275,290	-£14,022,042	-£14,043,186	-£14,086,221	-£14,337,134	-£16,054,948	-£17,117,937
60% LAR : 40% CIR	40%	-£12,698,129	-£15,362,412	-£15,383,522	-£15,426,489	-£15,677,233	-£17,412,741	-£18,476,884
60% LAR : 40% CIR	45%	-£14,136,223	-£16,714,931	-£16,736,334	-£16,779,899	-£17,034,324	-£18,776,453	-£19,840,114
60% LAR : 40% CIR	50%	-£15,578,234	-£18,083,691	-£18,105,072	-£18,148,590	-£18,402,897	-£20,144,317	-£21,207,585

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,464,605	£3,100,714	£3,079,461	£3,036,307	£2,787,248	£1,083,750	£44,409
60% LAR : 40% CIR	5%	£5,075,173	£1,803,523	£1,782,351	£1,739,339	£1,490,636	-£210,724	-£1,248,877
60% LAR : 40% CIR	10%	£3,681,567	£502,187	£481,089	£438,209	£189,835	-£1,509,556	-£2,548,244
60% LAR : 40% CIR	15%	£2,283,826	-£803,254	-£824,284	-£867,044	-£1,115,118	-£2,813,161	-£3,865,026
60% LAR : 40% CIR	20%	£881,991	-£2,112,761	-£2,133,731	-£2,176,381	-£2,424,182	-£4,135,302	-£5,186,241
60% LAR : 40% CIR	25%	-£523,899	-£3,426,295	-£3,447,211	-£3,490,085	-£3,741,417	-£5,461,741	-£6,511,848
60% LAR : 40% CIR	30%	-£1,933,807	-£4,758,041	-£4,779,227	-£4,822,340	-£5,073,449	-£6,792,436	-£7,841,801
60% LAR : 40% CIR	35%	-£3,347,690	-£6,094,442	-£6,115,586	-£6,158,621	-£6,409,534	-£8,127,348	-£9,190,337
60% LAR : 40% CIR	40%	-£4,770,529	-£7,434,812	-£7,455,922	-£7,498,889	-£7,749,633	-£9,485,141	-£10,549,284
60% LAR : 40% CIR	45%	-£6,208,623	-£8,787,331	-£8,808,734	-£8,852,299	-£9,106,724	-£10,848,853	-£11,912,514
60% LAR : 40% CIR	50%	-£7,650,634	-£10,156,091	-£10,177,472	-£10,220,990	-£10,475,297	-£12,216,717	-£13,279,985

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR in Perp	

Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,041,489	-£8,185,837	-£8,207,743	-£8,252,224	-£8,508,942	-£10,264,822	-£11,336,121
60% LAR : 40% CIR	5%	-£5,509,049	-£8,573,744	-£8,595,567	-£8,639,901	-£8,896,251	-£10,649,927	-£11,720,003
60% LAR : 40% CIR	10%	-£5,980,911	-£8,965,922	-£8,987,668	-£9,031,868	-£9,287,880	-£11,039,524	-£12,108,472
60% LAR : 40% CIR	15%	-£6,457,034	-£9,362,332	-£9,384,009	-£9,428,084	-£9,683,786	-£11,433,571	-£12,501,485
60% LAR : 40% CIR	20%	-£6,937,378	-£9,762,934	-£9,784,548	-£9,828,510	-£10,083,931	-£11,832,025	-£12,899,000
60% LAR : 40% CIR	25%	-£7,421,903	-£10,167,686	-£10,189,244	-£10,233,105	-£10,488,271	-£12,234,844	-£13,300,974
60% LAR : 40% CIR	30%	-£7,910,567	-£10,576,548	-£10,598,057	-£10,641,828	-£10,896,768	-£12,641,984	-£13,707,360
60% LAR : 40% CIR	35%	-£8,403,330	-£10,989,479	-£11,010,947	-£11,054,638	-£11,309,380	-£13,053,405	-£14,118,119
60% LAR : 40% CIR	40%	-£8,900,152	-£11,406,441	-£11,427,874	-£11,471,496	-£11,726,066	-£13,469,063	-£14,533,204
60% LAR : 40% CIR	45%	-£9,400,991	-£11,827,393	-£11,848,796	-£11,892,360	-£12,146,786	-£13,888,915	-£14,952,576
60% LAR : 40% CIR	50%	-£9,905,808	-£12,252,293	-£12,273,674	-£12,317,191	-£12,571,499	-£14,312,920	-£15,376,187

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£44,101,089	-£47,245,437	-£47,267,343	-£47,311,824	-£47,568,542	-£49,324,422	-£50,395,721
60% LAR : 40% CIR	5%	-£44,568,649	-£47,633,344	-£47,655,167	-£47,699,501	-£47,955,851	-£49,709,527	-£50,779,603
60% LAR : 40% CIR	10%	-£45,040,511	-£48,025,522	-£48,047,268	-£48,091,468	-£48,347,480	-£50,099,124	-£51,168,072
60% LAR : 40% CIR	15%	-£45,516,634	-£48,421,932	-£48,443,609	-£48,487,684	-£48,743,386	-£50,493,171	-£51,561,085
60% LAR : 40% CIR	20%	-£45,996,978	-£48,822,534	-£48,844,148	-£48,888,110	-£49,143,531	-£50,891,625	-£51,958,600
60% LAR : 40% CIR	25%	-£46,481,503	-£49,227,286	-£49,248,844	-£49,292,705	-£49,547,871	-£51,294,444	-£52,360,574
60% LAR : 40% CIR	30%	-£46,970,167	-£49,636,148	-£49,657,657	-£49,701,428	-£49,956,368	-£51,701,584	-£52,766,960
60% LAR : 40% CIR	35%	-£47,462,930	-£50,049,079	-£50,070,547	-£50,114,238	-£50,368,980	-£52,113,005	-£53,177,719
60% LAR : 40% CIR	40%	-£47,959,752	-£50,466,041	-£50,487,474	-£50,531,096	-£50,785,666	-£52,528,663	-£53,592,804
60% LAR : 40% CIR	45%	-£48,460,591	-£50,886,993	-£50,908,396	-£50,951,960	-£51,206,386	-£52,948,515	-£54,012,176
60% LAR : 40% CIR	50%	-£48,965,408	-£51,311,893	-£51,333,274	-£51,376,791	-£51,631,099	-£53,372,520	-£54,435,787

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£27,915,889	-£31,060,237	-£31,082,143	-£31,126,624	-£31,383,342	-£33,139,222	-£34,210,521
60% LAR : 40% CIR	5%	-£28,383,449	-£31,448,144	-£31,469,967	-£31,514,301	-£31,770,651	-£33,524,327	-£34,594,403
60% LAR : 40% CIR	10%	-£28,855,311	-£31,840,322	-£31,862,068	-£31,906,268	-£32,162,280	-£33,913,924	-£34,982,872
60% LAR : 40% CIR	15%	-£29,331,434	-£32,236,732	-£32,258,409	-£32,302,484	-£32,558,186	-£34,307,971	-£35,375,885
60% LAR : 40% CIR	20%	-£29,811,778	-£32,637,334	-£32,658,948	-£32,702,910	-£32,958,331	-£34,706,425	-£35,773,400
60% LAR : 40% CIR	25%	-£30,296,303	-£33,042,086	-£33,063,644	-£33,107,505	-£33,362,671	-£35,109,244	-£36,175,374
60% LAR : 40% CIR	30%	-£30,784,967	-£33,450,948	-£33,472,457	-£33,516,228	-£33,771,168	-£35,516,384	-£36,581,760
60% LAR : 40% CIR	35%	-£31,277,730	-£33,863,879	-£33,885,347	-£33,929,038	-£34,183,780	-£35,927,805	-£36,992,519
60% LAR : 40% CIR	40%	-£31,774,552	-£34,280,841	-£34,302,274	-£34,345,896	-£34,600,466	-£36,343,463	-£37,407,604
60% LAR : 40% CIR	45%	-£32,275,391	-£34,701,793	-£34,723,196	-£34,766,760	-£35,021,186	-£36,763,315	-£37,826,976
60% LAR : 40% CIR	50%	-£32,780,208	-£35,126,693	-£35,148,074	-£35,191,591	-£35,445,899	-£37,187,320	-£38,250,587

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£21,209,489	-£24,353,837	-£24,375,743	-£24,420,224	-£24,676,942	-£26,432,822	-£27,504,121
60% LAR : 40% CIR	5%	-£21,677,049	-£24,741,744	-£24,763,567	-£24,807,901	-£25,064,251	-£26,817,927	-£27,888,003
60% LAR : 40% CIR	10%	-£22,148,911	-£25,133,922	-£25,155,668	-£25,199,868	-£25,455,880	-£27,207,524	-£28,276,472
60% LAR : 40% CIR	15%	-£22,625,034	-£25,530,332	-£25,552,009	-£25,596,084	-£25,851,786	-£27,601,571	-£28,669,485
60% LAR : 40% CIR	20%	-£23,105,378	-£25,930,934	-£25,952,548	-£25,996,510	-£26,251,931	-£28,000,025	-£29,067,000
60% LAR : 40% CIR	25%	-£23,589,903	-£26,335,686	-£26,357,244	-£26,401,105	-£26,656,271	-£28,402,844	-£29,468,974
60% LAR : 40% CIR	30%	-£24,078,567	-£26,744,548	-£26,766,057	-£26,809,828	-£27,064,768	-£28,809,984	-£29,875,360
60% LAR : 40% CIR	35%	-£24,571,330	-£27,157,479	-£27,178,947	-£27,222,638	-£27,477,380	-£29,221,405	-£30,286,119
60% LAR : 40% CIR	40%	-£25,068,152	-£27,574,441	-£27,595,874	-£27,639,496	-£27,894,066	-£29,637,063	-£30,701,204
60% LAR : 40% CIR	45%	-£25,568,991	-£27,995,393	-£28,016,796	-£28,060,360	-£28,314,786	-£30,056,915	-£31,120,576
60% LAR : 40% CIR	50%	-£26,073,808	-£28,420,293	-£28,441,674	-£28,485,191	-£28,739,499	-£30,480,920	-£31,544,187

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£13,281,889	-£16,426,237	-£16,448,143	-£16,492,624	-£16,749,342	-£18,505,222	-£19,576,521
60% LAR : 40% CIR	5%	-£13,749,449	-£16,814,144	-£16,835,967	-£16,880,301	-£17,136,651	-£18,890,327	-£19,960,403
60% LAR : 40% CIR	10%	-£14,221,311	-£17,206,322	-£17,228,068	-£17,272,268	-£17,528,280	-£19,279,924	-£20,348,872
60% LAR : 40% CIR	15%	-£14,697,434	-£17,602,732	-£17,624,409	-£17,668,484	-£17,924,186	-£19,673,971	-£20,741,885
60% LAR : 40% CIR	20%	-£15,177,778	-£18,003,334	-£18,024,948	-£18,068,910	-£18,324,331	-£20,072,425	-£21,139,400
60% LAR : 40% CIR	25%	-£15,662,303	-£18,408,086	-£18,429,644	-£18,473,505	-£18,728,671	-£20,475,244	-£21,541,374
60% LAR : 40% CIR	30%	-£16,150,967	-£18,816,948	-£18,838,457	-£18,882,228	-£19,137,168	-£20,882,384	-£21,947,760
60% LAR : 40% CIR	35%	-£16,643,730	-£19,229,879	-£19,251,347	-£19,295,038	-£19,549,780	-£21,293,805	-£22,358,519
60% LAR : 40% CIR	40%	-£17,140,552	-£19,646,841	-£19,668,274	-£19,711,896	-£19,966,466	-£21,709,463	-£22,773,604
60% LAR : 40% CIR	45%	-£17,641,391	-£20,067,793	-£20,089,196	-£20,132,760	-£20,387,186	-£22,129,315	-£23,192,976
60% LAR : 40% CIR	50%	-£18,146,208	-£20,492,693	-£20,514,074	-£20,557,591	-£20,811,899	-£22,553,320	-£23,616,587

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR in Perp

Value Area	**Zone B - Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft**

No Units	**42**
Site Area	**0.4 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£3,123,094	-£6,298,118	-£6,320,023	-£6,364,505	-£6,621,223	-£8,377,101	-£9,448,402
60% LAR : 40% CIR	5%	-£3,686,574	-£6,780,410	-£6,802,233	-£6,846,568	-£7,102,917	-£8,856,594	-£9,926,669
60% LAR : 40% CIR	10%	-£4,254,355	-£7,266,975	-£7,288,721	-£7,332,920	-£7,588,932	-£9,340,577	-£10,409,525
60% LAR : 40% CIR	15%	-£4,826,398	-£7,757,771	-£7,779,448	-£7,823,523	-£8,079,225	-£9,829,010	-£10,896,924
60% LAR : 40% CIR	20%	-£5,402,662	-£8,252,758	-£8,274,372	-£8,318,335	-£8,573,755	-£10,321,850	-£11,388,825
60% LAR : 40% CIR	25%	-£5,983,106	-£8,751,896	-£8,773,454	-£8,817,316	-£9,072,481	-£10,819,054	-£11,885,184
60% LAR : 40% CIR	30%	-£6,567,690	-£9,255,144	-£9,276,654	-£9,320,424	-£9,575,364	-£11,320,581	-£12,385,957
60% LAR : 40% CIR	35%	-£7,156,373	-£9,762,462	-£9,783,929	-£9,827,620	-£10,082,362	-£11,826,388	-£12,891,102
60% LAR : 40% CIR	40%	-£7,749,115	-£10,273,810	-£10,295,242	-£10,338,864	-£10,593,434	-£12,336,431	-£13,400,573
60% LAR : 40% CIR	45%	-£8,345,874	-£10,789,147	-£10,810,549	-£10,854,115	-£11,108,541	-£12,850,670	-£13,914,329
60% LAR : 40% CIR	50%	-£8,946,610	-£11,308,433	-£11,329,814	-£11,373,331	-£11,627,639	-£13,369,060	-£14,432,328

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£42,182,694	-£45,357,718	-£45,379,623	-£45,424,105	-£45,680,823	-£47,436,701	-£48,508,002
60% LAR : 40% CIR	5%	-£42,746,174	-£45,840,010	-£45,861,833	-£45,906,168	-£46,162,517	-£47,916,194	-£48,986,269
60% LAR : 40% CIR	10%	-£43,313,955	-£46,326,575	-£46,348,321	-£46,392,520	-£46,648,532	-£48,400,177	-£49,469,125
60% LAR : 40% CIR	15%	-£43,885,998	-£46,817,371	-£46,839,048	-£46,883,123	-£47,138,825	-£48,888,610	-£49,956,524
60% LAR : 40% CIR	20%	-£44,462,262	-£47,312,358	-£47,333,972	-£47,377,935	-£47,633,355	-£49,381,450	-£50,448,425
60% LAR : 40% CIR	25%	-£45,042,706	-£47,811,496	-£47,833,054	-£47,876,916	-£48,132,081	-£49,878,654	-£50,944,784
60% LAR : 40% CIR	30%	-£45,627,290	-£48,314,744	-£48,336,254	-£48,380,024	-£48,634,964	-£50,380,181	-£51,445,557
60% LAR : 40% CIR	35%	-£46,215,973	-£48,822,062	-£48,843,529	-£48,887,220	-£49,141,962	-£50,885,988	-£51,950,702
60% LAR : 40% CIR	40%	-£46,808,715	-£49,333,410	-£49,354,842	-£49,398,464	-£49,653,034	-£51,396,031	-£52,460,173
60% LAR : 40% CIR	45%	-£47,405,474	-£49,848,747	-£49,870,149	-£49,913,715	-£50,168,141	-£51,910,270	-£52,973,929
60% LAR : 40% CIR	50%	-£48,006,210	-£50,368,033	-£50,389,414	-£50,432,931	-£50,687,239	-£52,428,660	-£53,491,928

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£25,997,494	-£29,172,518	-£29,194,423	-£29,238,905	-£29,495,623	-£31,251,501	-£32,322,802
60% LAR : 40% CIR	5%	-£26,560,974	-£29,654,810	-£29,676,633	-£29,720,968	-£29,977,317	-£31,730,994	-£32,801,069
60% LAR : 40% CIR	10%	-£27,128,755	-£30,141,375	-£30,163,121	-£30,207,320	-£30,463,332	-£32,214,977	-£33,283,925
60% LAR : 40% CIR	15%	-£27,700,798	-£30,632,171	-£30,653,848	-£30,697,923	-£30,953,625	-£32,703,410	-£33,771,324
60% LAR : 40% CIR	20%	-£28,277,062	-£31,127,158	-£31,148,772	-£31,192,735	-£31,448,155	-£33,196,250	-£34,263,225
60% LAR : 40% CIR	25%	-£28,857,506	-£31,626,296	-£31,647,854	-£31,691,716	-£31,946,881	-£33,693,454	-£34,759,584
60% LAR : 40% CIR	30%	-£29,442,090	-£32,129,544	-£32,151,054	-£32,194,824	-£32,449,764	-£34,194,981	-£35,260,357
60% LAR : 40% CIR	35%	-£30,030,773	-£32,636,862	-£32,658,329	-£32,702,020	-£32,956,762	-£34,700,788	-£35,765,502
60% LAR : 40% CIR	40%	-£30,623,515	-£33,148,210	-£33,169,642	-£33,213,264	-£33,467,834	-£35,210,831	-£36,274,973
60% LAR : 40% CIR	45%	-£31,220,274	-£33,663,547	-£33,684,949	-£33,728,515	-£33,982,941	-£35,725,070	-£36,788,729
60% LAR : 40% CIR	50%	-£31,821,010	-£34,182,833	-£34,204,214	-£34,247,731	-£34,502,039	-£36,243,460	-£37,306,728

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£19,291,094	-£22,466,118	-£22,488,023	-£22,532,505	-£22,789,223	-£24,545,101	-£25,616,402
60% LAR : 40% CIR	5%	-£19,854,574	-£22,948,410	-£22,970,233	-£23,014,568	-£23,270,917	-£25,024,594	-£26,094,669
60% LAR : 40% CIR	10%	-£20,422,355	-£23,434,975	-£23,456,721	-£23,500,920	-£23,756,932	-£25,508,577	-£26,577,525
60% LAR : 40% CIR	15%	-£20,994,398	-£23,925,771	-£23,947,448	-£23,991,523	-£24,247,225	-£25,997,010	-£27,064,924
60% LAR : 40% CIR	20%	-£21,570,662	-£24,420,758	-£24,442,372	-£24,486,335	-£24,741,755	-£26,489,850	-£27,556,825
60% LAR : 40% CIR	25%	-£22,151,106	-£24,919,896	-£24,941,454	-£24,985,316	-£25,240,481	-£26,987,054	-£28,053,184
60% LAR : 40% CIR	30%	-£22,735,690	-£25,423,144	-£25,444,654	-£25,488,424	-£25,743,364	-£27,488,581	-£28,553,957
60% LAR : 40% CIR	35%	-£23,324,373	-£25,930,462	-£25,951,929	-£25,995,620	-£26,250,362	-£27,994,388	-£29,059,102
60% LAR : 40% CIR	40%	-£23,917,115	-£26,441,810	-£26,463,242	-£26,506,864	-£26,761,434	-£28,504,431	-£29,568,573
60% LAR : 40% CIR	45%	-£24,513,874	-£26,957,147	-£26,978,549	-£27,022,115	-£27,276,541	-£29,018,670	-£30,082,329
60% LAR : 40% CIR	50%	-£25,114,610	-£27,476,433	-£27,497,814	-£27,541,331	-£27,795,639	-£29,537,060	-£30,600,328

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,363,494	-£14,538,518	-£14,560,423	-£14,604,905	-£14,861,623	-£16,617,501	-£17,688,802
60% LAR : 40% CIR	5%	-£11,926,974	-£15,020,810	-£15,042,633	-£15,086,968	-£15,343,317	-£17,096,994	-£18,167,069
60% LAR : 40% CIR	10%	-£12,494,755	-£15,507,375	-£15,529,121	-£15,573,320	-£15,829,332	-£17,580,977	-£18,649,925
60% LAR : 40% CIR	15%	-£13,066,798	-£15,998,171	-£16,019,848	-£16,063,923	-£16,319,625	-£18,069,410	-£19,137,324
60% LAR : 40% CIR	20%	-£13,643,062	-£16,493,158	-£16,514,772	-£16,558,735	-£16,814,155	-£18,562,250	-£19,629,225
60% LAR : 40% CIR	25%	-£14,223,506	-£16,992,296	-£17,013,854	-£17,057,716	-£17,312,881	-£19,059,454	-£20,125,584
60% LAR : 40% CIR	30%	-£14,808,090	-£17,495,544	-£17,517,054	-£17,560,824	-£17,815,764	-£19,560,981	-£20,626,357
60% LAR : 40% CIR	35%	-£15,396,773	-£18,002,862	-£18,024,329	-£18,068,020	-£18,322,762	-£20,066,788	-£21,131,502
60% LAR : 40% CIR	40%	-£15,989,515	-£18,514,210	-£18,535,642	-£18,579,264	-£18,833,834	-£20,576,831	-£21,640,973
60% LAR : 40% CIR	45%	-£16,586,274	-£19,029,547	-£19,050,949	-£19,094,515	-£19,348,941	-£21,091,070	-£22,154,729
60% LAR : 40% CIR	50%	-£17,187,010	-£19,548,833	-£19,570,214	-£19,613,731	-£19,868,039	-£21,609,460	-£22,672,728

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR in Perp

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£2,163,897	-£5,354,258	-£5,376,164	-£5,420,645	-£5,677,363	-£7,433,241	-£8,504,542
60% LAR : 40% CIR	5%	-£2,775,336	-£5,883,743	-£5,905,566	-£5,949,901	-£6,206,250	-£7,959,927	-£9,030,003
60% LAR : 40% CIR	10%	-£3,391,077	-£6,417,501	-£6,439,248	-£6,483,447	-£6,739,458	-£8,491,103	-£9,560,051
60% LAR : 40% CIR	15%	-£4,011,081	-£6,955,490	-£6,977,166	-£7,021,243	-£7,276,944	-£9,026,729	-£10,094,643
60% LAR : 40% CIR	20%	-£4,635,305	-£7,497,671	-£7,519,285	-£7,563,247	-£7,818,666	-£9,566,762	-£10,633,737
60% LAR : 40% CIR	25%	-£5,263,709	-£8,044,001	-£8,065,560	-£8,109,421	-£8,364,586	-£10,111,159	-£11,177,289
60% LAR : 40% CIR	30%	-£5,896,252	-£8,594,442	-£8,615,951	-£8,659,722	-£8,914,662	-£10,659,879	-£11,725,255
60% LAR : 40% CIR	35%	-£6,532,895	-£9,148,953	-£9,170,421	-£9,214,112	-£9,468,853	-£11,212,878	-£12,277,592
60% LAR : 40% CIR	40%	-£7,173,597	-£9,707,494	-£9,728,926	-£9,772,548	-£10,027,119	-£11,770,115	-£12,834,257
60% LAR : 40% CIR	45%	-£7,818,315	-£10,270,024	-£10,291,427	-£10,334,992	-£10,589,418	-£12,331,546	-£13,395,207
60% LAR : 40% CIR	50%	-£8,467,011	-£10,836,504	-£10,857,884	-£10,901,402	-£11,155,709	-£12,897,130	-£13,960,397

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£41,223,497	-£44,413,858	-£44,435,764	-£44,480,245	-£44,736,963	-£46,492,841	-£47,564,142
60% LAR : 40% CIR	5%	-£41,834,936	-£44,943,343	-£44,965,166	-£45,009,501	-£45,265,850	-£47,019,527	-£48,089,603
60% LAR : 40% CIR	10%	-£42,450,677	-£45,477,101	-£45,498,848	-£45,543,047	-£45,799,058	-£47,550,703	-£48,619,651
60% LAR : 40% CIR	15%	-£43,070,681	-£46,015,090	-£46,036,766	-£46,080,843	-£46,336,544	-£48,086,329	-£49,154,243
60% LAR : 40% CIR	20%	-£43,694,905	-£46,557,271	-£46,578,885	-£46,622,847	-£46,878,266	-£48,626,362	-£49,693,337
60% LAR : 40% CIR	25%	-£44,323,309	-£47,103,601	-£47,125,160	-£47,169,021	-£47,424,186	-£49,170,759	-£50,236,889
60% LAR : 40% CIR	30%	-£44,955,852	-£47,654,042	-£47,675,551	-£47,719,322	-£47,974,262	-£49,719,479	-£50,784,855
60% LAR : 40% CIR	35%	-£45,592,495	-£48,208,553	-£48,230,021	-£48,273,712	-£48,528,453	-£50,272,478	-£51,337,192
60% LAR : 40% CIR	40%	-£46,233,197	-£48,767,094	-£48,788,526	-£48,832,148	-£49,086,719	-£50,829,715	-£51,893,857
60% LAR : 40% CIR	45%	-£46,877,915	-£49,329,624	-£49,351,027	-£49,394,592	-£49,649,018	-£51,391,146	-£52,454,807
60% LAR : 40% CIR	50%	-£47,526,611	-£49,896,104	-£49,917,484	-£49,961,002	-£50,215,309	-£51,956,730	-£53,019,997

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£25,038,297	-£28,228,658	-£28,250,564	-£28,295,045	-£28,551,763	-£30,307,641	-£31,378,942
60% LAR : 40% CIR	5%	-£25,649,736	-£28,758,143	-£28,779,966	-£28,824,301	-£29,080,650	-£30,834,327	-£31,904,403
60% LAR : 40% CIR	10%	-£26,265,477	-£29,291,901	-£29,313,648	-£29,357,847	-£29,613,858	-£31,365,503	-£32,434,451
60% LAR : 40% CIR	15%	-£26,885,481	-£29,829,890	-£29,851,566	-£29,895,643	-£30,151,344	-£31,901,129	-£32,969,043
60% LAR : 40% CIR	20%	-£27,509,705	-£30,372,071	-£30,393,685	-£30,437,647	-£30,693,066	-£32,441,162	-£33,508,137
60% LAR : 40% CIR	25%	-£28,138,109	-£30,918,401	-£30,939,960	-£30,983,821	-£31,238,986	-£32,985,559	-£34,051,689
60% LAR : 40% CIR	30%	-£28,770,652	-£31,468,842	-£31,490,351	-£31,534,122	-£31,789,062	-£33,534,279	-£34,599,655
60% LAR : 40% CIR	35%	-£29,407,295	-£32,023,353	-£32,044,821	-£32,088,512	-£32,343,253	-£34,087,278	-£35,151,992
60% LAR : 40% CIR	40%	-£30,047,997	-£32,581,894	-£32,603,326	-£32,646,948	-£32,901,519	-£34,644,515	-£35,708,657
60% LAR : 40% CIR	45%	-£30,692,715	-£33,144,424	-£33,165,827	-£33,209,392	-£33,463,818	-£35,205,946	-£36,269,607
60% LAR : 40% CIR	50%	-£31,341,411	-£33,710,904	-£33,732,284	-£33,775,802	-£34,030,109	-£35,771,530	-£36,834,797

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£18,331,897	-£21,522,258	-£21,544,164	-£21,588,645	-£21,845,363	-£23,601,241	-£24,672,542
60% LAR : 40% CIR	5%	-£18,943,336	-£22,051,743	-£22,073,566	-£22,117,901	-£22,374,250	-£24,127,927	-£25,198,003
60% LAR : 40% CIR	10%	-£19,559,077	-£22,585,501	-£22,607,248	-£22,651,447	-£22,907,458	-£24,659,103	-£25,728,051
60% LAR : 40% CIR	15%	-£20,179,081	-£23,123,490	-£23,145,166	-£23,189,243	-£23,444,944	-£25,194,729	-£26,262,643
60% LAR : 40% CIR	20%	-£20,803,305	-£23,665,671	-£23,687,285	-£23,731,247	-£23,986,666	-£25,734,762	-£26,801,737
60% LAR : 40% CIR	25%	-£21,431,709	-£24,212,001	-£24,233,560	-£24,277,421	-£24,532,586	-£26,279,159	-£27,345,289
60% LAR : 40% CIR	30%	-£22,064,252	-£24,762,442	-£24,783,951	-£24,827,722	-£25,082,662	-£26,827,879	-£27,893,255
60% LAR : 40% CIR	35%	-£22,700,895	-£25,316,953	-£25,338,421	-£25,382,112	-£25,636,853	-£27,380,878	-£28,445,592
60% LAR : 40% CIR	40%	-£23,341,597	-£25,875,494	-£25,896,926	-£25,940,548	-£26,195,119	-£27,938,115	-£29,002,257
60% LAR : 40% CIR	45%	-£23,986,315	-£26,438,024	-£26,459,427	-£26,502,992	-£26,757,418	-£28,499,546	-£29,563,207
60% LAR : 40% CIR	50%	-£24,635,011	-£27,004,504	-£27,025,884	-£27,069,402	-£27,323,709	-£29,065,130	-£30,128,397

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,404,297	-£13,594,658	-£13,616,564	-£13,661,045	-£13,917,763	-£15,673,641	-£16,744,942
60% LAR : 40% CIR	5%	-£11,015,736	-£14,124,143	-£14,145,966	-£14,190,301	-£14,446,650	-£16,200,327	-£17,270,403
60% LAR : 40% CIR	10%	-£11,631,477	-£14,657,901	-£14,679,648	-£14,723,847	-£14,979,858	-£16,731,503	-£17,800,451
60% LAR : 40% CIR	15%	-£12,251,481	-£15,195,890	-£15,217,566	-£15,261,643	-£15,517,344	-£17,267,129	-£18,335,043
60% LAR : 40% CIR	20%	-£12,875,705	-£15,738,071	-£15,759,685	-£15,803,647	-£16,059,066	-£17,807,162	-£18,874,137
60% LAR : 40% CIR	25%	-£13,504,109	-£16,284,401	-£16,305,960	-£16,349,821	-£16,604,986	-£18,351,559	-£19,417,689
60% LAR : 40% CIR	30%	-£14,136,652	-£16,834,842	-£16,856,351	-£16,900,122	-£17,155,062	-£18,900,279	-£19,965,655
60% LAR : 40% CIR	35%	-£14,773,295	-£17,389,353	-£17,410,821	-£17,454,512	-£17,709,253	-£19,453,278	-£20,517,992
60% LAR : 40% CIR	40%	-£15,413,997	-£17,947,894	-£17,969,326	-£18,012,948	-£18,267,519	-£20,010,515	-£21,074,657
60% LAR : 40% CIR	45%	-£16,058,715	-£18,510,424	-£18,531,827	-£18,575,392	-£18,829,818	-£20,571,946	-£21,635,607
60% LAR : 40% CIR	50%	-£16,707,411	-£19,076,904	-£19,098,284	-£19,141,802	-£19,396,109	-£21,137,530	-£22,200,797

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR in Perp

Value Area	**Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft**

No Units	**42**
Site Area	**0.4 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£1,204,699	-£4,410,398	-£4,432,304	-£4,476,786	-£4,733,503	-£6,489,382	-£7,560,682
60% LAR : 40% CIR	5%	-£1,864,099	-£4,987,077	-£5,008,900	-£5,053,234	-£5,309,584	-£7,063,260	-£8,133,336
60% LAR : 40% CIR	10%	-£2,527,800	-£5,568,027	-£5,589,773	-£5,633,973	-£5,889,985	-£7,641,629	-£8,710,576
60% LAR : 40% CIR	15%	-£3,195,763	-£6,153,209	-£6,174,886	-£6,218,961	-£6,474,663	-£8,224,448	-£9,292,362
60% LAR : 40% CIR	20%	-£3,867,946	-£6,742,582	-£6,764,197	-£6,808,159	-£7,063,579	-£8,811,674	-£9,878,649
60% LAR : 40% CIR	25%	-£4,544,311	-£7,336,107	-£7,357,665	-£7,401,526	-£7,656,692	-£9,403,265	-£10,469,394
60% LAR : 40% CIR	30%	-£5,224,814	-£7,933,740	-£7,955,250	-£7,999,020	-£8,253,961	-£9,999,177	-£11,064,553
60% LAR : 40% CIR	35%	-£5,909,417	-£8,535,444	-£8,556,912	-£8,600,603	-£8,855,345	-£10,599,369	-£11,664,083
60% LAR : 40% CIR	40%	-£6,598,078	-£9,141,178	-£9,162,610	-£9,206,233	-£9,460,803	-£11,203,799	-£12,267,941
60% LAR : 40% CIR	45%	-£7,290,756	-£9,750,902	-£9,772,304	-£9,815,869	-£10,070,294	-£11,812,423	-£12,876,084
60% LAR : 40% CIR	50%	-£7,987,412	-£10,364,573	-£10,385,954	-£10,429,471	-£10,683,779	-£12,425,200	-£13,488,468

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£40,264,299	-£43,469,998	-£43,491,904	-£43,536,386	-£43,793,103	-£45,548,982	-£46,620,282
60% LAR : 40% CIR	5%	-£40,923,699	-£44,046,677	-£44,068,500	-£44,112,834	-£44,369,184	-£46,122,860	-£47,192,936
60% LAR : 40% CIR	10%	-£41,587,400	-£44,627,627	-£44,649,373	-£44,693,573	-£44,949,585	-£46,701,229	-£47,770,176
60% LAR : 40% CIR	15%	-£42,255,363	-£45,212,809	-£45,234,486	-£45,278,561	-£45,534,263	-£47,284,048	-£48,351,962
60% LAR : 40% CIR	20%	-£42,927,546	-£45,802,182	-£45,823,797	-£45,867,759	-£46,123,179	-£47,871,274	-£48,938,249
60% LAR : 40% CIR	25%	-£43,603,911	-£46,395,707	-£46,417,265	-£46,461,126	-£46,716,292	-£48,462,865	-£49,528,994
60% LAR : 40% CIR	30%	-£44,284,414	-£46,993,340	-£47,014,850	-£47,058,620	-£47,313,561	-£49,058,777	-£50,124,153
60% LAR : 40% CIR	35%	-£44,969,017	-£47,595,044	-£47,616,512	-£47,660,203	-£47,914,945	-£49,658,969	-£50,723,683
60% LAR : 40% CIR	40%	-£45,657,678	-£48,200,778	-£48,222,210	-£48,265,833	-£48,520,403	-£50,263,399	-£51,327,541
60% LAR : 40% CIR	45%	-£46,350,356	-£48,810,502	-£48,831,904	-£48,875,469	-£49,129,894	-£50,872,023	-£51,935,684
60% LAR : 40% CIR	50%	-£47,047,012	-£49,424,173	-£49,445,554	-£49,489,071	-£49,743,379	-£51,484,800	-£52,548,068

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£24,079,099	-£27,284,798	-£27,306,704	-£27,351,186	-£27,607,903	-£29,363,782	-£30,435,082
60% LAR : 40% CIR	5%	-£24,738,499	-£27,861,477	-£27,883,300	-£27,927,634	-£28,183,984	-£29,937,660	-£31,007,736
60% LAR : 40% CIR	10%	-£25,402,200	-£28,442,427	-£28,464,173	-£28,508,373	-£28,764,385	-£30,516,029	-£31,584,976
60% LAR : 40% CIR	15%	-£26,070,163	-£29,027,609	-£29,049,286	-£29,093,361	-£29,349,063	-£31,098,848	-£32,166,762
60% LAR : 40% CIR	20%	-£26,742,346	-£29,616,982	-£29,638,597	-£29,682,559	-£29,937,979	-£31,686,074	-£32,753,049
60% LAR : 40% CIR	25%	-£27,418,711	-£30,210,507	-£30,232,065	-£30,275,926	-£30,531,092	-£32,277,665	-£33,343,794
60% LAR : 40% CIR	30%	-£28,099,214	-£30,808,140	-£30,829,650	-£30,873,420	-£31,128,361	-£32,873,577	-£33,938,953
60% LAR : 40% CIR	35%	-£28,783,817	-£31,409,844	-£31,431,312	-£31,475,003	-£31,729,745	-£33,473,769	-£34,538,483
60% LAR : 40% CIR	40%	-£29,472,478	-£32,015,578	-£32,037,010	-£32,080,633	-£32,335,203	-£34,078,199	-£35,142,341
60% LAR : 40% CIR	45%	-£30,165,156	-£32,625,302	-£32,646,704	-£32,690,269	-£32,944,694	-£34,686,823	-£35,750,484
60% LAR : 40% CIR	50%	-£30,861,812	-£33,238,973	-£33,260,354	-£33,303,871	-£33,558,179	-£35,299,600	-£36,362,868

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£17,372,699	-£20,578,398	-£20,600,304	-£20,644,786	-£20,901,503	-£22,657,382	-£23,728,682
60% LAR : 40% CIR	5%	-£18,032,099	-£21,155,077	-£21,176,900	-£21,221,234	-£21,477,584	-£23,231,260	-£24,301,336
60% LAR : 40% CIR	10%	-£18,695,800	-£21,736,027	-£21,757,773	-£21,801,973	-£22,057,985	-£23,809,629	-£24,878,576
60% LAR : 40% CIR	15%	-£19,363,763	-£22,321,209	-£22,342,886	-£22,386,961	-£22,642,663	-£24,392,448	-£25,460,362
60% LAR : 40% CIR	20%	-£20,035,946	-£22,910,582	-£22,932,197	-£22,976,159	-£23,231,579	-£24,979,674	-£26,046,649
60% LAR : 40% CIR	25%	-£20,712,311	-£23,504,107	-£23,525,665	-£23,569,526	-£23,824,692	-£25,571,265	-£26,637,394
60% LAR : 40% CIR	30%	-£21,392,814	-£24,101,740	-£24,123,250	-£24,167,020	-£24,421,961	-£26,167,177	-£27,232,553
60% LAR : 40% CIR	35%	-£22,077,417	-£24,703,444	-£24,724,912	-£24,768,603	-£25,023,345	-£26,767,369	-£27,832,083
60% LAR : 40% CIR	40%	-£22,766,078	-£25,309,178	-£25,330,610	-£25,374,233	-£25,628,803	-£27,371,799	-£28,435,941
60% LAR : 40% CIR	45%	-£23,458,756	-£25,918,902	-£25,940,304	-£25,983,869	-£26,238,294	-£27,980,423	-£29,044,084
60% LAR : 40% CIR	50%	-£24,155,412	-£26,532,573	-£26,553,954	-£26,597,471	-£26,851,779	-£28,593,200	-£29,656,468

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,445,099	-£12,650,798	-£12,672,704	-£12,717,186	-£12,973,903	-£14,729,782	-£15,801,082
60% LAR : 40% CIR	5%	-£10,104,499	-£13,227,477	-£13,249,300	-£13,293,634	-£13,549,984	-£15,303,660	-£16,373,736
60% LAR : 40% CIR	10%	-£10,768,200	-£13,808,427	-£13,830,173	-£13,874,373	-£14,130,385	-£15,882,029	-£16,950,976
60% LAR : 40% CIR	15%	-£11,436,163	-£14,393,609	-£14,415,286	-£14,459,361	-£14,715,063	-£16,464,848	-£17,532,762
60% LAR : 40% CIR	20%	-£12,108,346	-£14,982,982	-£15,004,597	-£15,048,559	-£15,303,979	-£17,052,074	-£18,119,049
60% LAR : 40% CIR	25%	-£12,784,711	-£15,576,507	-£15,598,065	-£15,641,926	-£15,897,092	-£17,643,665	-£18,709,794
60% LAR : 40% CIR	30%	-£13,465,214	-£16,174,140	-£16,195,650	-£16,239,420	-£16,494,361	-£18,239,577	-£19,304,953
60% LAR : 40% CIR	35%	-£14,149,817	-£16,775,844	-£16,797,312	-£16,841,003	-£17,095,745	-£18,839,769	-£19,904,483
60% LAR : 40% CIR	40%	-£14,838,478	-£17,381,578	-£17,403,010	-£17,446,633	-£17,701,203	-£19,444,199	-£20,508,341
60% LAR : 40% CIR	45%	-£15,531,156	-£17,991,302	-£18,012,704	-£18,056,269	-£18,310,694	-£20,052,823	-£21,116,484
60% LAR : 40% CIR	50%	-£16,227,812	-£18,604,973	-£18,626,354	-£18,669,871	-£18,924,179	-£20,665,600	-£21,728,868

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR in Perp		Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£702,969	-£2,522,678	-£2,544,585	-£2,589,066	-£2,845,784	-£4,601,662	-£5,672,963
60% LAR : 40% CIR	5%	-£41,623	-£3,193,743	-£3,215,566	-£3,259,900	-£3,516,251	-£5,269,926	-£6,340,002
60% LAR : 40% CIR	10%	-£801,244	-£3,869,080	-£3,890,826	-£3,935,025	-£4,191,037	-£5,942,682	-£7,011,629
60% LAR : 40% CIR	15%	-£1,565,127	-£4,548,647	-£4,570,325	-£4,614,400	-£4,870,102	-£6,619,887	-£7,687,801
60% LAR : 40% CIR	20%	-£2,333,230	-£5,232,406	-£5,254,020	-£5,297,984	-£5,553,403	-£7,301,499	-£8,368,474
60% LAR : 40% CIR	25%	-£3,105,514	-£5,920,317	-£5,941,875	-£5,985,736	-£6,240,902	-£7,987,475	-£9,053,605
60% LAR : 40% CIR	30%	-£3,881,937	-£6,612,337	-£6,633,846	-£6,677,617	-£6,932,557	-£8,677,774	-£9,743,149
60% LAR : 40% CIR	35%	-£4,662,461	-£7,308,427	-£7,329,894	-£7,373,585	-£7,628,327	-£9,372,351	-£10,437,065
60% LAR : 40% CIR	40%	-£5,447,041	-£8,008,546	-£8,029,979	-£8,073,601	-£8,328,171	-£10,071,167	-£11,135,310
60% LAR : 40% CIR	45%	-£6,235,639	-£8,712,656	-£8,734,058	-£8,777,624	-£9,032,049	-£10,774,177	-£11,837,838
60% LAR : 40% CIR	50%	-£7,028,215	-£9,420,714	-£9,442,094	-£9,485,612	-£9,739,919	-£11,481,341	-£12,544,608

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£38,356,631	-£41,582,278	-£41,604,185	-£41,648,666	-£41,905,384	-£43,661,262	-£44,732,563
60% LAR : 40% CIR	5%	-£39,101,223	-£42,253,343	-£42,275,166	-£42,319,500	-£42,575,851	-£44,329,526	-£45,399,602
60% LAR : 40% CIR	10%	-£39,860,844	-£42,928,680	-£42,950,426	-£42,994,625	-£43,250,637	-£45,002,282	-£46,071,229
60% LAR : 40% CIR	15%	-£40,624,727	-£43,608,247	-£43,629,925	-£43,674,000	-£43,929,702	-£45,679,487	-£46,747,401
60% LAR : 40% CIR	20%	-£41,392,830	-£44,292,006	-£44,313,620	-£44,357,584	-£44,613,003	-£46,361,099	-£47,428,074
60% LAR : 40% CIR	25%	-£42,165,114	-£44,979,917	-£45,001,475	-£45,045,336	-£45,300,502	-£47,047,075	-£48,113,205
60% LAR : 40% CIR	30%	-£42,941,537	-£45,671,937	-£45,693,446	-£45,737,217	-£45,992,157	-£47,737,374	-£48,802,749
60% LAR : 40% CIR	35%	-£43,722,061	-£46,368,027	-£46,389,494	-£46,433,185	-£46,687,927	-£48,431,951	-£49,496,665
60% LAR : 40% CIR	40%	-£44,506,641	-£47,068,146	-£47,089,579	-£47,133,201	-£47,387,771	-£49,130,767	-£50,194,910
60% LAR : 40% CIR	45%	-£45,295,239	-£47,772,256	-£47,793,658	-£47,837,224	-£48,091,649	-£49,833,777	-£50,897,438
60% LAR : 40% CIR	50%	-£46,087,815	-£48,480,314	-£48,501,694	-£48,545,212	-£48,799,519	-£50,540,941	-£51,604,208

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£22,171,431	-£25,397,078	-£25,418,985	-£25,463,466	-£25,720,184	-£27,476,062	-£28,547,363
60% LAR : 40% CIR	5%	-£22,916,023	-£26,068,143	-£26,089,966	-£26,134,300	-£26,390,651	-£28,144,326	-£29,214,402
60% LAR : 40% CIR	10%	-£23,675,644	-£26,743,480	-£26,765,226	-£26,809,425	-£27,065,437	-£28,817,082	-£29,886,029
60% LAR : 40% CIR	15%	-£24,439,527	-£27,423,047	-£27,444,725	-£27,488,800	-£27,744,502	-£29,494,287	-£30,562,201
60% LAR : 40% CIR	20%	-£25,207,630	-£28,106,806	-£28,128,420	-£28,172,384	-£28,427,803	-£30,175,899	-£31,242,874
60% LAR : 40% CIR	25%	-£25,979,914	-£28,794,717	-£28,816,275	-£28,860,136	-£29,115,302	-£30,861,875	-£31,928,005
60% LAR : 40% CIR	30%	-£26,756,337	-£29,486,737	-£29,508,246	-£29,552,017	-£29,806,957	-£31,552,174	-£32,617,549
60% LAR : 40% CIR	35%	-£27,536,861	-£30,182,827	-£30,204,294	-£30,247,985	-£30,502,727	-£32,246,751	-£33,311,465
60% LAR : 40% CIR	40%	-£28,321,441	-£30,882,946	-£30,904,379	-£30,948,001	-£31,202,571	-£32,945,567	-£34,009,710
60% LAR : 40% CIR	45%	-£29,110,039	-£31,587,056	-£31,608,458	-£31,652,024	-£31,906,449	-£33,648,577	-£34,712,238
60% LAR : 40% CIR	50%	-£29,902,615	-£32,295,114	-£32,316,494	-£32,360,012	-£32,614,319	-£34,355,741	-£35,419,008

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,465,031	-£18,690,678	-£18,712,585	-£18,757,066	-£19,013,784	-£20,769,662	-£21,840,963
60% LAR : 40% CIR	5%	-£16,209,623	-£19,361,743	-£19,383,566	-£19,427,900	-£19,684,251	-£21,437,926	-£22,508,002
60% LAR : 40% CIR	10%	-£16,969,244	-£20,037,080	-£20,058,826	-£20,103,025	-£20,359,037	-£22,110,682	-£23,179,629
60% LAR : 40% CIR	15%	-£17,733,127	-£20,716,647	-£20,738,325	-£20,782,400	-£21,038,102	-£22,787,887	-£23,855,801
60% LAR : 40% CIR	20%	-£18,501,230	-£21,400,406	-£21,422,020	-£21,465,984	-£21,721,403	-£23,469,499	-£24,536,474
60% LAR : 40% CIR	25%	-£19,273,514	-£22,088,317	-£22,109,875	-£22,153,736	-£22,408,902	-£24,155,475	-£25,221,605
60% LAR : 40% CIR	30%	-£20,049,937	-£22,780,337	-£22,801,846	-£22,845,617	-£23,100,557	-£24,845,774	-£25,911,149
60% LAR : 40% CIR	35%	-£20,830,461	-£23,476,427	-£23,497,894	-£23,541,585	-£23,796,327	-£25,540,351	-£26,605,065
60% LAR : 40% CIR	40%	-£21,615,041	-£24,176,546	-£24,197,979	-£24,241,601	-£24,496,171	-£26,239,167	-£27,303,310
60% LAR : 40% CIR	45%	-£22,403,639	-£24,880,656	-£24,902,058	-£24,945,624	-£25,200,049	-£26,942,177	-£28,005,838
60% LAR : 40% CIR	50%	-£23,196,215	-£25,588,714	-£25,610,094	-£25,653,612	-£25,907,919	-£27,649,341	-£28,712,608

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,537,431	-£10,763,078	-£10,784,985	-£10,829,466	-£11,086,184	-£12,842,062	-£13,913,363
60% LAR : 40% CIR	5%	-£8,282,023	-£11,434,143	-£11,455,966	-£11,500,300	-£11,756,651	-£13,510,326	-£14,580,402
60% LAR : 40% CIR	10%	-£9,041,644	-£12,109,480	-£12,131,226	-£12,175,425	-£12,431,437	-£14,183,082	-£15,252,029
60% LAR : 40% CIR	15%	-£9,805,527	-£12,789,047	-£12,810,725	-£12,854,800	-£13,110,502	-£14,860,287	-£15,928,201
60% LAR : 40% CIR	20%	-£10,573,630	-£13,472,806	-£13,494,420	-£13,538,384	-£13,793,803	-£15,541,899	-£16,608,874
60% LAR : 40% CIR	25%	-£11,345,914	-£14,160,717	-£14,182,275	-£14,226,136	-£14,481,302	-£16,227,875	-£17,294,005
60% LAR : 40% CIR	30%	-£12,122,337	-£14,852,737	-£14,874,246	-£14,918,017	-£15,172,957	-£16,918,174	-£17,983,549
60% LAR : 40% CIR	35%	-£12,902,861	-£15,548,827	-£15,570,294	-£15,613,985	-£15,868,727	-£17,612,751	-£18,677,465
60% LAR : 40% CIR	40%	-£13,687,441	-£16,248,946	-£16,270,379	-£16,314,001	-£16,568,571	-£18,311,567	-£19,375,710
60% LAR : 40% CIR	45%	-£14,476,039	-£16,953,056	-£16,974,458	-£17,018,024	-£17,272,449	-£19,014,577	-£20,078,238
60% LAR : 40% CIR	50%	-£15,268,615	-£17,661,114	-£17,682,494	-£17,726,012	-£17,980,319	-£19,721,741	-£20,785,008

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR in Perp	
Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,592,533	-£634,959	-£656,865	-£701,347	-£958,064	-£2,713,943	-£3,785,242
60% LAR : 40% CIR	5%	£1,754,087	-£1,400,410	-£1,422,232	-£1,466,567	-£1,722,918	-£3,476,593	-£4,546,669
60% LAR : 40% CIR	10%	£911,405	-£2,170,132	-£2,191,879	-£2,236,078	-£2,492,090	-£4,243,734	-£5,312,681
60% LAR : 40% CIR	15%	£64,524	-£2,944,086	-£2,965,763	-£3,009,838	-£3,265,540	-£5,015,325	-£6,083,239
60% LAR : 40% CIR	20%	-£798,514	-£3,722,231	-£3,743,845	-£3,787,808	-£4,043,228	-£5,791,323	-£6,858,298
60% LAR : 40% CIR	25%	-£1,666,718	-£4,504,527	-£4,526,086	-£4,569,946	-£4,825,112	-£6,571,686	-£7,637,815
60% LAR : 40% CIR	30%	-£2,539,062	-£5,290,933	-£5,312,443	-£5,356,213	-£5,611,154	-£7,356,370	-£8,421,746
60% LAR : 40% CIR	35%	-£3,415,503	-£6,081,409	-£6,102,877	-£6,146,568	-£6,401,309	-£8,145,334	-£9,210,048
60% LAR : 40% CIR	40%	-£4,296,004	-£6,875,915	-£6,897,346	-£6,940,969	-£7,195,540	-£8,938,535	-£10,002,678
60% LAR : 40% CIR	45%	-£5,180,522	-£7,674,410	-£7,695,813	-£7,739,377	-£7,993,803	-£9,735,932	-£10,799,593
60% LAR : 40% CIR	50%	-£6,069,017	-£8,476,854	-£8,498,234	-£8,541,752	-£8,796,059	-£10,537,481	-£11,600,748

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£36,467,067	-£39,694,559	-£39,716,465	-£39,760,947	-£40,017,664	-£41,773,543	-£42,844,842
60% LAR : 40% CIR	5%	-£37,305,513	-£40,460,010	-£40,481,832	-£40,526,167	-£40,782,518	-£42,536,193	-£43,606,269
60% LAR : 40% CIR	10%	-£38,148,195	-£41,229,732	-£41,251,479	-£41,295,678	-£41,551,690	-£43,303,334	-£44,372,281
60% LAR : 40% CIR	15%	-£38,995,076	-£42,003,686	-£42,025,363	-£42,069,438	-£42,325,140	-£44,074,925	-£45,142,839
60% LAR : 40% CIR	20%	-£39,858,114	-£42,781,831	-£42,803,445	-£42,847,408	-£43,102,828	-£44,850,923	-£45,917,898
60% LAR : 40% CIR	25%	-£40,726,318	-£43,564,127	-£43,585,686	-£43,629,546	-£43,884,712	-£45,631,286	-£46,697,415
60% LAR : 40% CIR	30%	-£41,598,662	-£44,350,533	-£44,372,043	-£44,415,813	-£44,670,754	-£46,415,970	-£47,481,346
60% LAR : 40% CIR	35%	-£42,475,103	-£45,141,009	-£45,162,477	-£45,206,168	-£45,460,909	-£47,204,934	-£48,269,648
60% LAR : 40% CIR	40%	-£43,355,604	-£45,935,515	-£45,956,946	-£46,000,569	-£46,255,140	-£47,998,135	-£49,062,278
60% LAR : 40% CIR	45%	-£44,240,122	-£46,734,010	-£46,755,413	-£46,798,977	-£47,053,403	-£48,795,532	-£49,859,193
60% LAR : 40% CIR	50%	-£45,128,617	-£47,536,454	-£47,557,834	-£47,601,352	-£47,855,659	-£49,597,081	-£50,660,348

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£20,281,867	-£23,509,359	-£23,531,265	-£23,575,747	-£23,832,464	-£25,588,343	-£26,659,642
60% LAR : 40% CIR	5%	-£21,120,313	-£24,274,810	-£24,296,632	-£24,340,967	-£24,597,318	-£26,350,993	-£27,421,069
60% LAR : 40% CIR	10%	-£21,962,995	-£25,044,532	-£25,066,279	-£25,110,478	-£25,366,490	-£27,118,134	-£28,187,081
60% LAR : 40% CIR	15%	-£22,809,876	-£25,818,486	-£25,840,163	-£25,884,238	-£26,139,940	-£27,889,725	-£28,957,639
60% LAR : 40% CIR	20%	-£23,672,914	-£26,596,631	-£26,618,245	-£26,662,208	-£26,917,628	-£28,665,723	-£29,732,698
60% LAR : 40% CIR	25%	-£24,541,118	-£27,378,927	-£27,400,486	-£27,444,346	-£27,699,512	-£29,446,086	-£30,512,215
60% LAR : 40% CIR	30%	-£25,413,462	-£28,165,333	-£28,186,843	-£28,230,613	-£28,485,554	-£30,230,770	-£31,296,146
60% LAR : 40% CIR	35%	-£26,289,903	-£28,955,809	-£28,977,277	-£29,020,968	-£29,275,709	-£31,019,734	-£32,084,448
60% LAR : 40% CIR	40%	-£27,170,404	-£29,750,315	-£29,771,746	-£29,815,369	-£30,069,940	-£31,812,935	-£32,877,078
60% LAR : 40% CIR	45%	-£28,054,922	-£30,548,810	-£30,570,213	-£30,613,777	-£30,868,203	-£32,610,332	-£33,673,993
60% LAR : 40% CIR	50%	-£28,943,417	-£31,351,254	-£31,372,634	-£31,416,152	-£31,670,459	-£33,411,881	-£34,475,148

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£13,575,467	-£16,802,959	-£16,824,865	-£16,869,347	-£17,126,064	-£18,881,943	-£19,953,242
60% LAR : 40% CIR	5%	-£14,413,913	-£17,568,410	-£17,590,232	-£17,634,567	-£17,890,918	-£19,644,593	-£20,714,669
60% LAR : 40% CIR	10%	-£15,256,595	-£18,338,132	-£18,359,879	-£18,404,078	-£18,660,090	-£20,411,734	-£21,480,681
60% LAR : 40% CIR	15%	-£16,103,476	-£19,112,086	-£19,133,763	-£19,177,838	-£19,433,540	-£21,183,325	-£22,251,239
60% LAR : 40% CIR	20%	-£16,966,514	-£19,890,231	-£19,911,845	-£19,955,808	-£20,211,228	-£21,959,323	-£23,026,298
60% LAR : 40% CIR	25%	-£17,834,718	-£20,672,527	-£20,694,086	-£20,737,946	-£20,993,112	-£22,739,686	-£23,805,815
60% LAR : 40% CIR	30%	-£18,707,062	-£21,458,933	-£21,480,443	-£21,524,213	-£21,779,154	-£23,524,370	-£24,589,746
60% LAR : 40% CIR	35%	-£19,583,503	-£22,249,409	-£22,270,877	-£22,314,568	-£22,569,309	-£24,313,334	-£25,378,048
60% LAR : 40% CIR	40%	-£20,464,004	-£23,043,915	-£23,065,346	-£23,108,969	-£23,363,540	-£25,106,535	-£26,170,678
60% LAR : 40% CIR	45%	-£21,348,522	-£23,842,410	-£23,863,813	-£23,907,377	-£24,161,803	-£25,903,932	-£26,967,593
60% LAR : 40% CIR	50%	-£22,237,017	-£24,644,854	-£24,666,234	-£24,709,752	-£24,964,059	-£26,705,481	-£27,768,748

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,647,867	-£8,875,359	-£8,897,265	-£8,941,747	-£9,198,464	-£10,954,343	-£12,025,642
60% LAR : 40% CIR	5%	-£6,486,313	-£9,640,810	-£9,662,632	-£9,706,967	-£9,963,318	-£11,716,993	-£12,787,069
60% LAR : 40% CIR	10%	-£7,328,995	-£10,410,532	-£10,432,279	-£10,476,478	-£10,732,490	-£12,484,134	-£13,553,081
60% LAR : 40% CIR	15%	-£8,175,876	-£11,184,486	-£11,206,163	-£11,250,238	-£11,505,940	-£13,255,725	-£14,323,639
60% LAR : 40% CIR	20%	-£9,038,914	-£11,962,631	-£11,984,245	-£12,028,208	-£12,283,628	-£14,031,723	-£15,098,698
60% LAR : 40% CIR	25%	-£9,907,118	-£12,744,927	-£12,766,486	-£12,810,346	-£13,065,512	-£14,812,086	-£15,878,215
60% LAR : 40% CIR	30%	-£10,779,462	-£13,531,333	-£13,552,843	-£13,596,613	-£13,851,554	-£15,596,770	-£16,662,146
60% LAR : 40% CIR	35%	-£11,655,903	-£14,321,809	-£14,343,277	-£14,386,968	-£14,641,709	-£16,385,734	-£17,450,448
60% LAR : 40% CIR	40%	-£12,536,404	-£15,116,315	-£15,137,746	-£15,181,369	-£15,435,940	-£17,178,935	-£18,243,078
60% LAR : 40% CIR	45%	-£13,420,922	-£15,914,810	-£15,936,213	-£15,979,777	-£16,234,203	-£17,976,332	-£19,039,993
60% LAR : 40% CIR	50%	-£14,309,417	-£16,717,254	-£16,738,634	-£16,782,152	-£17,036,459	-£18,777,881	-£19,841,148

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR in Perp		Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft

No Units	42	Sales value inflation		Base
Site Area	0.4 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£6,354,113	£3,093,282	£3,071,705	£3,027,892	£2,775,033	£1,045,543	-£9,804
60% LAR : 40% CIR	5%	£5,337,957	£2,153,400	£2,131,905	£2,088,237	£1,835,740	£108,420	-£960,001
60% LAR : 40% CIR	10%	£4,312,619	£1,209,311	£1,187,892	£1,144,356	£892,192	-£845,839	-£1,914,787
60% LAR : 40% CIR	15%	£3,276,782	£261,053	£239,703	£196,289	-£56,417	-£1,806,202	-£2,874,117
60% LAR : 40% CIR	20%	£2,236,788	-£701,880	-£723,494	-£767,456	-£1,022,877	-£2,770,972	-£3,837,947
60% LAR : 40% CIR	25%	£1,192,676	-£1,672,947	-£1,694,507	-£1,738,367	-£1,993,533	-£3,740,106	-£4,806,235
60% LAR : 40% CIR	30%	£144,487	-£2,648,126	-£2,669,635	-£2,713,406	-£2,968,346	-£4,713,563	-£5,778,939
60% LAR : 40% CIR	35%	-£921,591	-£3,627,374	-£3,648,841	-£3,692,532	-£3,947,273	-£5,691,299	-£6,756,013
60% LAR : 40% CIR	40%	-£1,993,930	-£4,610,652	-£4,632,083	-£4,675,706	-£4,930,276	-£6,673,272	-£7,737,415
60% LAR : 40% CIR	45%	-£3,070,288	-£5,597,918	-£5,619,322	-£5,662,886	-£5,917,312	-£7,659,441	-£8,723,102
60% LAR : 40% CIR	50%	-£4,150,623	-£6,589,135	-£6,610,515	-£6,654,033	-£6,908,340	-£8,649,762	-£9,713,029

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£32,705,487	-£35,966,318	-£35,987,895	-£36,031,708	-£36,284,567	-£38,014,057	-£39,069,404
60% LAR : 40% CIR	5%	-£33,721,643	-£36,906,200	-£36,927,695	-£36,971,363	-£37,223,860	-£38,951,180	-£40,019,601
60% LAR : 40% CIR	10%	-£34,746,981	-£37,850,289	-£37,871,708	-£37,915,244	-£38,167,408	-£39,905,439	-£40,974,387
60% LAR : 40% CIR	15%	-£35,782,818	-£38,798,547	-£38,819,897	-£38,863,311	-£39,116,017	-£40,865,802	-£41,933,717
60% LAR : 40% CIR	20%	-£36,822,812	-£39,761,480	-£39,783,094	-£39,827,056	-£40,082,477	-£41,830,572	-£42,897,547
60% LAR : 40% CIR	25%	-£37,866,924	-£40,732,547	-£40,754,107	-£40,797,967	-£41,053,133	-£42,799,706	-£43,865,835
60% LAR : 40% CIR	30%	-£38,915,113	-£41,707,726	-£41,729,235	-£41,773,006	-£42,027,946	-£43,773,163	-£44,838,539
60% LAR : 40% CIR	35%	-£39,981,191	-£42,686,974	-£42,708,441	-£42,752,132	-£43,006,873	-£44,750,899	-£45,815,613
60% LAR : 40% CIR	40%	-£41,053,530	-£43,670,252	-£43,691,683	-£43,735,306	-£43,989,876	-£45,732,872	-£46,797,015
60% LAR : 40% CIR	45%	-£42,129,888	-£44,657,518	-£44,678,922	-£44,722,486	-£44,976,912	-£46,719,041	-£47,782,702
60% LAR : 40% CIR	50%	-£43,210,223	-£45,648,735	-£45,670,115	-£45,713,633	-£45,967,940	-£47,709,362	-£48,772,629

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£16,520,287	-£19,781,118	-£19,802,695	-£19,846,508	-£20,099,367	-£21,828,857	-£22,884,204
60% LAR : 40% CIR	5%	-£17,536,443	-£20,721,000	-£20,742,495	-£20,786,163	-£21,038,660	-£22,765,980	-£23,834,401
60% LAR : 40% CIR	10%	-£18,561,781	-£21,665,089	-£21,686,508	-£21,730,044	-£21,982,208	-£23,720,239	-£24,789,187
60% LAR : 40% CIR	15%	-£19,597,618	-£22,613,347	-£22,634,697	-£22,678,111	-£22,930,817	-£24,680,602	-£25,748,517
60% LAR : 40% CIR	20%	-£20,637,612	-£23,576,280	-£23,597,894	-£23,641,856	-£23,897,277	-£25,645,372	-£26,712,347
60% LAR : 40% CIR	25%	-£21,681,724	-£24,547,347	-£24,568,907	-£24,612,767	-£24,867,933	-£26,614,506	-£27,680,635
60% LAR : 40% CIR	30%	-£22,729,913	-£25,522,526	-£25,544,035	-£25,587,806	-£25,842,746	-£27,587,963	-£28,653,339
60% LAR : 40% CIR	35%	-£23,795,991	-£26,501,774	-£26,523,241	-£26,566,932	-£26,821,673	-£28,565,699	-£29,630,413
60% LAR : 40% CIR	40%	-£24,868,330	-£27,485,052	-£27,506,483	-£27,550,106	-£27,804,676	-£29,547,672	-£30,611,815
60% LAR : 40% CIR	45%	-£25,944,688	-£28,472,318	-£28,493,722	-£28,537,286	-£28,791,712	-£30,533,841	-£31,597,502
60% LAR : 40% CIR	50%	-£27,025,023	-£29,463,535	-£29,484,915	-£29,528,433	-£29,782,740	-£31,524,162	-£32,587,429

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,813,887	-£13,074,718	-£13,096,295	-£13,140,108	-£13,392,967	-£15,122,457	-£16,177,804
60% LAR : 40% CIR	5%	-£10,830,043	-£14,014,600	-£14,036,095	-£14,079,763	-£14,332,260	-£16,059,580	-£17,128,001
60% LAR : 40% CIR	10%	-£11,855,381	-£14,958,689	-£14,980,108	-£15,023,644	-£15,275,808	-£17,013,839	-£18,082,787
60% LAR : 40% CIR	15%	-£12,891,218	-£15,906,947	-£15,928,297	-£15,971,711	-£16,224,417	-£17,974,202	-£19,042,117
60% LAR : 40% CIR	20%	-£13,931,212	-£16,869,880	-£16,891,494	-£16,935,456	-£17,190,877	-£18,938,972	-£20,005,947
60% LAR : 40% CIR	25%	-£14,975,324	-£17,840,947	-£17,862,507	-£17,906,367	-£18,161,533	-£19,908,106	-£20,974,235
60% LAR : 40% CIR	30%	-£16,023,513	-£18,816,126	-£18,837,635	-£18,881,406	-£19,136,346	-£20,881,563	-£21,946,939
60% LAR : 40% CIR	35%	-£17,089,591	-£19,795,374	-£19,816,841	-£19,860,532	-£20,115,273	-£21,859,299	-£22,924,013
60% LAR : 40% CIR	40%	-£18,161,930	-£20,778,652	-£20,800,083	-£20,843,706	-£21,098,276	-£22,841,272	-£23,905,415
60% LAR : 40% CIR	45%	-£19,238,288	-£21,765,918	-£21,787,322	-£21,830,886	-£22,085,312	-£23,827,441	-£24,891,102
60% LAR : 40% CIR	50%	-£20,318,623	-£22,757,135	-£22,778,515	-£22,822,033	-£23,076,340	-£24,817,762	-£25,881,029

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,886,287	-£5,147,118	-£5,168,695	-£5,212,508	-£5,465,367	-£7,194,857	-£8,250,204
60% LAR : 40% CIR	5%	-£2,902,443	-£6,087,000	-£6,108,495	-£6,152,163	-£6,404,660	-£8,131,980	-£9,200,401
60% LAR : 40% CIR	10%	-£3,927,781	-£7,031,089	-£7,052,508	-£7,096,044	-£7,348,208	-£9,086,239	-£10,155,187
60% LAR : 40% CIR	15%	-£4,963,618	-£7,979,347	-£8,000,697	-£8,044,111	-£8,296,817	-£10,046,602	-£11,114,517
60% LAR : 40% CIR	20%	-£6,003,612	-£8,942,280	-£8,963,894	-£9,007,856	-£9,263,277	-£11,011,372	-£12,078,347
60% LAR : 40% CIR	25%	-£7,047,724	-£9,913,347	-£9,934,907	-£9,978,767	-£10,233,933	-£11,980,506	-£13,046,635
60% LAR : 40% CIR	30%	-£8,095,913	-£10,888,526	-£10,910,035	-£10,953,806	-£11,208,746	-£12,953,963	-£14,019,339
60% LAR : 40% CIR	35%	-£9,161,991	-£11,867,774	-£11,889,241	-£11,932,932	-£12,187,673	-£13,931,699	-£14,996,413
60% LAR : 40% CIR	40%	-£10,234,330	-£12,851,052	-£12,872,483	-£12,916,106	-£13,170,676	-£14,913,672	-£15,977,815
60% LAR : 40% CIR	45%	-£11,310,688	-£13,838,318	-£13,859,722	-£13,903,286	-£14,157,712	-£15,899,841	-£16,963,502
60% LAR : 40% CIR	50%	-£12,391,023	-£14,829,535	-£14,850,915	-£14,894,433	-£15,148,740	-£16,890,162	-£17,953,429

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR in Perp

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£11,020,062	£7,715,095	£7,693,842	£7,650,687	£7,401,629	£5,693,915	£4,638,716
60% LAR : 40% CIR	5%	£9,770,609	£6,555,643	£6,534,472	£6,491,460	£6,242,757	£4,524,374	£3,470,380
60% LAR : 40% CIR	10%	£8,516,981	£5,392,048	£5,370,950	£5,327,892	£5,075,728	£3,350,409	£2,297,526
60% LAR : 40% CIR	15%	£7,259,219	£4,212,170	£4,190,820	£4,147,407	£3,895,548	£2,172,061	£1,120,195
60% LAR : 40% CIR	20%	£5,997,363	£3,027,366	£3,006,077	£2,962,776	£2,711,195	£989,371	-£62,508
60% LAR : 40% CIR	25%	£4,731,451	£1,838,474	£1,817,240	£1,774,038	£1,522,707	-£200,633	-£1,266,761
60% LAR : 40% CIR	30%	£3,451,223	£645,534	£624,348	£581,234	£330,126	-£1,410,054	-£2,475,429
60% LAR : 40% CIR	35%	£2,162,801	-£559,830	-£581,297	-£624,988	-£879,730	-£2,623,754	-£3,688,468
60% LAR : 40% CIR	40%	£870,382	-£1,779,072	-£1,800,504	-£1,844,127	-£2,098,697	-£3,841,693	-£4,905,836
60% LAR : 40% CIR	45%	-£432,495	-£3,002,304	-£3,023,707	-£3,067,272	-£3,321,697	-£5,063,826	-£6,127,487
60% LAR : 40% CIR	50%	-£1,752,629	-£4,229,485	-£4,250,866	-£4,294,383	-£4,548,691	-£6,290,112	-£7,353,379

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£28,039,538	-£31,344,505	-£31,365,758	-£31,408,913	-£31,657,971	-£33,365,685	-£34,420,884
60% LAR : 40% CIR	5%	-£29,288,991	-£32,503,957	-£32,525,128	-£32,568,140	-£32,816,843	-£34,535,226	-£35,589,220
60% LAR : 40% CIR	10%	-£30,542,619	-£33,667,552	-£33,688,650	-£33,731,708	-£33,983,872	-£35,709,191	-£36,762,074
60% LAR : 40% CIR	15%	-£31,800,381	-£34,847,430	-£34,868,780	-£34,912,193	-£35,164,052	-£36,887,539	-£37,939,405
60% LAR : 40% CIR	20%	-£33,062,237	-£36,032,234	-£36,053,523	-£36,096,824	-£36,348,405	-£38,070,229	-£39,122,108
60% LAR : 40% CIR	25%	-£34,328,149	-£37,221,126	-£37,242,360	-£37,285,562	-£37,536,893	-£39,260,233	-£40,326,361
60% LAR : 40% CIR	30%	-£35,608,377	-£38,414,066	-£38,435,252	-£38,478,366	-£38,729,474	-£40,469,654	-£41,535,029
60% LAR : 40% CIR	35%	-£36,896,799	-£39,619,430	-£39,640,897	-£39,684,588	-£39,939,330	-£41,683,354	-£42,748,068
60% LAR : 40% CIR	40%	-£38,189,218	-£40,838,672	-£40,860,104	-£40,903,727	-£41,158,297	-£42,901,293	-£43,965,436
60% LAR : 40% CIR	45%	-£39,492,095	-£42,061,904	-£42,083,307	-£42,126,872	-£42,381,297	-£44,123,426	-£45,187,087
60% LAR : 40% CIR	50%	-£40,812,229	-£43,289,085	-£43,310,466	-£43,353,983	-£43,608,291	-£45,349,712	-£46,412,979

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,854,338	-£15,159,305	-£15,180,558	-£15,223,713	-£15,472,771	-£17,180,485	-£18,235,684
60% LAR : 40% CIR	5%	-£13,103,791	-£16,318,757	-£16,339,928	-£16,382,940	-£16,631,643	-£18,350,026	-£19,404,020
60% LAR : 40% CIR	10%	-£14,357,419	-£17,482,352	-£17,503,450	-£17,546,508	-£17,798,672	-£19,523,991	-£20,576,874
60% LAR : 40% CIR	15%	-£15,615,181	-£18,662,230	-£18,683,580	-£18,726,993	-£18,978,852	-£20,702,339	-£21,754,205
60% LAR : 40% CIR	20%	-£16,877,037	-£19,847,034	-£19,868,323	-£19,911,624	-£20,163,205	-£21,885,029	-£22,936,908
60% LAR : 40% CIR	25%	-£18,142,949	-£21,035,926	-£21,057,160	-£21,100,362	-£21,351,693	-£23,075,033	-£24,141,161
60% LAR : 40% CIR	30%	-£19,423,177	-£22,228,866	-£22,250,052	-£22,293,166	-£22,544,274	-£24,284,454	-£25,349,829
60% LAR : 40% CIR	35%	-£20,711,599	-£23,434,230	-£23,455,697	-£23,499,388	-£23,754,130	-£25,498,154	-£26,562,868
60% LAR : 40% CIR	40%	-£22,004,018	-£24,653,472	-£24,674,904	-£24,718,527	-£24,973,097	-£26,716,093	-£27,780,236
60% LAR : 40% CIR	45%	-£23,306,895	-£25,876,704	-£25,898,107	-£25,941,672	-£26,196,097	-£27,938,226	-£29,001,887
60% LAR : 40% CIR	50%	-£24,627,029	-£27,103,885	-£27,125,266	-£27,168,783	-£27,423,091	-£29,164,512	-£30,227,779

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,147,938	-£8,452,905	-£8,474,158	-£8,517,313	-£8,766,371	-£10,474,085	-£11,529,284
60% LAR : 40% CIR	5%	-£6,397,391	-£9,612,357	-£9,633,528	-£9,676,540	-£9,925,243	-£11,643,626	-£12,697,620
60% LAR : 40% CIR	10%	-£7,651,019	-£10,775,952	-£10,797,050	-£10,840,108	-£11,092,272	-£12,817,591	-£13,870,474
60% LAR : 40% CIR	15%	-£8,908,781	-£11,955,830	-£11,977,180	-£12,020,593	-£12,272,452	-£13,995,939	-£15,047,805
60% LAR : 40% CIR	20%	-£10,170,637	-£13,140,634	-£13,161,923	-£13,205,224	-£13,456,805	-£15,178,629	-£16,230,508
60% LAR : 40% CIR	25%	-£11,436,549	-£14,329,526	-£14,350,760	-£14,393,962	-£14,645,293	-£16,368,633	-£17,434,761
60% LAR : 40% CIR	30%	-£12,716,777	-£15,522,466	-£15,543,652	-£15,586,766	-£15,837,874	-£17,578,054	-£18,643,429
60% LAR : 40% CIR	35%	-£14,005,199	-£16,727,830	-£16,749,297	-£16,792,988	-£17,047,730	-£18,791,754	-£19,856,468
60% LAR : 40% CIR	40%	-£15,297,618	-£17,947,072	-£17,968,504	-£18,012,127	-£18,266,697	-£20,009,693	-£21,073,836
60% LAR : 40% CIR	45%	-£16,600,495	-£19,170,304	-£19,191,707	-£19,235,272	-£19,489,697	-£21,231,826	-£22,295,487
60% LAR : 40% CIR	50%	-£17,920,629	-£20,397,485	-£20,418,866	-£20,462,383	-£20,716,691	-£22,458,112	-£23,521,379

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,779,662	-£525,305	-£546,558	-£589,713	-£838,771	-£2,546,485	-£3,601,684
60% LAR : 40% CIR	5%	£1,530,209	-£1,684,757	-£1,705,928	-£1,748,940	-£1,997,643	-£3,716,026	-£4,770,020
60% LAR : 40% CIR	10%	£276,581	-£2,848,352	-£2,869,450	-£2,912,508	-£3,164,672	-£4,889,991	-£5,942,874
60% LAR : 40% CIR	15%	-£981,181	-£4,028,230	-£4,049,580	-£4,092,993	-£4,344,852	-£6,068,339	-£7,120,205
60% LAR : 40% CIR	20%	-£2,243,037	-£5,213,034	-£5,234,323	-£5,277,624	-£5,529,205	-£7,251,029	-£8,302,908
60% LAR : 40% CIR	25%	-£3,508,949	-£6,401,926	-£6,423,160	-£6,466,362	-£6,717,693	-£8,441,033	-£9,507,161
60% LAR : 40% CIR	30%	-£4,789,177	-£7,594,866	-£7,616,052	-£7,659,166	-£7,910,274	-£9,650,454	-£10,715,829
60% LAR : 40% CIR	35%	-£6,077,599	-£8,800,230	-£8,821,697	-£8,865,388	-£9,120,130	-£10,864,154	-£11,928,868
60% LAR : 40% CIR	40%	-£7,370,018	-£10,019,472	-£10,040,904	-£10,084,527	-£10,339,097	-£12,082,093	-£13,146,236
60% LAR : 40% CIR	45%	-£8,672,895	-£11,242,704	-£11,264,107	-£11,307,672	-£11,562,097	-£13,304,226	-£14,367,887
60% LAR : 40% CIR	50%	-£9,993,029	-£12,469,885	-£12,491,266	-£12,534,783	-£12,789,091	-£14,530,512	-£15,593,779

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR in Perp	Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£13,819,632	£10,469,899	£10,448,645	£10,405,491	£10,156,433	£8,452,934	£7,413,594
60% LAR : 40% CIR	5%	£12,430,200	£9,172,707	£9,151,535	£9,108,524	£8,859,820	£7,158,461	£6,119,953
60% LAR : 40% CIR	10%	£11,036,594	£7,871,371	£7,850,274	£7,807,393	£7,559,019	£5,859,628	£4,807,647
60% LAR : 40% CIR	15%	£9,638,854	£6,565,931	£6,544,900	£6,502,140	£6,254,067	£4,542,730	£3,490,866
60% LAR : 40% CIR	20%	£8,237,019	£5,256,423	£5,235,454	£5,192,803	£4,942,413	£3,220,590	£2,169,650
60% LAR : 40% CIR	25%	£6,831,128	£3,930,242	£3,909,007	£3,865,805	£3,614,475	£1,894,151	£844,044
60% LAR : 40% CIR	30%	£5,421,220	£2,597,850	£2,576,664	£2,533,552	£2,282,443	£563,455	-£493,324
60% LAR : 40% CIR	35%	£4,005,126	£1,261,449	£1,240,305	£1,197,271	£946,357	-£783,229	-£1,847,943
60% LAR : 40% CIR	40%	£2,570,989	-£80,125	-£101,556	-£145,180	-£399,749	-£2,142,745	-£3,206,888
60% LAR : 40% CIR	45%	£1,132,895	-£1,444,936	-£1,466,339	-£1,509,903	-£1,764,329	-£3,506,458	-£4,570,118
60% LAR : 40% CIR	50%	-£313,832	-£2,813,696	-£2,835,076	-£2,878,594	-£3,132,901	-£4,874,323	-£5,937,590

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£25,239,968	-£28,589,701	-£28,610,955	-£28,654,109	-£28,903,167	-£30,606,666	-£31,646,006
60% LAR : 40% CIR	5%	-£26,629,400	-£29,886,893	-£29,908,065	-£29,951,076	-£30,199,780	-£31,901,139	-£32,939,647
60% LAR : 40% CIR	10%	-£28,023,006	-£31,188,229	-£31,209,326	-£31,252,207	-£31,500,581	-£33,199,972	-£34,251,953
60% LAR : 40% CIR	15%	-£29,420,746	-£32,493,669	-£32,514,700	-£32,557,460	-£32,805,533	-£34,516,870	-£35,568,734
60% LAR : 40% CIR	20%	-£30,822,581	-£33,803,177	-£33,824,146	-£33,866,797	-£34,117,187	-£35,839,010	-£36,889,950
60% LAR : 40% CIR	25%	-£32,228,472	-£35,129,358	-£35,150,593	-£35,193,795	-£35,445,125	-£37,165,449	-£38,215,556
60% LAR : 40% CIR	30%	-£33,638,380	-£36,461,750	-£36,482,936	-£36,526,048	-£36,777,157	-£38,496,145	-£39,552,924
60% LAR : 40% CIR	35%	-£35,054,474	-£37,798,151	-£37,819,295	-£37,862,329	-£38,113,243	-£39,842,829	-£40,907,543
60% LAR : 40% CIR	40%	-£36,488,611	-£39,139,725	-£39,161,156	-£39,204,780	-£39,459,349	-£41,202,345	-£42,266,488
60% LAR : 40% CIR	45%	-£37,926,705	-£40,504,536	-£40,525,939	-£40,569,503	-£40,823,929	-£42,566,058	-£43,629,718
60% LAR : 40% CIR	50%	-£39,373,432	-£41,873,296	-£41,894,676	-£41,938,194	-£42,192,501	-£43,933,923	-£44,997,190

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,054,768	-£12,404,501	-£12,425,755	-£12,468,909	-£12,717,967	-£14,421,466	-£15,460,806
60% LAR : 40% CIR	5%	-£10,444,200	-£13,701,693	-£13,722,865	-£13,765,876	-£14,014,580	-£15,715,939	-£16,754,447
60% LAR : 40% CIR	10%	-£11,837,806	-£15,003,029	-£15,024,126	-£15,067,007	-£15,315,381	-£17,014,772	-£18,066,753
60% LAR : 40% CIR	15%	-£13,235,546	-£16,308,469	-£16,329,500	-£16,372,260	-£16,620,333	-£18,331,670	-£19,383,534
60% LAR : 40% CIR	20%	-£14,637,381	-£17,617,977	-£17,638,946	-£17,681,597	-£17,931,987	-£19,653,810	-£20,704,750
60% LAR : 40% CIR	25%	-£16,043,272	-£18,944,158	-£18,965,393	-£19,008,595	-£19,259,925	-£20,980,249	-£22,030,356
60% LAR : 40% CIR	30%	-£17,453,180	-£20,276,550	-£20,297,736	-£20,340,848	-£20,591,957	-£22,310,945	-£23,367,724
60% LAR : 40% CIR	35%	-£18,869,274	-£21,612,951	-£21,634,095	-£21,677,129	-£21,928,043	-£23,657,629	-£24,722,343
60% LAR : 40% CIR	40%	-£20,303,411	-£22,954,525	-£22,975,956	-£23,019,580	-£23,274,149	-£25,017,145	-£26,081,288
60% LAR : 40% CIR	45%	-£21,741,505	-£24,319,336	-£24,340,739	-£24,384,303	-£24,638,729	-£26,380,858	-£27,444,518
60% LAR : 40% CIR	50%	-£23,188,232	-£25,688,096	-£25,709,476	-£25,752,994	-£26,007,301	-£27,748,723	-£28,811,990

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,348,368	-£5,698,101	-£5,719,355	-£5,762,509	-£6,011,567	-£7,715,066	-£8,754,406
60% LAR : 40% CIR	5%	-£3,737,800	-£6,995,293	-£7,016,465	-£7,059,476	-£7,308,180	-£9,009,539	-£10,048,047
60% LAR : 40% CIR	10%	-£5,131,406	-£8,296,629	-£8,317,726	-£8,360,607	-£8,608,981	-£10,308,372	-£11,360,353
60% LAR : 40% CIR	15%	-£6,529,146	-£9,602,069	-£9,623,100	-£9,665,860	-£9,913,933	-£11,625,270	-£12,677,134
60% LAR : 40% CIR	20%	-£7,930,981	-£10,911,577	-£10,932,546	-£10,975,197	-£11,225,587	-£12,947,410	-£13,998,350
60% LAR : 40% CIR	25%	-£9,336,872	-£12,237,758	-£12,258,993	-£12,302,195	-£12,553,525	-£14,273,849	-£15,323,956
60% LAR : 40% CIR	30%	-£10,746,780	-£13,570,150	-£13,591,336	-£13,634,448	-£13,885,557	-£15,604,545	-£16,661,324
60% LAR : 40% CIR	35%	-£12,162,874	-£14,906,551	-£14,927,695	-£14,970,729	-£15,221,643	-£16,951,229	-£18,015,943
60% LAR : 40% CIR	40%	-£13,597,011	-£16,248,125	-£16,269,556	-£16,313,180	-£16,567,749	-£18,310,745	-£19,374,888
60% LAR : 40% CIR	45%	-£15,035,105	-£17,612,936	-£17,634,339	-£17,677,903	-£17,932,329	-£19,674,458	-£20,738,118
60% LAR : 40% CIR	50%	-£16,481,832	-£18,981,696	-£19,003,076	-£19,046,594	-£19,300,901	-£21,042,323	-£22,105,590

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,579,232	£2,229,499	£2,208,245	£2,165,091	£1,916,033	£212,534	-£826,806
60% LAR : 40% CIR	5%	£4,189,800	£932,307	£911,135	£868,124	£619,420	-£1,081,939	-£2,120,447
60% LAR : 40% CIR	10%	£2,796,194	-£369,029	-£390,126	-£433,007	-£681,381	-£2,380,772	-£3,432,753
60% LAR : 40% CIR	15%	£1,398,454	-£1,674,469	-£1,695,500	-£1,738,260	-£1,986,333	-£3,697,670	-£4,749,534
60% LAR : 40% CIR	20%	-£3,381	-£2,983,977	-£3,004,946	-£3,047,597	-£3,297,987	-£5,019,810	-£6,070,750
60% LAR : 40% CIR	25%	-£1,409,272	-£4,310,158	-£4,331,393	-£4,374,595	-£4,625,925	-£6,346,249	-£7,396,356
60% LAR : 40% CIR	30%	-£2,819,180	-£5,642,550	-£5,663,736	-£5,706,848	-£5,957,957	-£7,676,945	-£8,733,724
60% LAR : 40% CIR	35%	-£4,235,274	-£6,978,951	-£7,000,095	-£7,043,129	-£7,294,043	-£9,023,629	-£10,088,343
60% LAR : 40% CIR	40%	-£5,669,411	-£8,320,525	-£8,341,956	-£8,385,580	-£8,640,149	-£10,383,145	-£11,447,288
60% LAR : 40% CIR	45%	-£7,107,505	-£9,685,336	-£9,706,739	-£9,750,303	-£10,004,729	-£11,746,858	-£12,810,518
60% LAR : 40% CIR	50%	-£8,554,232	-£11,054,096	-£11,075,476	-£11,118,994	-£11,373,301	-£13,114,723	-£14,177,990

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR for 15 Years		Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,298,330	-£6,470,552	-£6,492,458	-£6,536,940	-£6,793,656	-£8,549,536	-£9,620,836
60% LAR : 40% CIR	5%	-£3,765,890	-£6,858,458	-£6,880,281	-£6,924,616	-£7,180,966	-£8,934,641	-£10,004,717
60% LAR : 40% CIR	10%	-£4,237,752	-£7,250,638	-£7,272,383	-£7,316,583	-£7,572,594	-£9,324,240	-£10,393,187
60% LAR : 40% CIR	15%	-£4,713,875	-£7,647,047	-£7,668,724	-£7,712,800	-£7,968,501	-£9,718,286	-£10,786,200
60% LAR : 40% CIR	20%	-£5,194,220	-£8,047,649	-£8,069,263	-£8,113,225	-£8,368,645	-£10,116,740	-£11,183,716
60% LAR : 40% CIR	25%	-£5,678,744	-£8,452,400	-£8,473,958	-£8,517,819	-£8,772,986	-£10,519,559	-£11,585,688
60% LAR : 40% CIR	30%	-£6,167,408	-£8,861,262	-£8,882,772	-£8,926,542	-£9,181,482	-£10,926,699	-£11,992,076
60% LAR : 40% CIR	35%	-£6,660,172	-£9,274,195	-£9,295,662	-£9,339,353	-£9,594,095	-£11,338,119	-£12,402,833
60% LAR : 40% CIR	40%	-£7,156,993	-£9,691,156	-£9,712,588	-£9,756,210	-£10,010,781	-£11,753,777	-£12,817,920
60% LAR : 40% CIR	45%	-£7,657,832	-£10,112,108	-£10,133,510	-£10,177,076	-£10,431,500	-£12,173,629	-£13,237,290
60% LAR : 40% CIR	50%	-£8,162,649	-£10,537,007	-£10,558,388	-£10,601,906	-£10,856,214	-£12,597,634	-£13,660,902

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£42,357,930	-£45,530,152	-£45,552,058	-£45,596,540	-£45,853,256	-£47,609,136	-£48,680,436
60% LAR : 40% CIR	5%	-£42,825,490	-£45,918,058	-£45,939,881	-£45,984,216	-£46,240,566	-£47,994,241	-£49,064,317
60% LAR : 40% CIR	10%	-£43,297,352	-£46,310,238	-£46,331,983	-£46,376,183	-£46,632,194	-£48,383,840	-£49,452,787
60% LAR : 40% CIR	15%	-£43,773,475	-£46,706,647	-£46,728,324	-£46,772,400	-£47,028,101	-£48,777,886	-£49,845,800
60% LAR : 40% CIR	20%	-£44,253,820	-£47,107,249	-£47,128,863	-£47,172,825	-£47,428,245	-£49,176,340	-£50,243,316
60% LAR : 40% CIR	25%	-£44,738,344	-£47,512,000	-£47,533,558	-£47,577,419	-£47,832,586	-£49,579,159	-£50,645,288
60% LAR : 40% CIR	30%	-£45,227,008	-£47,920,862	-£47,942,372	-£47,986,142	-£48,241,082	-£49,986,299	-£51,051,676
60% LAR : 40% CIR	35%	-£45,719,772	-£48,333,795	-£48,355,262	-£48,398,953	-£48,653,695	-£50,397,719	-£51,462,433
60% LAR : 40% CIR	40%	-£46,216,593	-£48,750,756	-£48,772,188	-£48,815,810	-£49,070,381	-£50,813,377	-£51,877,520
60% LAR : 40% CIR	45%	-£46,717,432	-£49,171,708	-£49,193,110	-£49,236,676	-£49,491,100	-£51,233,229	-£52,296,890
60% LAR : 40% CIR	50%	-£47,222,249	-£49,596,607	-£49,617,988	-£49,661,506	-£49,915,814	-£51,657,234	-£52,720,502

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£26,172,730	-£29,344,952	-£29,366,858	-£29,411,340	-£29,668,056	-£31,423,936	-£32,495,236
60% LAR : 40% CIR	5%	-£26,640,290	-£29,732,858	-£29,754,681	-£29,799,016	-£30,055,366	-£31,809,041	-£32,879,117
60% LAR : 40% CIR	10%	-£27,112,152	-£30,125,038	-£30,146,783	-£30,190,983	-£30,446,994	-£32,198,640	-£33,267,587
60% LAR : 40% CIR	15%	-£27,588,275	-£30,521,447	-£30,543,124	-£30,587,200	-£30,842,901	-£32,592,686	-£33,660,600
60% LAR : 40% CIR	20%	-£28,068,620	-£30,922,049	-£30,943,663	-£30,987,625	-£31,243,045	-£32,991,140	-£34,058,116
60% LAR : 40% CIR	25%	-£28,553,144	-£31,326,800	-£31,348,358	-£31,392,219	-£31,647,386	-£33,393,959	-£34,460,088
60% LAR : 40% CIR	30%	-£29,041,808	-£31,735,662	-£31,757,172	-£31,800,942	-£32,055,882	-£33,801,099	-£34,866,476
60% LAR : 40% CIR	35%	-£29,534,572	-£32,148,595	-£32,170,062	-£32,213,753	-£32,468,495	-£34,212,519	-£35,277,233
60% LAR : 40% CIR	40%	-£30,031,393	-£32,565,556	-£32,586,988	-£32,630,610	-£32,885,181	-£34,628,177	-£35,692,320
60% LAR : 40% CIR	45%	-£30,532,232	-£32,986,508	-£33,007,910	-£33,051,476	-£33,305,900	-£35,048,029	-£36,111,690
60% LAR : 40% CIR	50%	-£31,037,049	-£33,411,407	-£33,432,788	-£33,476,306	-£33,730,614	-£35,472,034	-£36,535,302

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£19,466,330	-£22,638,552	-£22,660,458	-£22,704,940	-£22,961,656	-£24,717,536	-£25,788,836
60% LAR : 40% CIR	5%	-£19,933,890	-£23,026,458	-£23,048,281	-£23,092,616	-£23,348,966	-£25,102,641	-£26,172,717
60% LAR : 40% CIR	10%	-£20,405,752	-£23,418,638	-£23,440,383	-£23,484,583	-£23,740,594	-£25,492,240	-£26,561,187
60% LAR : 40% CIR	15%	-£20,881,875	-£23,815,047	-£23,836,724	-£23,880,800	-£24,136,501	-£25,886,286	-£26,954,200
60% LAR : 40% CIR	20%	-£21,362,220	-£24,215,649	-£24,237,263	-£24,281,225	-£24,536,645	-£26,284,740	-£27,351,716
60% LAR : 40% CIR	25%	-£21,846,744	-£24,620,400	-£24,641,958	-£24,685,819	-£24,940,986	-£26,687,559	-£27,753,688
60% LAR : 40% CIR	30%	-£22,335,408	-£25,029,262	-£25,050,772	-£25,094,542	-£25,349,482	-£27,094,699	-£28,160,076
60% LAR : 40% CIR	35%	-£22,828,172	-£25,442,195	-£25,463,662	-£25,507,353	-£25,762,095	-£27,506,119	-£28,570,833
60% LAR : 40% CIR	40%	-£23,324,993	-£25,859,156	-£25,880,588	-£25,924,210	-£26,178,781	-£27,921,777	-£28,985,920
60% LAR : 40% CIR	45%	-£23,825,832	-£26,280,108	-£26,301,510	-£26,345,076	-£26,599,500	-£28,341,629	-£29,405,290
60% LAR : 40% CIR	50%	-£24,330,649	-£26,705,007	-£26,726,388	-£26,769,906	-£27,024,214	-£28,765,634	-£29,828,902

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,538,730	-£14,710,952	-£14,732,858	-£14,777,340	-£15,034,056	-£16,789,936	-£17,861,236
60% LAR : 40% CIR	5%	-£12,006,290	-£15,098,858	-£15,120,681	-£15,165,016	-£15,421,366	-£17,175,041	-£18,245,117
60% LAR : 40% CIR	10%	-£12,478,152	-£15,491,038	-£15,512,783	-£15,556,983	-£15,812,994	-£17,564,640	-£18,633,587
60% LAR : 40% CIR	15%	-£12,954,275	-£15,887,447	-£15,909,124	-£15,953,200	-£16,208,901	-£17,958,686	-£19,026,600
60% LAR : 40% CIR	20%	-£13,434,620	-£16,288,049	-£16,309,663	-£16,353,625	-£16,609,045	-£18,357,140	-£19,424,116
60% LAR : 40% CIR	25%	-£13,919,144	-£16,692,800	-£16,714,358	-£16,758,219	-£17,013,386	-£18,759,959	-£19,826,088
60% LAR : 40% CIR	30%	-£14,407,808	-£17,101,662	-£17,123,172	-£17,166,942	-£17,421,882	-£19,167,099	-£20,232,476
60% LAR : 40% CIR	35%	-£14,900,572	-£17,514,595	-£17,536,062	-£17,579,753	-£17,834,495	-£19,578,519	-£20,643,233
60% LAR : 40% CIR	40%	-£15,397,393	-£17,931,556	-£17,952,988	-£17,996,610	-£18,251,181	-£19,994,177	-£21,058,320
60% LAR : 40% CIR	45%	-£15,898,232	-£18,352,508	-£18,373,910	-£18,417,476	-£18,671,900	-£20,414,029	-£21,477,690
60% LAR : 40% CIR	50%	-£16,403,049	-£18,777,407	-£18,798,788	-£18,842,306	-£19,096,614	-£20,838,034	-£21,901,302

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR for 15 Years	
Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£1,379,936	-£4,582,832	-£4,604,738	-£4,649,220	-£4,905,937	-£6,661,817	-£7,733,116
60% LAR : 40% CIR	5%	-£1,943,415	-£5,065,125	-£5,086,947	-£5,131,283	-£5,387,632	-£7,141,308	-£8,211,384
60% LAR : 40% CIR	10%	-£2,511,197	-£5,551,690	-£5,573,435	-£5,617,635	-£5,873,647	-£7,625,291	-£8,694,239
60% LAR : 40% CIR	15%	-£3,083,240	-£6,042,486	-£6,064,162	-£6,108,238	-£6,363,939	-£8,113,725	-£9,181,639
60% LAR : 40% CIR	20%	-£3,659,504	-£6,537,473	-£6,559,087	-£6,603,049	-£6,858,470	-£8,606,564	-£9,673,540
60% LAR : 40% CIR	25%	-£4,239,949	-£7,036,610	-£7,058,169	-£7,102,030	-£7,357,196	-£9,103,769	-£10,169,898
60% LAR : 40% CIR	30%	-£4,824,533	-£7,539,859	-£7,561,368	-£7,605,139	-£7,860,079	-£9,605,295	-£10,670,671
60% LAR : 40% CIR	35%	-£5,413,215	-£8,047,177	-£8,068,644	-£8,112,335	-£8,367,077	-£10,111,102	-£11,175,816
60% LAR : 40% CIR	40%	-£6,005,956	-£8,558,524	-£8,579,957	-£8,623,579	-£8,878,149	-£10,621,146	-£11,685,288
60% LAR : 40% CIR	45%	-£6,602,715	-£9,073,862	-£9,095,265	-£9,138,829	-£9,393,255	-£11,135,384	-£12,199,045
60% LAR : 40% CIR	50%	-£7,203,451	-£9,593,148	-£9,614,529	-£9,658,047	-£9,912,354	-£11,653,775	-£12,717,042

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£40,439,536	-£43,642,432	-£43,664,338	-£43,708,820	-£43,965,537	-£45,721,417	-£46,792,716
60% LAR : 40% CIR	5%	-£41,003,015	-£44,124,725	-£44,146,547	-£44,190,883	-£44,447,232	-£46,200,908	-£47,270,984
60% LAR : 40% CIR	10%	-£41,570,797	-£44,611,290	-£44,633,035	-£44,677,235	-£44,933,247	-£46,684,891	-£47,753,839
60% LAR : 40% CIR	15%	-£42,142,840	-£45,102,086	-£45,123,762	-£45,167,838	-£45,423,539	-£47,173,325	-£48,241,239
60% LAR : 40% CIR	20%	-£42,719,104	-£45,597,073	-£45,618,687	-£45,662,649	-£45,918,070	-£47,666,164	-£48,733,140
60% LAR : 40% CIR	25%	-£43,299,549	-£46,096,210	-£46,117,769	-£46,161,630	-£46,416,796	-£48,163,369	-£49,229,498
60% LAR : 40% CIR	30%	-£43,884,133	-£46,599,459	-£46,620,968	-£46,664,739	-£46,919,679	-£48,664,895	-£49,730,271
60% LAR : 40% CIR	35%	-£44,472,815	-£47,106,777	-£47,128,244	-£47,171,935	-£47,426,677	-£49,170,702	-£50,235,416
60% LAR : 40% CIR	40%	-£45,065,556	-£47,618,124	-£47,639,557	-£47,683,179	-£47,937,749	-£49,680,746	-£50,744,888
60% LAR : 40% CIR	45%	-£45,662,315	-£48,133,462	-£48,154,865	-£48,198,429	-£48,452,855	-£50,194,984	-£51,258,645
60% LAR : 40% CIR	50%	-£46,263,051	-£48,652,748	-£48,674,129	-£48,717,647	-£48,971,954	-£50,713,375	-£51,776,642

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£24,254,336	-£27,457,232	-£27,479,138	-£27,523,620	-£27,780,337	-£29,536,217	-£30,607,516
60% LAR : 40% CIR	5%	-£24,817,815	-£27,939,525	-£27,961,347	-£28,005,683	-£28,262,032	-£30,015,708	-£31,085,784
60% LAR : 40% CIR	10%	-£25,385,597	-£28,426,090	-£28,447,835	-£28,492,035	-£28,748,047	-£30,499,691	-£31,568,639
60% LAR : 40% CIR	15%	-£25,957,640	-£28,916,886	-£28,938,562	-£28,982,638	-£29,238,339	-£30,988,125	-£32,056,039
60% LAR : 40% CIR	20%	-£26,533,904	-£29,411,873	-£29,433,487	-£29,477,449	-£29,732,870	-£31,480,964	-£32,547,940
60% LAR : 40% CIR	25%	-£27,114,349	-£29,911,010	-£29,932,569	-£29,976,430	-£30,231,596	-£31,978,169	-£33,044,298
60% LAR : 40% CIR	30%	-£27,698,933	-£30,414,259	-£30,435,768	-£30,479,539	-£30,734,479	-£32,479,695	-£33,545,071
60% LAR : 40% CIR	35%	-£28,287,615	-£30,921,577	-£30,943,044	-£30,986,735	-£31,241,477	-£32,985,502	-£34,050,216
60% LAR : 40% CIR	40%	-£28,880,356	-£31,432,924	-£31,454,357	-£31,497,979	-£31,752,549	-£33,495,546	-£34,559,688
60% LAR : 40% CIR	45%	-£29,477,115	-£31,948,262	-£31,969,665	-£32,013,229	-£32,267,655	-£34,009,784	-£35,073,445
60% LAR : 40% CIR	50%	-£30,077,851	-£32,467,548	-£32,488,929	-£32,532,447	-£32,786,754	-£34,528,175	-£35,591,442

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£17,547,936	-£20,750,832	-£20,772,738	-£20,817,220	-£21,073,937	-£22,829,817	-£23,901,116
60% LAR : 40% CIR	5%	-£18,111,415	-£21,233,125	-£21,254,947	-£21,299,283	-£21,555,632	-£23,309,308	-£24,379,384
60% LAR : 40% CIR	10%	-£18,679,197	-£21,719,690	-£21,741,435	-£21,785,635	-£22,041,647	-£23,793,291	-£24,862,239
60% LAR : 40% CIR	15%	-£19,251,240	-£22,210,486	-£22,232,162	-£22,276,238	-£22,531,939	-£24,281,725	-£25,349,639
60% LAR : 40% CIR	20%	-£19,827,504	-£22,705,473	-£22,727,087	-£22,771,049	-£23,026,470	-£24,774,564	-£25,841,540
60% LAR : 40% CIR	25%	-£20,407,949	-£23,204,610	-£23,226,169	-£23,270,030	-£23,525,196	-£25,271,769	-£26,337,898
60% LAR : 40% CIR	30%	-£20,992,533	-£23,707,859	-£23,729,368	-£23,773,139	-£24,028,079	-£25,773,295	-£26,838,671
60% LAR : 40% CIR	35%	-£21,581,215	-£24,215,177	-£24,236,644	-£24,280,335	-£24,535,077	-£26,279,102	-£27,343,816
60% LAR : 40% CIR	40%	-£22,173,956	-£24,726,524	-£24,747,957	-£24,791,579	-£25,046,149	-£26,789,146	-£27,853,288
60% LAR : 40% CIR	45%	-£22,770,715	-£25,241,862	-£25,263,265	-£25,306,829	-£25,561,255	-£27,303,384	-£28,367,045
60% LAR : 40% CIR	50%	-£23,371,451	-£25,761,148	-£25,782,529	-£25,826,047	-£26,080,354	-£27,821,775	-£28,885,042

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,620,336	-£12,823,232	-£12,845,138	-£12,889,620	-£13,146,337	-£14,902,217	-£15,973,516
60% LAR : 40% CIR	5%	-£10,183,815	-£13,305,525	-£13,327,347	-£13,371,683	-£13,628,032	-£15,381,708	-£16,451,784
60% LAR : 40% CIR	10%	-£10,751,597	-£13,792,090	-£13,813,835	-£13,858,035	-£14,114,047	-£15,865,691	-£16,934,639
60% LAR : 40% CIR	15%	-£11,323,640	-£14,282,886	-£14,304,562	-£14,348,638	-£14,604,339	-£16,354,125	-£17,422,039
60% LAR : 40% CIR	20%	-£11,899,904	-£14,777,873	-£14,799,487	-£14,843,449	-£15,098,870	-£16,846,964	-£17,913,940
60% LAR : 40% CIR	25%	-£12,480,349	-£15,277,010	-£15,298,569	-£15,342,430	-£15,597,596	-£17,344,169	-£18,410,298
60% LAR : 40% CIR	30%	-£13,064,933	-£15,780,259	-£15,801,768	-£15,845,539	-£16,100,479	-£17,845,695	-£18,911,071
60% LAR : 40% CIR	35%	-£13,653,615	-£16,287,577	-£16,309,044	-£16,352,735	-£16,607,477	-£18,351,502	-£19,416,216
60% LAR : 40% CIR	40%	-£14,246,356	-£16,798,924	-£16,820,357	-£16,863,979	-£17,118,549	-£18,861,546	-£19,925,688
60% LAR : 40% CIR	45%	-£14,843,115	-£17,314,262	-£17,335,665	-£17,379,229	-£17,633,655	-£19,375,784	-£20,439,445
60% LAR : 40% CIR	50%	-£15,443,851	-£17,833,548	-£17,854,929	-£17,898,447	-£18,152,754	-£19,894,175	-£20,957,442

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR for 15 Years	
Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£420,738	-£3,638,973	-£3,660,878	-£3,705,360	-£3,962,077	-£5,717,957	-£6,789,257
60% LAR : 40% CIR	5%	-£1,032,178	-£4,168,459	-£4,190,281	-£4,234,616	-£4,490,966	-£6,244,641	-£7,314,717
60% LAR : 40% CIR	10%	-£1,647,919	-£4,702,216	-£4,723,962	-£4,768,161	-£5,024,172	-£6,775,818	-£7,844,765
60% LAR : 40% CIR	15%	-£2,267,922	-£5,240,204	-£5,261,882	-£5,305,957	-£5,561,659	-£7,311,444	-£8,379,359
60% LAR : 40% CIR	20%	-£2,892,146	-£5,782,385	-£5,803,999	-£5,847,962	-£6,103,382	-£7,851,476	-£8,918,452
60% LAR : 40% CIR	25%	-£3,520,550	-£6,328,716	-£6,350,274	-£6,394,135	-£6,649,302	-£8,395,874	-£9,462,003
60% LAR : 40% CIR	30%	-£4,153,094	-£6,879,157	-£6,900,666	-£6,944,437	-£7,199,378	-£8,944,594	-£10,009,970
60% LAR : 40% CIR	35%	-£4,789,736	-£7,433,668	-£7,455,135	-£7,498,826	-£7,753,568	-£9,497,593	-£10,562,308
60% LAR : 40% CIR	40%	-£5,430,438	-£7,992,208	-£8,013,641	-£8,057,263	-£8,311,833	-£10,054,830	-£11,118,973
60% LAR : 40% CIR	45%	-£6,075,156	-£8,554,739	-£8,576,142	-£8,619,706	-£8,874,132	-£10,616,261	-£11,679,922
60% LAR : 40% CIR	50%	-£6,723,852	-£9,121,218	-£9,142,598	-£9,186,116	-£9,440,424	-£11,181,845	-£12,245,113

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£39,480,338	-£42,698,573	-£42,720,478	-£42,764,960	-£43,021,677	-£44,777,557	-£45,848,857
60% LAR : 40% CIR	5%	-£40,091,778	-£43,228,059	-£43,249,881	-£43,294,216	-£43,550,566	-£45,304,241	-£46,374,317
60% LAR : 40% CIR	10%	-£40,707,519	-£43,761,816	-£43,783,562	-£43,827,761	-£44,083,772	-£45,835,418	-£46,904,365
60% LAR : 40% CIR	15%	-£41,327,522	-£44,299,804	-£44,321,482	-£44,365,557	-£44,621,259	-£46,371,044	-£47,438,959
60% LAR : 40% CIR	20%	-£41,951,746	-£44,841,985	-£44,863,599	-£44,907,562	-£45,162,982	-£46,911,076	-£47,978,052
60% LAR : 40% CIR	25%	-£42,580,150	-£45,388,316	-£45,409,874	-£45,453,735	-£45,708,902	-£47,455,474	-£48,521,603
60% LAR : 40% CIR	30%	-£43,212,694	-£45,938,757	-£45,960,266	-£46,004,037	-£46,258,978	-£48,004,194	-£49,069,570
60% LAR : 40% CIR	35%	-£43,849,336	-£46,493,268	-£46,514,735	-£46,558,426	-£46,813,168	-£48,557,193	-£49,621,908
60% LAR : 40% CIR	40%	-£44,490,038	-£47,051,808	-£47,073,241	-£47,116,863	-£47,371,433	-£49,114,430	-£50,178,573
60% LAR : 40% CIR	45%	-£45,134,756	-£47,614,339	-£47,635,742	-£47,679,306	-£47,933,732	-£49,675,861	-£50,739,522
60% LAR : 40% CIR	50%	-£45,783,452	-£48,180,818	-£48,202,198	-£48,245,716	-£48,500,024	-£50,241,445	-£51,304,713

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£23,295,138	-£26,513,373	-£26,535,278	-£26,579,760	-£26,836,477	-£28,592,357	-£29,663,657
60% LAR : 40% CIR	5%	-£23,906,578	-£27,042,859	-£27,064,681	-£27,109,016	-£27,365,366	-£29,119,041	-£30,189,117
60% LAR : 40% CIR	10%	-£24,522,319	-£27,576,616	-£27,598,362	-£27,642,561	-£27,898,572	-£29,650,218	-£30,719,165
60% LAR : 40% CIR	15%	-£25,142,322	-£28,114,604	-£28,136,282	-£28,180,357	-£28,436,059	-£30,185,844	-£31,253,759
60% LAR : 40% CIR	20%	-£25,766,546	-£28,656,785	-£28,678,399	-£28,722,362	-£28,977,782	-£30,725,876	-£31,792,852
60% LAR : 40% CIR	25%	-£26,394,950	-£29,203,116	-£29,224,674	-£29,268,535	-£29,523,702	-£31,270,274	-£32,336,403
60% LAR : 40% CIR	30%	-£27,027,494	-£29,753,557	-£29,775,066	-£29,818,837	-£30,073,778	-£31,818,994	-£32,884,370
60% LAR : 40% CIR	35%	-£27,664,136	-£30,308,068	-£30,329,535	-£30,373,226	-£30,627,968	-£32,371,993	-£33,436,708
60% LAR : 40% CIR	40%	-£28,304,838	-£30,866,608	-£30,888,041	-£30,931,663	-£31,186,233	-£32,929,230	-£33,993,373
60% LAR : 40% CIR	45%	-£28,949,556	-£31,429,139	-£31,450,542	-£31,494,106	-£31,748,532	-£33,490,661	-£34,554,322
60% LAR : 40% CIR	50%	-£29,598,252	-£31,995,618	-£32,016,998	-£32,060,516	-£32,314,824	-£34,056,245	-£35,119,513

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£16,588,738	-£19,806,973	-£19,828,878	-£19,873,360	-£20,130,077	-£21,885,957	-£22,957,257
60% LAR : 40% CIR	5%	-£17,200,178	-£20,336,459	-£20,358,281	-£20,402,616	-£20,658,966	-£22,412,641	-£23,482,717
60% LAR : 40% CIR	10%	-£17,815,919	-£20,870,216	-£20,891,962	-£20,936,161	-£21,192,172	-£22,943,818	-£24,012,765
60% LAR : 40% CIR	15%	-£18,435,922	-£21,408,204	-£21,429,882	-£21,473,957	-£21,729,659	-£23,479,444	-£24,547,359
60% LAR : 40% CIR	20%	-£19,060,146	-£21,950,385	-£21,971,999	-£22,015,962	-£22,271,382	-£24,019,476	-£25,086,452
60% LAR : 40% CIR	25%	-£19,688,550	-£22,496,716	-£22,518,274	-£22,562,135	-£22,817,302	-£24,563,874	-£25,630,003
60% LAR : 40% CIR	30%	-£20,321,094	-£23,047,157	-£23,068,666	-£23,112,437	-£23,367,378	-£25,112,594	-£26,177,970
60% LAR : 40% CIR	35%	-£20,957,736	-£23,601,668	-£23,623,135	-£23,666,826	-£23,921,568	-£25,665,593	-£26,730,308
60% LAR : 40% CIR	40%	-£21,598,438	-£24,160,208	-£24,181,641	-£24,225,263	-£24,479,833	-£26,222,830	-£27,286,973
60% LAR : 40% CIR	45%	-£22,243,156	-£24,722,739	-£24,744,142	-£24,787,706	-£25,042,132	-£26,784,261	-£27,847,922
60% LAR : 40% CIR	50%	-£22,891,852	-£25,289,218	-£25,310,598	-£25,354,116	-£25,608,424	-£27,349,845	-£28,413,113

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,661,138	-£11,879,373	-£11,901,278	-£11,945,760	-£12,202,477	-£13,958,357	-£15,029,657
60% LAR : 40% CIR	5%	-£9,272,578	-£12,408,859	-£12,430,681	-£12,475,016	-£12,731,366	-£14,485,041	-£15,555,117
60% LAR : 40% CIR	10%	-£9,888,319	-£12,942,616	-£12,964,362	-£13,008,561	-£13,264,572	-£15,016,218	-£16,085,165
60% LAR : 40% CIR	15%	-£10,508,322	-£13,480,604	-£13,502,282	-£13,546,357	-£13,802,059	-£15,551,844	-£16,619,759
60% LAR : 40% CIR	20%	-£11,132,546	-£14,022,785	-£14,044,399	-£14,088,362	-£14,343,782	-£16,091,876	-£17,158,852
60% LAR : 40% CIR	25%	-£11,760,950	-£14,569,116	-£14,590,674	-£14,634,535	-£14,889,702	-£16,636,274	-£17,702,403
60% LAR : 40% CIR	30%	-£12,393,494	-£15,119,557	-£15,141,066	-£15,184,837	-£15,439,778	-£17,184,994	-£18,250,370
60% LAR : 40% CIR	35%	-£13,030,136	-£15,674,068	-£15,695,535	-£15,739,226	-£15,993,968	-£17,737,993	-£18,802,708
60% LAR : 40% CIR	40%	-£13,670,838	-£16,232,608	-£16,254,041	-£16,297,663	-£16,552,233	-£18,295,230	-£19,359,373
60% LAR : 40% CIR	45%	-£14,315,556	-£16,795,139	-£16,816,542	-£16,860,106	-£17,114,532	-£18,856,661	-£19,920,322
60% LAR : 40% CIR	50%	-£14,964,252	-£17,361,618	-£17,382,998	-£17,426,516	-£17,680,824	-£19,422,245	-£20,485,513

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR for 15 Years	

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£530,367	-£2,695,113	-£2,717,019	-£2,761,500	-£3,018,218	-£4,774,097	-£5,845,397
60% LAR : 40% CIR	5%	-£120,940	-£3,271,792	-£3,293,614	-£3,337,949	-£3,594,299	-£5,347,974	-£6,418,050
60% LAR : 40% CIR	10%	-£784,641	-£3,852,742	-£3,874,488	-£3,918,687	-£4,174,699	-£5,926,344	-£6,995,292
60% LAR : 40% CIR	15%	-£1,452,604	-£4,437,924	-£4,459,600	-£4,503,676	-£4,759,377	-£6,509,164	-£7,577,077
60% LAR : 40% CIR	20%	-£2,124,788	-£5,027,297	-£5,048,911	-£5,092,874	-£5,348,294	-£7,096,389	-£8,163,365
60% LAR : 40% CIR	25%	-£2,801,152	-£5,620,821	-£5,642,379	-£5,686,240	-£5,941,407	-£7,687,979	-£8,754,109
60% LAR : 40% CIR	30%	-£3,481,656	-£6,218,455	-£6,239,965	-£6,283,735	-£6,538,675	-£8,283,892	-£9,349,268
60% LAR : 40% CIR	35%	-£4,166,258	-£6,820,159	-£6,841,627	-£6,885,318	-£7,140,059	-£8,884,084	-£9,948,798
60% LAR : 40% CIR	40%	-£4,854,919	-£7,425,893	-£7,447,325	-£7,490,947	-£7,745,517	-£9,488,514	-£10,552,657
60% LAR : 40% CIR	45%	-£5,547,598	-£8,035,616	-£8,057,019	-£8,100,584	-£8,355,009	-£10,097,138	-£11,160,799
60% LAR : 40% CIR	50%	-£6,244,254	-£8,649,288	-£8,670,669	-£8,714,186	-£8,968,494	-£10,709,915	-£11,773,182

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£38,529,233	-£41,754,713	-£41,776,619	-£41,821,100	-£42,077,818	-£43,833,697	-£44,904,997
60% LAR : 40% CIR	5%	-£39,180,540	-£42,331,392	-£42,353,214	-£42,397,549	-£42,653,899	-£44,407,574	-£45,477,650
60% LAR : 40% CIR	10%	-£39,844,241	-£42,912,342	-£42,934,088	-£42,978,287	-£43,234,299	-£44,985,944	-£46,054,892
60% LAR : 40% CIR	15%	-£40,512,204	-£43,497,524	-£43,519,200	-£43,563,276	-£43,818,977	-£45,568,764	-£46,636,677
60% LAR : 40% CIR	20%	-£41,184,388	-£44,086,897	-£44,108,511	-£44,152,474	-£44,407,894	-£46,155,989	-£47,222,965
60% LAR : 40% CIR	25%	-£41,860,752	-£44,680,421	-£44,701,979	-£44,745,840	-£45,001,007	-£46,747,579	-£47,813,709
60% LAR : 40% CIR	30%	-£42,541,256	-£45,278,055	-£45,299,565	-£45,343,335	-£45,598,275	-£47,343,492	-£48,408,868
60% LAR : 40% CIR	35%	-£43,225,858	-£45,879,759	-£45,901,227	-£45,944,918	-£46,199,659	-£47,943,684	-£49,008,398
60% LAR : 40% CIR	40%	-£43,914,519	-£46,485,493	-£46,506,925	-£46,550,547	-£46,805,117	-£48,548,114	-£49,612,257
60% LAR : 40% CIR	45%	-£44,607,198	-£47,095,216	-£47,116,619	-£47,160,184	-£47,414,609	-£49,156,738	-£50,220,399
60% LAR : 40% CIR	50%	-£45,303,854	-£47,708,888	-£47,730,269	-£47,773,786	-£48,028,094	-£49,769,515	-£50,832,782

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£22,344,033	-£25,569,513	-£25,591,419	-£25,635,900	-£25,892,618	-£27,648,497	-£28,719,797
60% LAR : 40% CIR	5%	-£22,995,340	-£26,146,192	-£26,168,014	-£26,212,349	-£26,468,699	-£28,222,374	-£29,292,450
60% LAR : 40% CIR	10%	-£23,659,041	-£26,727,142	-£26,748,888	-£26,793,087	-£27,049,099	-£28,800,744	-£29,869,692
60% LAR : 40% CIR	15%	-£24,327,004	-£27,312,324	-£27,334,000	-£27,378,076	-£27,633,777	-£29,383,564	-£30,451,477
60% LAR : 40% CIR	20%	-£24,999,188	-£27,901,697	-£27,923,311	-£27,967,274	-£28,222,694	-£29,970,789	-£31,037,765
60% LAR : 40% CIR	25%	-£25,675,552	-£28,495,221	-£28,516,779	-£28,560,640	-£28,815,807	-£30,562,379	-£31,628,509
60% LAR : 40% CIR	30%	-£26,356,056	-£29,092,855	-£29,114,365	-£29,158,135	-£29,413,075	-£31,158,292	-£32,223,668
60% LAR : 40% CIR	35%	-£27,040,658	-£29,694,559	-£29,716,027	-£29,759,718	-£30,014,459	-£31,758,484	-£32,823,198
60% LAR : 40% CIR	40%	-£27,729,319	-£30,300,293	-£30,321,725	-£30,365,347	-£30,619,917	-£32,362,914	-£33,427,057
60% LAR : 40% CIR	45%	-£28,421,998	-£30,910,016	-£30,931,419	-£30,974,984	-£31,229,409	-£32,971,538	-£34,035,199
60% LAR : 40% CIR	50%	-£29,118,654	-£31,523,688	-£31,545,069	-£31,588,586	-£31,842,894	-£33,584,315	-£34,647,582

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,637,633	-£18,863,113	-£18,885,019	-£18,929,500	-£19,186,218	-£20,942,097	-£22,013,397
60% LAR : 40% CIR	5%	-£16,288,940	-£19,439,792	-£19,461,614	-£19,505,949	-£19,762,299	-£21,515,974	-£22,586,050
60% LAR : 40% CIR	10%	-£16,952,641	-£20,020,742	-£20,042,488	-£20,086,687	-£20,342,699	-£22,094,344	-£23,163,292
60% LAR : 40% CIR	15%	-£17,620,604	-£20,605,924	-£20,627,600	-£20,671,676	-£20,927,377	-£22,677,164	-£23,745,077
60% LAR : 40% CIR	20%	-£18,292,788	-£21,195,297	-£21,216,911	-£21,260,874	-£21,516,294	-£23,264,389	-£24,331,365
60% LAR : 40% CIR	25%	-£18,969,152	-£21,788,821	-£21,810,379	-£21,854,240	-£22,109,407	-£23,855,979	-£24,922,109
60% LAR : 40% CIR	30%	-£19,649,656	-£22,386,455	-£22,407,965	-£22,451,735	-£22,706,675	-£24,451,892	-£25,517,268
60% LAR : 40% CIR	35%	-£20,334,258	-£22,988,159	-£23,009,627	-£23,053,318	-£23,308,059	-£25,052,084	-£26,116,798
60% LAR : 40% CIR	40%	-£21,022,919	-£23,593,893	-£23,615,325	-£23,658,947	-£23,913,517	-£25,656,514	-£26,720,657
60% LAR : 40% CIR	45%	-£21,715,598	-£24,203,616	-£24,225,019	-£24,268,584	-£24,523,009	-£26,265,138	-£27,328,799
60% LAR : 40% CIR	50%	-£22,412,254	-£24,817,288	-£24,838,669	-£24,882,186	-£25,136,494	-£26,877,915	-£27,941,182

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,710,033	-£10,935,513	-£10,957,419	-£11,001,900	-£11,258,618	-£13,014,497	-£14,085,797
60% LAR : 40% CIR	5%	-£8,361,340	-£11,512,192	-£11,534,014	-£11,578,349	-£11,834,699	-£13,588,374	-£14,658,450
60% LAR : 40% CIR	10%	-£9,025,041	-£12,093,142	-£12,114,888	-£12,159,087	-£12,415,099	-£14,166,744	-£15,235,692
60% LAR : 40% CIR	15%	-£9,693,004	-£12,678,324	-£12,700,000	-£12,744,076	-£12,999,777	-£14,749,564	-£15,817,477
60% LAR : 40% CIR	20%	-£10,365,188	-£13,267,697	-£13,289,311	-£13,333,274	-£13,588,694	-£15,336,789	-£16,403,765
60% LAR : 40% CIR	25%	-£11,041,552	-£13,861,221	-£13,882,779	-£13,926,640	-£14,181,807	-£15,928,379	-£16,994,509
60% LAR : 40% CIR	30%	-£11,722,056	-£14,458,855	-£14,480,365	-£14,524,135	-£14,779,075	-£16,524,292	-£17,589,668
60% LAR : 40% CIR	35%	-£12,406,658	-£15,060,559	-£15,082,027	-£15,125,718	-£15,380,459	-£17,124,484	-£18,189,198
60% LAR : 40% CIR	40%	-£13,095,319	-£15,666,293	-£15,687,725	-£15,731,347	-£15,985,917	-£17,728,914	-£18,793,057
60% LAR : 40% CIR	45%	-£13,787,998	-£16,276,016	-£16,297,419	-£16,340,984	-£16,595,409	-£18,337,538	-£19,401,199
60% LAR : 40% CIR	50%	-£14,484,654	-£16,889,688	-£16,911,069	-£16,954,586	-£17,208,894	-£18,950,315	-£20,013,582

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR for 15 Years		Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,419,931	-£807,393	-£829,299	-£873,781	-£1,130,498	-£2,886,378	-£3,957,677
60% LAR : 40% CIR	5%	£1,675,963	-£1,478,458	-£1,500,280	-£1,544,616	-£1,800,965	-£3,554,642	-£4,624,716
60% LAR : 40% CIR	10%	£927,758	-£2,153,794	-£2,175,541	-£2,219,740	-£2,475,752	-£4,227,396	-£5,296,344
60% LAR : 40% CIR	15%	£175,356	-£2,833,363	-£2,855,039	-£2,899,115	-£3,154,816	-£4,904,602	-£5,972,516
60% LAR : 40% CIR	20%	-£590,072	-£3,517,122	-£3,538,736	-£3,582,698	-£3,838,119	-£5,586,213	-£6,653,188
60% LAR : 40% CIR	25%	-£1,362,356	-£4,205,031	-£4,226,589	-£4,270,451	-£4,525,617	-£6,272,189	-£7,338,319
60% LAR : 40% CIR	30%	-£2,138,779	-£4,897,051	-£4,918,561	-£4,962,331	-£5,217,272	-£6,962,488	-£8,027,864
60% LAR : 40% CIR	35%	-£2,919,302	-£5,593,142	-£5,614,608	-£5,658,300	-£5,913,041	-£7,657,067	-£8,721,781
60% LAR : 40% CIR	40%	-£3,703,883	-£6,293,261	-£6,314,693	-£6,358,316	-£6,612,886	-£8,355,882	-£9,420,025
60% LAR : 40% CIR	45%	-£4,492,480	-£6,997,370	-£7,018,774	-£7,062,338	-£7,316,764	-£9,058,893	-£10,122,554
60% LAR : 40% CIR	50%	-£5,285,056	-£7,705,428	-£7,726,809	-£7,770,326	-£8,024,635	-£9,766,055	-£10,829,323

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£36,639,669	-£39,866,993	-£39,888,899	-£39,933,381	-£40,190,098	-£41,945,978	-£43,017,277
60% LAR : 40% CIR	5%	-£37,383,637	-£40,538,058	-£40,559,880	-£40,604,216	-£40,860,565	-£42,614,242	-£43,684,316
60% LAR : 40% CIR	10%	-£38,131,842	-£41,213,394	-£41,235,141	-£41,279,340	-£41,535,352	-£43,286,996	-£44,355,944
60% LAR : 40% CIR	15%	-£38,884,244	-£41,892,963	-£41,914,639	-£41,958,715	-£42,214,416	-£43,964,202	-£45,032,116
60% LAR : 40% CIR	20%	-£39,649,672	-£42,576,722	-£42,598,336	-£42,642,298	-£42,897,719	-£44,645,813	-£45,712,788
60% LAR : 40% CIR	25%	-£40,421,956	-£43,264,631	-£43,286,189	-£43,330,051	-£43,585,217	-£45,331,789	-£46,397,919
60% LAR : 40% CIR	30%	-£41,198,379	-£43,956,651	-£43,978,161	-£44,021,931	-£44,276,872	-£46,022,088	-£47,087,464
60% LAR : 40% CIR	35%	-£41,978,902	-£44,652,742	-£44,674,208	-£44,717,900	-£44,972,641	-£46,716,667	-£47,781,381
60% LAR : 40% CIR	40%	-£42,763,483	-£45,352,861	-£45,374,293	-£45,417,916	-£45,672,486	-£47,415,482	-£48,479,625
60% LAR : 40% CIR	45%	-£43,552,080	-£46,056,970	-£46,078,374	-£46,121,938	-£46,376,364	-£48,118,493	-£49,182,154
60% LAR : 40% CIR	50%	-£44,344,656	-£46,765,028	-£46,786,409	-£46,829,926	-£47,084,235	-£48,825,655	-£49,888,923

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£20,454,469	-£23,681,793	-£23,703,699	-£23,748,181	-£24,004,898	-£25,760,778	-£26,832,077
60% LAR : 40% CIR	5%	-£21,198,437	-£24,352,858	-£24,374,680	-£24,419,016	-£24,675,365	-£26,429,042	-£27,499,116
60% LAR : 40% CIR	10%	-£21,946,642	-£25,028,194	-£25,049,941	-£25,094,140	-£25,350,152	-£27,101,796	-£28,170,744
60% LAR : 40% CIR	15%	-£22,699,044	-£25,707,763	-£25,729,439	-£25,773,515	-£26,029,216	-£27,779,002	-£28,846,916
60% LAR : 40% CIR	20%	-£23,464,472	-£26,391,522	-£26,413,136	-£26,457,098	-£26,712,519	-£28,460,613	-£29,527,588
60% LAR : 40% CIR	25%	-£24,236,756	-£27,079,431	-£27,100,989	-£27,144,851	-£27,400,017	-£29,146,589	-£30,212,719
60% LAR : 40% CIR	30%	-£25,013,179	-£27,771,451	-£27,792,961	-£27,836,731	-£28,091,672	-£29,836,888	-£30,902,264
60% LAR : 40% CIR	35%	-£25,793,702	-£28,467,542	-£28,489,008	-£28,532,700	-£28,787,441	-£30,531,467	-£31,596,181
60% LAR : 40% CIR	40%	-£26,578,283	-£29,167,661	-£29,189,093	-£29,232,716	-£29,487,286	-£31,230,282	-£32,294,425
60% LAR : 40% CIR	45%	-£27,366,880	-£29,871,770	-£29,893,174	-£29,936,738	-£30,191,164	-£31,933,293	-£32,996,954
60% LAR : 40% CIR	50%	-£28,159,456	-£30,579,828	-£30,601,209	-£30,644,726	-£30,899,035	-£32,640,455	-£33,703,723

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£13,748,069	-£16,975,393	-£16,997,299	-£17,041,781	-£17,298,498	-£19,054,378	-£20,125,677
60% LAR : 40% CIR	5%	-£14,492,037	-£17,646,458	-£17,668,280	-£17,712,616	-£17,968,965	-£19,722,642	-£20,792,716
60% LAR : 40% CIR	10%	-£15,240,242	-£18,321,794	-£18,343,541	-£18,387,740	-£18,643,752	-£20,395,396	-£21,464,344
60% LAR : 40% CIR	15%	-£15,992,644	-£19,001,363	-£19,023,039	-£19,067,115	-£19,322,816	-£21,072,602	-£22,140,516
60% LAR : 40% CIR	20%	-£16,758,072	-£19,685,122	-£19,706,736	-£19,750,698	-£20,006,119	-£21,754,213	-£22,821,188
60% LAR : 40% CIR	25%	-£17,530,356	-£20,373,031	-£20,394,589	-£20,438,451	-£20,693,617	-£22,440,189	-£23,506,319
60% LAR : 40% CIR	30%	-£18,306,779	-£21,065,051	-£21,086,561	-£21,130,331	-£21,385,272	-£23,130,488	-£24,195,864
60% LAR : 40% CIR	35%	-£19,087,302	-£21,761,142	-£21,782,608	-£21,826,300	-£22,081,041	-£23,825,067	-£24,889,781
60% LAR : 40% CIR	40%	-£19,871,883	-£22,461,261	-£22,482,693	-£22,526,316	-£22,780,886	-£24,523,882	-£25,588,025
60% LAR : 40% CIR	45%	-£20,660,480	-£23,165,370	-£23,186,774	-£23,230,338	-£23,484,764	-£25,226,893	-£26,290,554
60% LAR : 40% CIR	50%	-£21,453,056	-£23,873,428	-£23,894,809	-£23,938,326	-£24,192,635	-£25,934,055	-£26,997,323

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,820,469	-£9,047,793	-£9,069,699	-£9,114,181	-£9,370,898	-£11,126,778	-£12,198,077
60% LAR : 40% CIR	5%	-£6,564,437	-£9,718,858	-£9,740,680	-£9,785,016	-£10,041,365	-£11,795,042	-£12,865,116
60% LAR : 40% CIR	10%	-£7,312,642	-£10,394,194	-£10,415,941	-£10,460,140	-£10,716,152	-£12,467,796	-£13,536,744
60% LAR : 40% CIR	15%	-£8,065,044	-£11,073,763	-£11,095,439	-£11,139,515	-£11,395,216	-£13,145,002	-£14,212,916
60% LAR : 40% CIR	20%	-£8,830,472	-£11,757,522	-£11,779,136	-£11,823,098	-£12,078,519	-£13,826,613	-£14,893,588
60% LAR : 40% CIR	25%	-£9,602,756	-£12,445,431	-£12,466,989	-£12,510,851	-£12,766,017	-£14,512,589	-£15,578,719
60% LAR : 40% CIR	30%	-£10,379,179	-£13,137,451	-£13,158,961	-£13,202,731	-£13,457,672	-£15,202,888	-£16,268,264
60% LAR : 40% CIR	35%	-£11,159,702	-£13,833,542	-£13,855,008	-£13,898,700	-£14,153,441	-£15,897,467	-£16,962,181
60% LAR : 40% CIR	40%	-£11,944,283	-£14,533,661	-£14,555,093	-£14,598,716	-£14,853,286	-£16,596,282	-£17,660,425
60% LAR : 40% CIR	45%	-£12,732,880	-£15,237,770	-£15,259,174	-£15,302,738	-£15,557,164	-£17,299,293	-£18,362,954
60% LAR : 40% CIR	50%	-£13,525,456	-£15,945,828	-£15,967,209	-£16,010,726	-£16,265,035	-£18,006,455	-£19,069,723

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR for 15 Years	

Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft**

No Units	**42**
Site Area	**0.4 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£4,309,494	£1,064,091	£1,042,513	£998,700	£745,841	-£998,658	-£2,069,958
60% LAR : 40% CIR	5%	£3,471,049	£310,144	£288,649	£244,980	-£7,632	-£1,761,308	-£2,831,383
60% LAR : 40% CIR	10%	£2,628,366	-£454,847	-£476,593	-£520,792	-£776,804	-£2,528,449	-£3,597,397
60% LAR : 40% CIR	15%	£1,781,484	-£1,228,801	-£1,250,477	-£1,294,553	-£1,550,254	-£3,300,040	-£4,367,954
60% LAR : 40% CIR	20%	£930,447	-£2,006,946	-£2,028,560	-£2,072,523	-£2,327,943	-£4,076,038	-£5,143,013
60% LAR : 40% CIR	25%	£75,292	-£2,789,242	-£2,810,800	-£2,854,661	-£3,109,828	-£4,856,400	-£5,922,530
60% LAR : 40% CIR	30%	-£795,903	-£3,575,648	-£3,597,157	-£3,640,928	-£3,895,868	-£5,641,085	-£6,706,460
60% LAR : 40% CIR	35%	-£1,672,344	-£4,366,124	-£4,387,591	-£4,431,283	-£4,686,024	-£6,430,049	-£7,494,763
60% LAR : 40% CIR	40%	-£2,552,845	-£5,160,629	-£5,182,062	-£5,225,684	-£5,480,254	-£7,223,251	-£8,287,392
60% LAR : 40% CIR	45%	-£3,437,363	-£5,959,125	-£5,980,527	-£6,024,092	-£6,278,518	-£8,020,647	-£9,084,307
60% LAR : 40% CIR	50%	-£4,325,859	-£6,761,569	-£6,782,950	-£6,826,467	-£7,080,775	-£8,822,195	-£9,885,463

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£34,750,106	-£37,995,509	-£38,017,087	-£38,060,900	-£38,313,759	-£40,058,258	-£41,129,558
60% LAR : 40% CIR	5%	-£35,588,551	-£38,749,456	-£38,770,951	-£38,814,620	-£39,067,232	-£40,820,908	-£41,890,983
60% LAR : 40% CIR	10%	-£36,431,234	-£39,514,447	-£39,536,193	-£39,580,392	-£39,836,404	-£41,588,049	-£42,656,997
60% LAR : 40% CIR	15%	-£37,278,116	-£40,288,401	-£40,310,077	-£40,354,153	-£40,609,854	-£42,359,640	-£43,427,554
60% LAR : 40% CIR	20%	-£38,129,153	-£41,066,546	-£41,088,160	-£41,132,123	-£41,387,543	-£43,135,638	-£44,202,613
60% LAR : 40% CIR	25%	-£38,984,308	-£41,848,842	-£41,870,400	-£41,914,261	-£42,169,428	-£43,916,000	-£44,982,130
60% LAR : 40% CIR	30%	-£39,855,503	-£42,635,248	-£42,656,757	-£42,700,528	-£42,955,468	-£44,700,685	-£45,766,060
60% LAR : 40% CIR	35%	-£40,731,944	-£43,425,724	-£43,447,191	-£43,490,883	-£43,745,624	-£45,489,649	-£46,554,363
60% LAR : 40% CIR	40%	-£41,612,445	-£44,220,229	-£44,241,662	-£44,285,284	-£44,539,854	-£46,282,851	-£47,346,992
60% LAR : 40% CIR	45%	-£42,496,963	-£45,018,725	-£45,040,127	-£45,083,692	-£45,338,118	-£47,080,247	-£48,143,907
60% LAR : 40% CIR	50%	-£43,385,459	-£45,821,169	-£45,842,550	-£45,886,067	-£46,140,375	-£47,881,795	-£48,945,063

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£18,564,906	-£21,810,309	-£21,831,887	-£21,875,700	-£22,128,559	-£23,873,058	-£24,944,358
60% LAR : 40% CIR	5%	-£19,403,351	-£22,564,256	-£22,585,751	-£22,629,420	-£22,882,032	-£24,635,708	-£25,705,783
60% LAR : 40% CIR	10%	-£20,246,034	-£23,329,247	-£23,350,993	-£23,395,192	-£23,651,204	-£25,402,849	-£26,471,797
60% LAR : 40% CIR	15%	-£21,092,916	-£24,103,201	-£24,124,877	-£24,168,953	-£24,424,654	-£26,174,440	-£27,242,354
60% LAR : 40% CIR	20%	-£21,943,953	-£24,881,346	-£24,902,960	-£24,946,923	-£25,202,343	-£26,950,438	-£28,017,413
60% LAR : 40% CIR	25%	-£22,799,108	-£25,663,642	-£25,685,200	-£25,729,061	-£25,984,228	-£27,730,800	-£28,796,930
60% LAR : 40% CIR	30%	-£23,670,303	-£26,450,048	-£26,471,557	-£26,515,328	-£26,770,268	-£28,515,485	-£29,580,860
60% LAR : 40% CIR	35%	-£24,546,744	-£27,240,524	-£27,261,991	-£27,305,683	-£27,560,424	-£29,304,449	-£30,369,163
60% LAR : 40% CIR	40%	-£25,427,245	-£28,035,029	-£28,056,462	-£28,100,084	-£28,354,654	-£30,097,651	-£31,161,792
60% LAR : 40% CIR	45%	-£26,311,763	-£28,833,525	-£28,854,927	-£28,898,492	-£29,152,918	-£30,895,047	-£31,958,707
60% LAR : 40% CIR	50%	-£27,200,259	-£29,635,969	-£29,657,350	-£29,700,867	-£29,955,175	-£31,696,595	-£32,759,863

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,858,506	-£15,103,909	-£15,125,487	-£15,169,300	-£15,422,159	-£17,166,658	-£18,237,958
60% LAR : 40% CIR	5%	-£12,696,951	-£15,857,856	-£15,879,351	-£15,923,020	-£16,175,632	-£17,929,308	-£18,999,383
60% LAR : 40% CIR	10%	-£13,539,634	-£16,622,847	-£16,644,593	-£16,688,792	-£16,944,804	-£18,696,449	-£19,765,397
60% LAR : 40% CIR	15%	-£14,386,516	-£17,396,801	-£17,418,477	-£17,462,553	-£17,718,254	-£19,468,040	-£20,535,954
60% LAR : 40% CIR	20%	-£15,237,553	-£18,174,946	-£18,196,560	-£18,240,523	-£18,495,943	-£20,244,038	-£21,311,013
60% LAR : 40% CIR	25%	-£16,092,708	-£18,957,242	-£18,978,800	-£19,022,661	-£19,277,828	-£21,024,400	-£22,090,530
60% LAR : 40% CIR	30%	-£16,963,903	-£19,743,648	-£19,765,157	-£19,808,928	-£20,063,868	-£21,809,085	-£22,874,460
60% LAR : 40% CIR	35%	-£17,840,344	-£20,534,124	-£20,555,591	-£20,599,283	-£20,854,024	-£22,598,049	-£23,662,763
60% LAR : 40% CIR	40%	-£18,720,845	-£21,328,629	-£21,350,062	-£21,393,684	-£21,648,254	-£23,391,251	-£24,455,392
60% LAR : 40% CIR	45%	-£19,605,363	-£22,127,125	-£22,148,527	-£22,192,092	-£22,446,518	-£24,188,647	-£25,252,307
60% LAR : 40% CIR	50%	-£20,493,859	-£22,929,569	-£22,950,950	-£22,994,467	-£23,248,775	-£24,990,195	-£26,053,463

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,930,906	-£7,176,309	-£7,197,887	-£7,241,700	-£7,494,559	-£9,239,058	-£10,310,358
60% LAR : 40% CIR	5%	-£4,769,351	-£7,930,256	-£7,951,751	-£7,995,420	-£8,248,032	-£10,001,708	-£11,071,783
60% LAR : 40% CIR	10%	-£5,612,034	-£8,695,247	-£8,716,993	-£8,761,192	-£9,017,204	-£10,768,849	-£11,837,797
60% LAR : 40% CIR	15%	-£6,458,916	-£9,469,201	-£9,490,877	-£9,534,953	-£9,790,654	-£11,540,440	-£12,608,354
60% LAR : 40% CIR	20%	-£7,309,953	-£10,247,346	-£10,268,960	-£10,312,923	-£10,568,343	-£12,316,438	-£13,383,413
60% LAR : 40% CIR	25%	-£8,165,108	-£11,029,642	-£11,051,200	-£11,095,061	-£11,350,228	-£13,096,800	-£14,162,930
60% LAR : 40% CIR	30%	-£9,036,303	-£11,816,048	-£11,837,557	-£11,881,328	-£12,136,268	-£13,881,485	-£14,946,860
60% LAR : 40% CIR	35%	-£9,912,744	-£12,606,524	-£12,627,991	-£12,671,683	-£12,926,424	-£14,670,449	-£15,735,163
60% LAR : 40% CIR	40%	-£10,793,245	-£13,401,029	-£13,422,462	-£13,466,084	-£13,720,654	-£15,463,651	-£16,527,792
60% LAR : 40% CIR	45%	-£11,677,763	-£14,199,525	-£14,220,927	-£14,264,492	-£14,518,918	-£16,261,047	-£17,324,707
60% LAR : 40% CIR	50%	-£12,566,259	-£15,001,969	-£15,023,350	-£15,066,867	-£15,321,175	-£17,062,595	-£18,125,863

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR for 15 Years	
Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£8,045,270	£4,782,788	£4,761,211	£4,717,398	£4,464,539	£2,735,049	£1,679,850
60% LAR : 40% CIR	5%	£7,029,114	£3,842,906	£3,821,412	£3,777,744	£3,525,246	£1,797,926	£743,933
60% LAR : 40% CIR	10%	£6,008,784	£2,898,817	£2,877,398	£2,833,862	£2,581,699	£856,379	-£199,501
60% LAR : 40% CIR	15%	£4,984,320	£1,950,560	£1,929,209	£1,885,797	£1,633,938	-£90,917	-£1,158,831
60% LAR : 40% CIR	20%	£3,953,749	£998,175	£976,885	£933,583	£682,002	-£1,055,687	-£2,122,662
60% LAR : 40% CIR	25%	£2,909,637	£41,701	£20,467	-£23,082	-£278,249	-£2,024,821	-£3,090,950
60% LAR : 40% CIR	30%	£1,861,448	-£932,841	-£954,350	-£998,121	-£1,253,061	-£2,998,278	-£4,063,653
60% LAR : 40% CIR	35%	£809,221	-£1,912,088	-£1,933,556	-£1,977,247	-£2,231,989	-£3,976,014	-£5,040,728
60% LAR : 40% CIR	40%	-£250,771	-£2,895,366	-£2,916,798	-£2,960,421	-£3,214,991	-£4,957,987	-£6,022,129
60% LAR : 40% CIR	45%	-£1,327,129	-£3,882,634	-£3,904,036	-£3,947,601	-£4,202,026	-£5,944,155	-£7,007,816
60% LAR : 40% CIR	50%	-£2,407,464	-£4,873,849	-£4,895,230	-£4,938,747	-£5,193,056	-£6,934,476	-£7,997,744

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£31,014,330	-£34,276,812	-£34,298,389	-£34,342,202	-£34,595,061	-£36,324,551	-£37,379,750
60% LAR : 40% CIR	5%	-£32,030,486	-£35,216,694	-£35,238,188	-£35,281,856	-£35,534,354	-£37,261,674	-£38,315,667
60% LAR : 40% CIR	10%	-£33,050,816	-£36,160,783	-£36,182,202	-£36,225,738	-£36,477,901	-£38,203,221	-£39,259,101
60% LAR : 40% CIR	15%	-£34,075,280	-£37,109,040	-£37,130,391	-£37,173,803	-£37,425,662	-£39,150,517	-£40,218,431
60% LAR : 40% CIR	20%	-£35,105,851	-£38,061,425	-£38,082,715	-£38,126,017	-£38,377,598	-£40,115,287	-£41,182,262
60% LAR : 40% CIR	25%	-£36,149,963	-£39,017,899	-£39,039,133	-£39,082,682	-£39,337,849	-£41,084,421	-£42,150,550
60% LAR : 40% CIR	30%	-£37,198,152	-£39,992,441	-£40,013,950	-£40,057,721	-£40,312,661	-£42,057,878	-£43,123,253
60% LAR : 40% CIR	35%	-£38,250,379	-£40,971,688	-£40,993,156	-£41,036,847	-£41,291,589	-£43,035,614	-£44,100,328
60% LAR : 40% CIR	40%	-£39,310,371	-£41,954,966	-£41,976,398	-£42,020,021	-£42,274,591	-£44,017,587	-£45,081,729
60% LAR : 40% CIR	45%	-£40,386,729	-£42,942,234	-£42,963,636	-£43,007,201	-£43,261,626	-£45,003,755	-£46,067,416
60% LAR : 40% CIR	50%	-£41,467,064	-£43,933,449	-£43,954,830	-£43,998,347	-£44,252,656	-£45,994,076	-£47,057,344

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£14,829,130	-£18,091,612	-£18,113,189	-£18,157,002	-£18,409,861	-£20,139,351	-£21,194,550
60% LAR : 40% CIR	5%	-£15,845,286	-£19,031,494	-£19,052,988	-£19,096,656	-£19,349,154	-£21,076,474	-£22,130,467
60% LAR : 40% CIR	10%	-£16,865,616	-£19,975,583	-£19,997,002	-£20,040,538	-£20,292,701	-£22,018,021	-£23,073,901
60% LAR : 40% CIR	15%	-£17,890,080	-£20,923,840	-£20,945,191	-£20,988,603	-£21,240,462	-£22,965,317	-£24,033,231
60% LAR : 40% CIR	20%	-£18,920,651	-£21,876,225	-£21,897,515	-£21,940,817	-£22,192,398	-£23,930,087	-£24,997,062
60% LAR : 40% CIR	25%	-£19,964,763	-£22,832,699	-£22,853,933	-£22,897,482	-£23,152,649	-£24,899,221	-£25,965,350
60% LAR : 40% CIR	30%	-£21,012,952	-£23,807,241	-£23,828,750	-£23,872,521	-£24,127,461	-£25,872,678	-£26,938,053
60% LAR : 40% CIR	35%	-£22,065,179	-£24,786,488	-£24,807,956	-£24,851,647	-£25,106,389	-£26,850,414	-£27,915,128
60% LAR : 40% CIR	40%	-£23,125,171	-£25,769,766	-£25,791,198	-£25,834,821	-£26,089,391	-£27,832,387	-£28,896,529
60% LAR : 40% CIR	45%	-£24,201,529	-£26,757,034	-£26,778,436	-£26,822,001	-£27,076,426	-£28,818,555	-£29,882,216
60% LAR : 40% CIR	50%	-£25,281,864	-£27,748,249	-£27,769,630	-£27,813,147	-£28,067,456	-£29,808,876	-£30,872,144

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,122,730	-£11,385,212	-£11,406,789	-£11,450,602	-£11,703,461	-£13,432,951	-£14,488,150
60% LAR : 40% CIR	5%	-£9,138,886	-£12,325,094	-£12,346,588	-£12,390,256	-£12,642,754	-£14,370,074	-£15,424,067
60% LAR : 40% CIR	10%	-£10,159,216	-£13,269,183	-£13,290,602	-£13,334,138	-£13,586,301	-£15,311,621	-£16,367,501
60% LAR : 40% CIR	15%	-£11,183,680	-£14,217,440	-£14,238,791	-£14,282,203	-£14,534,062	-£16,258,917	-£17,326,831
60% LAR : 40% CIR	20%	-£12,214,251	-£15,169,825	-£15,191,115	-£15,234,417	-£15,485,998	-£17,223,687	-£18,290,662
60% LAR : 40% CIR	25%	-£13,258,363	-£16,126,299	-£16,147,533	-£16,191,082	-£16,446,249	-£18,192,821	-£19,258,950
60% LAR : 40% CIR	30%	-£14,306,552	-£17,100,841	-£17,122,350	-£17,166,121	-£17,421,061	-£19,166,278	-£20,231,653
60% LAR : 40% CIR	35%	-£15,358,779	-£18,080,088	-£18,101,556	-£18,145,247	-£18,399,989	-£20,144,014	-£21,208,728
60% LAR : 40% CIR	40%	-£16,418,771	-£19,063,366	-£19,084,798	-£19,128,421	-£19,382,991	-£21,125,987	-£22,190,129
60% LAR : 40% CIR	45%	-£17,495,129	-£20,050,634	-£20,072,036	-£20,115,601	-£20,370,026	-£22,112,155	-£23,175,816
60% LAR : 40% CIR	50%	-£18,575,464	-£21,041,849	-£21,063,230	-£21,106,747	-£21,361,056	-£23,102,476	-£24,165,744

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£195,130	-£3,457,612	-£3,479,189	-£3,523,002	-£3,775,861	-£5,505,351	-£6,560,550
60% LAR : 40% CIR	5%	-£1,211,286	-£4,397,494	-£4,418,988	-£4,462,656	-£4,715,154	-£6,442,474	-£7,496,467
60% LAR : 40% CIR	10%	-£2,231,616	-£5,341,583	-£5,363,002	-£5,406,538	-£5,658,701	-£7,384,021	-£8,439,901
60% LAR : 40% CIR	15%	-£3,256,080	-£6,289,840	-£6,311,191	-£6,354,603	-£6,606,462	-£8,331,317	-£9,399,231
60% LAR : 40% CIR	20%	-£4,286,651	-£7,242,225	-£7,263,515	-£7,306,817	-£7,558,398	-£9,296,087	-£10,363,062
60% LAR : 40% CIR	25%	-£5,330,763	-£8,198,699	-£8,219,933	-£8,263,482	-£8,518,649	-£10,265,221	-£11,331,350
60% LAR : 40% CIR	30%	-£6,378,952	-£9,173,241	-£9,194,750	-£9,238,521	-£9,493,461	-£11,238,678	-£12,304,053
60% LAR : 40% CIR	35%	-£7,431,179	-£10,152,488	-£10,173,956	-£10,217,647	-£10,472,389	-£12,216,414	-£13,281,128
60% LAR : 40% CIR	40%	-£8,491,171	-£11,135,766	-£11,157,198	-£11,200,821	-£11,455,391	-£13,198,387	-£14,262,529
60% LAR : 40% CIR	45%	-£9,567,529	-£12,123,034	-£12,144,436	-£12,188,001	-£12,442,426	-£14,184,555	-£15,248,216
60% LAR : 40% CIR	50%	-£10,647,864	-£13,114,249	-£13,135,630	-£13,179,147	-£13,433,456	-£15,174,876	-£16,238,144

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR for 15 Years

Value Area	**Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft**

No Units	**42**
Site Area	**0.4 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£12,711,219	£9,379,210	£9,357,957	£9,314,802	£9,065,744	£7,362,245	£6,322,905
60% LAR : 40% CIR	5%	£11,461,766	£8,219,758	£8,198,587	£8,155,575	£7,906,872	£6,205,512	£5,159,887
60% LAR : 40% CIR	10%	£10,208,138	£7,056,163	£7,035,065	£6,992,185	£6,743,810	£5,039,915	£3,987,033
60% LAR : 40% CIR	15%	£8,950,376	£5,888,462	£5,867,432	£5,824,672	£5,576,598	£3,861,567	£2,809,701
60% LAR : 40% CIR	20%	£7,688,520	£4,716,695	£4,695,584	£4,652,282	£4,400,701	£2,678,877	£1,627,937
60% LAR : 40% CIR	25%	£6,422,608	£3,527,981	£3,506,746	£3,463,545	£3,212,214	£1,491,890	£441,783
60% LAR : 40% CIR	30%	£5,152,679	£2,335,040	£2,313,854	£2,270,741	£2,019,632	£300,645	-£760,145
60% LAR : 40% CIR	35%	£3,878,774	£1,138,090	£1,116,946	£1,073,911	£822,998	-£908,470	-£1,973,184
60% LAR : 40% CIR	40%	£2,587,343	-£63,787	-£85,218	-£128,842	-£383,412	-£2,126,407	-£3,190,550
60% LAR : 40% CIR	45%	£1,290,966	-£1,287,019	-£1,308,422	-£1,351,987	-£1,606,412	-£3,348,541	-£4,412,202
60% LAR : 40% CIR	50%	-£9,470	-£2,514,200	-£2,535,581	-£2,579,098	-£2,833,406	-£4,574,826	-£5,638,094

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£26,348,381	-£29,680,390	-£29,701,643	-£29,744,798	-£29,993,856	-£31,697,355	-£32,736,695
60% LAR : 40% CIR	5%	-£27,597,834	-£30,839,842	-£30,861,013	-£30,904,025	-£31,152,728	-£32,854,088	-£33,899,713
60% LAR : 40% CIR	10%	-£28,851,462	-£32,003,437	-£32,024,535	-£32,067,415	-£32,315,790	-£34,019,685	-£35,072,567
60% LAR : 40% CIR	15%	-£30,109,224	-£33,171,138	-£33,192,168	-£33,234,928	-£33,483,002	-£35,198,033	-£36,249,899
60% LAR : 40% CIR	20%	-£31,371,080	-£34,342,905	-£34,364,016	-£34,407,318	-£34,658,899	-£36,380,723	-£37,431,663
60% LAR : 40% CIR	25%	-£32,636,992	-£35,531,619	-£35,552,854	-£35,596,055	-£35,847,386	-£37,567,710	-£38,617,817
60% LAR : 40% CIR	30%	-£33,906,921	-£36,724,560	-£36,745,746	-£36,788,859	-£37,039,968	-£38,758,955	-£39,819,745
60% LAR : 40% CIR	35%	-£35,180,826	-£37,921,510	-£37,942,654	-£37,985,689	-£38,236,602	-£39,968,070	-£41,032,784
60% LAR : 40% CIR	40%	-£36,472,257	-£39,123,387	-£39,144,818	-£39,188,442	-£39,443,012	-£41,186,007	-£42,250,150
60% LAR : 40% CIR	45%	-£37,768,634	-£40,346,619	-£40,368,022	-£40,411,587	-£40,666,012	-£42,408,141	-£43,471,802
60% LAR : 40% CIR	50%	-£39,069,070	-£41,573,800	-£41,595,181	-£41,638,698	-£41,893,006	-£43,634,426	-£44,697,694

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,163,181	-£13,495,190	-£13,516,443	-£13,559,598	-£13,808,656	-£15,512,155	-£16,551,495
60% LAR : 40% CIR	5%	-£11,412,634	-£14,654,642	-£14,675,813	-£14,718,825	-£14,967,528	-£16,668,888	-£17,714,513
60% LAR : 40% CIR	10%	-£12,666,262	-£15,818,237	-£15,839,335	-£15,882,215	-£16,130,590	-£17,834,485	-£18,887,367
60% LAR : 40% CIR	15%	-£13,924,024	-£16,985,938	-£17,006,968	-£17,049,728	-£17,297,802	-£19,012,833	-£20,064,699
60% LAR : 40% CIR	20%	-£15,185,880	-£18,157,705	-£18,178,816	-£18,222,118	-£18,473,699	-£20,195,523	-£21,246,463
60% LAR : 40% CIR	25%	-£16,451,792	-£19,346,419	-£19,367,654	-£19,410,855	-£19,662,186	-£21,382,510	-£22,432,617
60% LAR : 40% CIR	30%	-£17,721,721	-£20,539,360	-£20,560,546	-£20,603,659	-£20,854,768	-£22,573,755	-£23,634,545
60% LAR : 40% CIR	35%	-£18,995,626	-£21,736,310	-£21,757,454	-£21,800,489	-£22,051,402	-£23,782,870	-£24,847,584
60% LAR : 40% CIR	40%	-£20,287,057	-£22,938,187	-£22,959,618	-£23,003,242	-£23,257,812	-£25,000,807	-£26,064,950
60% LAR : 40% CIR	45%	-£21,583,434	-£24,161,419	-£24,182,822	-£24,226,387	-£24,480,812	-£26,222,941	-£27,286,602
60% LAR : 40% CIR	50%	-£22,883,870	-£25,388,600	-£25,409,981	-£25,453,498	-£25,707,806	-£27,449,226	-£28,512,494

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,456,781	-£6,788,790	-£6,810,043	-£6,853,198	-£7,102,256	-£8,805,755	-£9,845,095
60% LAR : 40% CIR	5%	-£4,706,234	-£7,948,242	-£7,969,413	-£8,012,425	-£8,261,128	-£9,962,488	-£11,008,113
60% LAR : 40% CIR	10%	-£5,959,862	-£9,111,837	-£9,132,935	-£9,175,815	-£9,424,190	-£11,128,085	-£12,180,967
60% LAR : 40% CIR	15%	-£7,217,624	-£10,279,538	-£10,300,568	-£10,343,328	-£10,591,402	-£12,306,433	-£13,358,299
60% LAR : 40% CIR	20%	-£8,479,480	-£11,451,305	-£11,472,416	-£11,515,718	-£11,767,299	-£13,489,123	-£14,540,063
60% LAR : 40% CIR	25%	-£9,745,392	-£12,640,019	-£12,661,254	-£12,704,455	-£12,955,786	-£14,676,110	-£15,726,217
60% LAR : 40% CIR	30%	-£11,015,321	-£13,832,960	-£13,854,146	-£13,897,259	-£14,148,368	-£15,867,355	-£16,928,145
60% LAR : 40% CIR	35%	-£12,289,226	-£15,029,910	-£15,051,054	-£15,094,089	-£15,345,002	-£17,076,470	-£18,141,184
60% LAR : 40% CIR	40%	-£13,580,657	-£16,231,787	-£16,253,218	-£16,296,842	-£16,551,412	-£18,294,407	-£19,358,550
60% LAR : 40% CIR	45%	-£14,877,034	-£17,455,019	-£17,476,422	-£17,519,987	-£17,774,412	-£19,516,541	-£20,580,202
60% LAR : 40% CIR	50%	-£16,177,470	-£18,682,200	-£18,703,581	-£18,747,098	-£19,001,406	-£20,742,826	-£21,806,094

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,470,819	£1,138,810	£1,117,557	£1,074,402	£825,344	-£878,155	-£1,917,495
60% LAR : 40% CIR	5%	£3,221,366	-£20,642	-£41,813	-£84,825	-£333,528	-£2,034,888	-£3,080,513
60% LAR : 40% CIR	10%	£1,967,738	-£1,184,237	-£1,205,335	-£1,248,215	-£1,496,590	-£3,200,485	-£4,253,367
60% LAR : 40% CIR	15%	£709,976	-£2,351,938	-£2,372,968	-£2,415,728	-£2,663,802	-£4,378,833	-£5,430,699
60% LAR : 40% CIR	20%	-£551,880	-£3,523,705	-£3,544,816	-£3,588,118	-£3,839,699	-£5,561,523	-£6,612,463
60% LAR : 40% CIR	25%	-£1,817,792	-£4,712,419	-£4,733,654	-£4,776,855	-£5,028,186	-£6,748,510	-£7,798,617
60% LAR : 40% CIR	30%	-£3,087,721	-£5,905,360	-£5,926,546	-£5,969,659	-£6,220,768	-£7,939,755	-£9,000,545
60% LAR : 40% CIR	35%	-£4,361,626	-£7,102,310	-£7,123,454	-£7,166,489	-£7,417,402	-£9,148,870	-£10,213,584
60% LAR : 40% CIR	40%	-£5,653,057	-£8,304,187	-£8,325,618	-£8,369,242	-£8,623,812	-£10,366,807	-£11,430,950
60% LAR : 40% CIR	45%	-£6,949,434	-£9,527,419	-£9,548,822	-£9,592,387	-£9,846,812	-£11,588,941	-£12,652,602
60% LAR : 40% CIR	50%	-£8,249,870	-£10,754,600	-£10,775,981	-£10,819,498	-£11,073,806	-£12,815,226	-£13,878,494

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 80% MR for 15 Years	
Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£15,510,789	£12,134,014	£12,112,761	£12,069,606	£11,820,548	£10,117,049	£9,077,709
60% LAR : 40% CIR	5%	£14,121,356	£10,836,823	£10,815,650	£10,772,639	£10,523,936	£8,822,576	£7,784,422
60% LAR : 40% CIR	10%	£12,727,751	£9,535,486	£9,514,389	£9,471,508	£9,223,133	£7,523,743	£6,486,686
60% LAR : 40% CIR	15%	£11,330,011	£8,230,046	£8,209,015	£8,166,255	£7,918,182	£6,220,596	£5,180,372
60% LAR : 40% CIR	20%	£9,928,176	£6,920,538	£6,899,569	£6,856,918	£6,609,118	£4,910,097	£3,859,157
60% LAR : 40% CIR	25%	£8,522,284	£5,607,004	£5,586,089	£5,543,537	£5,295,983	£3,583,657	£2,533,551
60% LAR : 40% CIR	30%	£7,112,377	£4,287,357	£4,266,170	£4,223,058	£3,971,949	£2,252,961	£1,203,596
60% LAR : 40% CIR	35%	£5,698,494	£2,950,956	£2,929,811	£2,886,777	£2,635,864	£918,049	-£132,657
60% LAR : 40% CIR	40%	£4,280,673	£1,610,585	£1,589,477	£1,546,510	£1,295,765	-£427,460	-£1,491,603
60% LAR : 40% CIR	45%	£2,849,856	£266,286	£245,205	£202,295	-£49,044	-£1,791,173	-£2,854,833
60% LAR : 40% CIR	50%	£1,407,845	-£1,098,410	-£1,119,791	-£1,163,308	-£1,417,616	-£3,159,037	-£4,222,305

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£23,548,811	-£26,925,586	-£26,946,839	-£26,989,994	-£27,239,052	-£28,942,551	-£29,981,891
60% LAR : 40% CIR	5%	-£24,938,244	-£28,222,777	-£28,243,950	-£28,286,961	-£28,535,664	-£30,237,024	-£31,275,178
60% LAR : 40% CIR	10%	-£26,331,849	-£29,524,114	-£29,545,211	-£29,588,092	-£29,836,467	-£31,535,857	-£32,572,914
60% LAR : 40% CIR	15%	-£27,729,589	-£30,829,554	-£30,850,585	-£30,893,345	-£31,141,418	-£32,839,004	-£33,879,228
60% LAR : 40% CIR	20%	-£29,131,424	-£32,139,062	-£32,160,031	-£32,202,682	-£32,450,482	-£34,149,503	-£35,200,443
60% LAR : 40% CIR	25%	-£30,537,316	-£33,452,596	-£33,473,511	-£33,516,063	-£33,763,617	-£35,475,943	-£36,526,049
60% LAR : 40% CIR	30%	-£31,947,223	-£34,772,243	-£34,793,430	-£34,836,542	-£35,087,651	-£36,806,639	-£37,856,004
60% LAR : 40% CIR	35%	-£33,361,106	-£36,108,644	-£36,129,789	-£36,172,823	-£36,423,736	-£38,141,551	-£39,192,257
60% LAR : 40% CIR	40%	-£34,778,927	-£37,449,015	-£37,470,123	-£37,513,090	-£37,763,835	-£39,487,060	-£40,551,203
60% LAR : 40% CIR	45%	-£36,209,744	-£38,793,314	-£38,814,395	-£38,857,305	-£39,108,644	-£40,850,773	-£41,914,433
60% LAR : 40% CIR	50%	-£37,651,755	-£40,158,010	-£40,179,391	-£40,222,908	-£40,477,216	-£42,218,637	-£43,281,905

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,363,611	-£10,740,386	-£10,761,639	-£10,804,794	-£11,053,852	-£12,757,351	-£13,796,691
60% LAR : 40% CIR	5%	-£8,753,044	-£12,037,577	-£12,058,750	-£12,101,761	-£12,350,464	-£14,051,824	-£15,089,978
60% LAR : 40% CIR	10%	-£10,146,649	-£13,338,914	-£13,360,011	-£13,402,892	-£13,651,267	-£15,350,657	-£16,387,714
60% LAR : 40% CIR	15%	-£11,544,389	-£14,644,354	-£14,665,385	-£14,708,145	-£14,956,218	-£16,653,804	-£17,694,028
60% LAR : 40% CIR	20%	-£12,946,224	-£15,953,862	-£15,974,831	-£16,017,482	-£16,265,282	-£17,964,303	-£19,015,243
60% LAR : 40% CIR	25%	-£14,352,116	-£17,267,396	-£17,288,311	-£17,330,863	-£17,578,417	-£19,290,743	-£20,340,849
60% LAR : 40% CIR	30%	-£15,762,023	-£18,587,043	-£18,608,230	-£18,651,342	-£18,902,451	-£20,621,439	-£21,670,804
60% LAR : 40% CIR	35%	-£17,175,906	-£19,923,444	-£19,944,589	-£19,987,623	-£20,238,536	-£21,956,351	-£23,007,057
60% LAR : 40% CIR	40%	-£18,593,727	-£21,263,815	-£21,284,923	-£21,327,890	-£21,578,635	-£23,301,860	-£24,366,003
60% LAR : 40% CIR	45%	-£20,024,544	-£22,608,114	-£22,629,195	-£22,672,105	-£22,923,444	-£24,665,573	-£25,729,233
60% LAR : 40% CIR	50%	-£21,466,555	-£23,972,810	-£23,994,191	-£24,037,708	-£24,292,016	-£26,033,437	-£27,096,705

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£657,211	-£4,033,986	-£4,055,239	-£4,098,394	-£4,347,452	-£6,050,951	-£7,090,291
60% LAR : 40% CIR	5%	-£2,046,644	-£5,331,177	-£5,352,350	-£5,395,361	-£5,644,064	-£7,345,424	-£8,383,578
60% LAR : 40% CIR	10%	-£3,440,249	-£6,632,514	-£6,653,611	-£6,696,492	-£6,944,867	-£8,644,257	-£9,681,314
60% LAR : 40% CIR	15%	-£4,837,989	-£7,937,954	-£7,958,985	-£8,001,745	-£8,249,818	-£9,947,404	-£10,987,628
60% LAR : 40% CIR	20%	-£6,239,824	-£9,247,462	-£9,268,431	-£9,311,082	-£9,558,882	-£11,257,903	-£12,308,843
60% LAR : 40% CIR	25%	-£7,645,716	-£10,560,996	-£10,581,911	-£10,624,463	-£10,872,017	-£12,584,343	-£13,634,449
60% LAR : 40% CIR	30%	-£9,055,623	-£11,880,643	-£11,901,830	-£11,944,942	-£12,196,051	-£13,915,039	-£14,964,404
60% LAR : 40% CIR	35%	-£10,469,506	-£13,217,044	-£13,238,189	-£13,281,223	-£13,532,136	-£15,249,951	-£16,300,657
60% LAR : 40% CIR	40%	-£11,887,327	-£14,557,415	-£14,578,523	-£14,621,490	-£14,872,235	-£16,595,460	-£17,659,603
60% LAR : 40% CIR	45%	-£13,318,144	-£15,901,714	-£15,922,795	-£15,965,705	-£16,217,044	-£17,959,173	-£19,022,833
60% LAR : 40% CIR	50%	-£14,760,155	-£17,266,410	-£17,287,791	-£17,331,308	-£17,585,616	-£19,327,037	-£20,390,305

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,270,389	£3,893,614	£3,872,361	£3,829,206	£3,580,148	£1,876,649	£837,309
60% LAR : 40% CIR	5%	£5,880,956	£2,596,423	£2,575,250	£2,532,239	£2,283,536	£582,176	-£455,978
60% LAR : 40% CIR	10%	£4,487,351	£1,295,086	£1,273,989	£1,231,108	£982,733	-£716,657	-£1,753,714
60% LAR : 40% CIR	15%	£3,089,611	-£10,354	-£31,385	-£74,145	-£322,218	-£2,019,804	-£3,060,028
60% LAR : 40% CIR	20%	£1,687,776	-£1,319,862	-£1,340,831	-£1,383,482	-£1,631,282	-£3,330,303	-£4,381,243
60% LAR : 40% CIR	25%	£281,884	-£2,633,396	-£2,654,311	-£2,696,863	-£2,944,417	-£4,656,743	-£5,706,849
60% LAR : 40% CIR	30%	-£1,128,023	-£3,953,043	-£3,974,230	-£4,017,342	-£4,268,451	-£5,987,439	-£7,036,804
60% LAR : 40% CIR	35%	-£2,541,906	-£5,289,444	-£5,310,589	-£5,353,623	-£5,604,536	-£7,322,351	-£8,373,057
60% LAR : 40% CIR	40%	-£3,959,727	-£6,629,815	-£6,650,923	-£6,693,890	-£6,944,635	-£8,667,860	-£9,732,003
60% LAR : 40% CIR	45%	-£5,390,544	-£7,974,114	-£7,995,195	-£8,038,105	-£8,289,444	-£10,031,573	-£11,095,233
60% LAR : 40% CIR	50%	-£6,832,555	-£9,338,810	-£9,360,191	-£9,403,708	-£9,658,016	-£11,399,437	-£12,462,705

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR for 15 Years	
No Units	42
Site Area	0.4 Ha

Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft	
Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,993,442	-£7,190,036	-£7,176,454	-£7,220,936	-£7,477,653	-£9,233,532	-£10,304,831
60% LAR : 40% CIR	5%	-£4,461,001	-£7,577,808	-£7,564,277	-£7,608,612	-£7,864,962	-£9,618,638	-£10,688,714
60% LAR : 40% CIR	10%	-£4,932,864	-£7,969,862	-£7,956,380	-£8,000,579	-£8,256,590	-£10,008,235	-£11,077,183
60% LAR : 40% CIR	15%	-£5,408,987	-£8,366,160	-£8,352,720	-£8,396,795	-£8,652,497	-£10,402,282	-£11,470,197
60% LAR : 40% CIR	20%	-£5,889,331	-£8,766,660	-£8,753,258	-£8,797,221	-£9,052,641	-£10,800,736	-£11,867,711
60% LAR : 40% CIR	25%	-£6,373,856	-£9,171,321	-£9,157,955	-£9,201,816	-£9,456,982	-£11,203,554	-£12,269,684
60% LAR : 40% CIR	30%	-£6,862,519	-£9,580,103	-£9,566,767	-£9,610,539	-£9,865,479	-£11,610,696	-£12,676,071
60% LAR : 40% CIR	35%	-£7,355,282	-£9,992,967	-£9,979,657	-£10,023,349	-£10,278,090	-£12,022,116	-£13,086,830
60% LAR : 40% CIR	40%	-£7,852,105	-£10,409,871	-£10,396,584	-£10,440,207	-£10,694,777	-£12,437,773	-£13,501,916
60% LAR : 40% CIR	45%	-£8,352,944	-£10,830,777	-£10,817,507	-£10,861,071	-£11,115,497	-£12,857,626	-£13,921,287
60% LAR : 40% CIR	50%	-£8,857,760	-£11,255,640	-£11,242,384	-£11,285,902	-£11,540,209	-£13,281,631	-£14,344,899

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£43,053,042	-£46,249,636	-£46,236,054	-£46,280,536	-£46,537,253	-£48,293,132	-£49,364,431
60% LAR : 40% CIR	5%	-£43,520,601	-£46,637,408	-£46,623,877	-£46,668,212	-£46,924,562	-£48,678,238	-£49,748,314
60% LAR : 40% CIR	10%	-£43,992,464	-£47,029,462	-£47,015,980	-£47,060,179	-£47,316,190	-£49,067,835	-£50,136,783
60% LAR : 40% CIR	15%	-£44,468,587	-£47,425,760	-£47,412,320	-£47,456,395	-£47,712,097	-£49,461,882	-£50,529,797
60% LAR : 40% CIR	20%	-£44,948,931	-£47,826,260	-£47,812,858	-£47,856,821	-£48,112,241	-£49,860,336	-£50,927,311
60% LAR : 40% CIR	25%	-£45,433,456	-£48,230,921	-£48,217,555	-£48,261,416	-£48,516,582	-£50,263,154	-£51,329,284
60% LAR : 40% CIR	30%	-£45,922,119	-£48,639,703	-£48,626,367	-£48,670,139	-£48,925,079	-£50,670,296	-£51,735,671
60% LAR : 40% CIR	35%	-£46,414,882	-£49,052,567	-£49,039,257	-£49,082,949	-£49,337,690	-£51,081,716	-£52,146,430
60% LAR : 40% CIR	40%	-£46,911,705	-£49,469,471	-£49,456,184	-£49,499,807	-£49,754,377	-£51,497,373	-£52,561,516
60% LAR : 40% CIR	45%	-£47,412,544	-£49,890,377	-£49,877,107	-£49,920,671	-£50,175,097	-£51,917,226	-£52,980,887
60% LAR : 40% CIR	50%	-£47,917,360	-£50,315,240	-£50,301,984	-£50,345,502	-£50,599,809	-£52,341,231	-£53,404,499

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£26,867,842	-£30,064,436	-£30,050,854	-£30,095,336	-£30,352,053	-£32,107,932	-£33,179,231
60% LAR : 40% CIR	5%	-£27,335,401	-£30,452,208	-£30,438,677	-£30,483,012	-£30,739,362	-£32,493,038	-£33,563,114
60% LAR : 40% CIR	10%	-£27,807,264	-£30,844,262	-£30,830,780	-£30,874,979	-£31,130,990	-£32,882,635	-£33,951,583
60% LAR : 40% CIR	15%	-£28,283,387	-£31,240,560	-£31,227,120	-£31,271,195	-£31,526,897	-£33,276,682	-£34,344,597
60% LAR : 40% CIR	20%	-£28,763,731	-£31,641,060	-£31,627,658	-£31,671,621	-£31,927,041	-£33,675,136	-£34,742,111
60% LAR : 40% CIR	25%	-£29,248,256	-£32,045,721	-£32,032,355	-£32,076,216	-£32,331,382	-£34,077,954	-£35,144,084
60% LAR : 40% CIR	30%	-£29,736,919	-£32,454,503	-£32,441,167	-£32,484,939	-£32,739,879	-£34,485,096	-£35,550,471
60% LAR : 40% CIR	35%	-£30,229,682	-£32,867,367	-£32,854,057	-£32,897,749	-£33,152,490	-£34,896,516	-£35,961,230
60% LAR : 40% CIR	40%	-£30,726,505	-£33,284,271	-£33,270,984	-£33,314,607	-£33,569,177	-£35,312,173	-£36,376,316
60% LAR : 40% CIR	45%	-£31,227,344	-£33,705,177	-£33,691,907	-£33,735,471	-£33,989,897	-£35,732,026	-£36,795,687
60% LAR : 40% CIR	50%	-£31,732,160	-£34,130,040	-£34,116,784	-£34,160,302	-£34,414,609	-£36,156,031	-£37,219,299

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£20,161,442	-£23,358,036	-£23,344,454	-£23,388,936	-£23,645,653	-£25,401,532	-£26,472,831
60% LAR : 40% CIR	5%	-£20,629,001	-£23,745,808	-£23,732,277	-£23,776,612	-£24,032,962	-£25,786,638	-£26,856,714
60% LAR : 40% CIR	10%	-£21,100,864	-£24,137,862	-£24,124,380	-£24,168,579	-£24,424,590	-£26,176,235	-£27,245,183
60% LAR : 40% CIR	15%	-£21,576,987	-£24,534,160	-£24,520,720	-£24,564,795	-£24,820,497	-£26,570,282	-£27,638,197
60% LAR : 40% CIR	20%	-£22,057,331	-£24,934,660	-£24,921,258	-£24,965,221	-£25,220,641	-£26,968,736	-£28,035,711
60% LAR : 40% CIR	25%	-£22,541,856	-£25,339,321	-£25,325,955	-£25,369,816	-£25,624,982	-£27,371,554	-£28,437,684
60% LAR : 40% CIR	30%	-£23,030,519	-£25,748,103	-£25,734,767	-£25,778,539	-£26,033,479	-£27,778,696	-£28,844,071
60% LAR : 40% CIR	35%	-£23,523,282	-£26,160,967	-£26,147,657	-£26,191,349	-£26,446,090	-£28,190,116	-£29,254,830
60% LAR : 40% CIR	40%	-£24,020,105	-£26,577,871	-£26,564,584	-£26,608,207	-£26,862,777	-£28,605,773	-£29,669,916
60% LAR : 40% CIR	45%	-£24,520,944	-£26,998,777	-£26,985,507	-£27,029,071	-£27,283,497	-£29,025,626	-£30,089,287
60% LAR : 40% CIR	50%	-£25,025,760	-£27,423,640	-£27,410,384	-£27,453,902	-£27,708,209	-£29,449,631	-£30,512,899

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,233,842	-£15,430,436	-£15,416,854	-£15,461,336	-£15,718,053	-£17,473,932	-£18,545,231
60% LAR : 40% CIR	5%	-£12,701,401	-£15,818,208	-£15,804,677	-£15,849,012	-£16,105,362	-£17,859,038	-£18,929,114
60% LAR : 40% CIR	10%	-£13,173,264	-£16,210,262	-£16,196,780	-£16,240,979	-£16,496,990	-£18,248,635	-£19,317,583
60% LAR : 40% CIR	15%	-£13,649,387	-£16,606,560	-£16,593,120	-£16,637,195	-£16,892,897	-£18,642,682	-£19,710,597
60% LAR : 40% CIR	20%	-£14,129,731	-£17,007,060	-£16,993,658	-£17,037,621	-£17,293,041	-£19,041,136	-£20,108,111
60% LAR : 40% CIR	25%	-£14,614,256	-£17,411,721	-£17,398,355	-£17,442,216	-£17,697,382	-£19,443,954	-£20,510,084
60% LAR : 40% CIR	30%	-£15,102,919	-£17,820,503	-£17,807,167	-£17,850,939	-£18,105,879	-£19,851,096	-£20,916,471
60% LAR : 40% CIR	35%	-£15,595,682	-£18,233,367	-£18,220,057	-£18,263,749	-£18,518,490	-£20,262,516	-£21,327,230
60% LAR : 40% CIR	40%	-£16,092,505	-£18,650,271	-£18,636,984	-£18,680,607	-£18,935,177	-£20,678,173	-£21,742,316
60% LAR : 40% CIR	45%	-£16,593,344	-£19,071,177	-£19,057,907	-£19,101,471	-£19,355,897	-£21,098,026	-£22,161,687
60% LAR : 40% CIR	50%	-£17,098,160	-£19,496,040	-£19,482,784	-£19,526,302	-£19,780,609	-£21,522,031	-£22,585,299

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR for 15 Years	
No Units	42
Site Area	0.4 Ha

Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft
Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£2,075,047	-£5,302,317	-£5,288,735	-£5,333,216	-£5,589,934	-£7,345,812	-£8,417,112
60% LAR : 40% CIR	5%	-£2,638,527	-£5,784,474	-£5,770,944	-£5,815,278	-£6,071,629	-£7,825,304	-£8,895,380
60% LAR : 40% CIR	10%	-£3,206,307	-£6,270,914	-£6,257,432	-£6,301,631	-£6,557,642	-£8,309,288	-£9,378,235
60% LAR : 40% CIR	15%	-£3,778,351	-£6,761,598	-£6,748,158	-£6,792,233	-£7,047,935	-£8,797,720	-£9,865,635
60% LAR : 40% CIR	20%	-£4,354,615	-£7,256,484	-£7,243,083	-£7,287,045	-£7,542,465	-£9,290,561	-£10,357,536
60% LAR : 40% CIR	25%	-£4,935,059	-£7,755,531	-£7,742,165	-£7,786,026	-£8,041,193	-£9,787,765	-£10,853,895
60% LAR : 40% CIR	30%	-£5,519,643	-£8,258,700	-£8,245,364	-£8,289,135	-£8,544,076	-£10,289,291	-£11,354,668
60% LAR : 40% CIR	35%	-£6,108,326	-£8,765,950	-£8,752,640	-£8,796,332	-£9,051,073	-£10,795,098	-£11,859,812
60% LAR : 40% CIR	40%	-£6,701,067	-£9,277,240	-£9,263,952	-£9,307,576	-£9,562,146	-£11,305,141	-£12,369,284
60% LAR : 40% CIR	45%	-£7,297,827	-£9,792,531	-£9,779,261	-£9,822,825	-£10,077,251	-£11,819,380	-£12,883,041
60% LAR : 40% CIR	50%	-£7,898,562	-£10,311,780	-£10,298,525	-£10,342,042	-£10,596,350	-£12,337,771	-£13,401,039

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£41,134,647	-£44,361,917	-£44,348,335	-£44,392,816	-£44,649,534	-£46,405,412	-£47,476,712
60% LAR : 40% CIR	5%	-£41,698,127	-£44,844,074	-£44,830,544	-£44,874,878	-£45,131,229	-£46,884,904	-£47,954,980
60% LAR : 40% CIR	10%	-£42,265,907	-£45,330,514	-£45,317,032	-£45,361,231	-£45,617,242	-£47,368,888	-£48,437,835
60% LAR : 40% CIR	15%	-£42,837,951	-£45,821,198	-£45,807,758	-£45,851,833	-£46,107,535	-£47,857,320	-£48,925,235
60% LAR : 40% CIR	20%	-£43,414,215	-£46,316,084	-£46,302,683	-£46,346,645	-£46,602,065	-£48,350,161	-£49,417,136
60% LAR : 40% CIR	25%	-£43,994,659	-£46,815,131	-£46,801,765	-£46,845,626	-£47,100,793	-£48,847,365	-£49,913,495
60% LAR : 40% CIR	30%	-£44,579,243	-£47,318,300	-£47,304,964	-£47,348,735	-£47,603,676	-£49,348,891	-£50,414,268
60% LAR : 40% CIR	35%	-£45,167,926	-£47,825,550	-£47,812,240	-£47,855,932	-£48,110,673	-£49,854,698	-£50,919,412
60% LAR : 40% CIR	40%	-£45,760,667	-£48,336,840	-£48,323,552	-£48,367,176	-£48,621,746	-£50,364,741	-£51,428,884
60% LAR : 40% CIR	45%	-£46,357,427	-£48,852,131	-£48,838,861	-£48,882,425	-£49,136,851	-£50,878,980	-£51,942,641
60% LAR : 40% CIR	50%	-£46,958,162	-£49,371,380	-£49,358,125	-£49,401,642	-£49,655,950	-£51,397,371	-£52,460,639

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£24,949,447	-£28,176,717	-£28,163,135	-£28,207,616	-£28,464,334	-£30,220,212	-£31,291,512
60% LAR : 40% CIR	5%	-£25,512,927	-£28,658,874	-£28,645,344	-£28,689,678	-£28,946,029	-£30,699,704	-£31,769,780
60% LAR : 40% CIR	10%	-£26,080,707	-£29,145,314	-£29,131,832	-£29,176,031	-£29,432,042	-£31,183,688	-£32,252,635
60% LAR : 40% CIR	15%	-£26,652,751	-£29,635,998	-£29,622,558	-£29,666,633	-£29,922,335	-£31,672,120	-£32,740,035
60% LAR : 40% CIR	20%	-£27,229,015	-£30,130,884	-£30,117,483	-£30,161,445	-£30,416,865	-£32,164,961	-£33,231,936
60% LAR : 40% CIR	25%	-£27,809,459	-£30,629,931	-£30,616,565	-£30,660,426	-£30,915,593	-£32,662,165	-£33,728,295
60% LAR : 40% CIR	30%	-£28,394,043	-£31,133,100	-£31,119,764	-£31,163,535	-£31,418,476	-£33,163,691	-£34,229,068
60% LAR : 40% CIR	35%	-£28,982,726	-£31,640,350	-£31,627,040	-£31,670,732	-£31,925,473	-£33,669,498	-£34,734,212
60% LAR : 40% CIR	40%	-£29,575,467	-£32,151,640	-£32,138,352	-£32,181,976	-£32,436,546	-£34,179,541	-£35,243,684
60% LAR : 40% CIR	45%	-£30,172,227	-£32,666,931	-£32,653,661	-£32,697,225	-£32,951,651	-£34,693,780	-£35,757,441
60% LAR : 40% CIR	50%	-£30,772,962	-£33,186,180	-£33,172,925	-£33,216,442	-£33,470,750	-£35,212,171	-£36,275,439

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£18,243,047	-£21,470,317	-£21,456,735	-£21,501,216	-£21,757,934	-£23,513,812	-£24,585,112
60% LAR : 40% CIR	5%	-£18,806,527	-£21,952,474	-£21,938,944	-£21,983,278	-£22,239,629	-£23,993,304	-£25,063,380
60% LAR : 40% CIR	10%	-£19,374,307	-£22,438,914	-£22,425,432	-£22,469,631	-£22,725,642	-£24,477,288	-£25,546,235
60% LAR : 40% CIR	15%	-£19,946,351	-£22,929,598	-£22,916,158	-£22,960,233	-£23,215,935	-£24,965,720	-£26,033,635
60% LAR : 40% CIR	20%	-£20,522,615	-£23,424,484	-£23,411,083	-£23,455,045	-£23,710,465	-£25,458,561	-£26,525,536
60% LAR : 40% CIR	25%	-£21,103,059	-£23,923,531	-£23,910,165	-£23,954,026	-£24,209,193	-£25,955,765	-£27,021,895
60% LAR : 40% CIR	30%	-£21,687,643	-£24,426,700	-£24,413,364	-£24,457,135	-£24,712,076	-£26,457,291	-£27,522,668
60% LAR : 40% CIR	35%	-£22,276,326	-£24,933,950	-£24,920,640	-£24,964,332	-£25,219,073	-£26,963,098	-£28,027,812
60% LAR : 40% CIR	40%	-£22,869,067	-£25,445,240	-£25,431,952	-£25,475,576	-£25,730,146	-£27,473,141	-£28,537,284
60% LAR : 40% CIR	45%	-£23,465,827	-£25,960,531	-£25,947,261	-£25,990,825	-£26,245,251	-£27,987,380	-£29,051,041
60% LAR : 40% CIR	50%	-£24,066,562	-£26,479,780	-£26,466,525	-£26,510,042	-£26,764,350	-£28,505,771	-£29,569,039

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,315,447	-£13,542,717	-£13,529,135	-£13,573,616	-£13,830,334	-£15,586,212	-£16,657,512
60% LAR : 40% CIR	5%	-£10,878,927	-£14,024,874	-£14,011,344	-£14,055,678	-£14,312,029	-£16,065,704	-£17,135,780
60% LAR : 40% CIR	10%	-£11,446,707	-£14,511,314	-£14,497,832	-£14,542,031	-£14,798,042	-£16,549,688	-£17,618,635
60% LAR : 40% CIR	15%	-£12,018,751	-£15,001,998	-£14,988,558	-£15,032,633	-£15,288,335	-£17,038,120	-£18,106,035
60% LAR : 40% CIR	20%	-£12,595,015	-£15,496,884	-£15,483,483	-£15,527,445	-£15,782,865	-£17,530,961	-£18,597,936
60% LAR : 40% CIR	25%	-£13,175,459	-£15,995,931	-£15,982,565	-£16,026,426	-£16,281,593	-£18,028,165	-£19,094,295
60% LAR : 40% CIR	30%	-£13,760,043	-£16,499,100	-£16,485,764	-£16,529,535	-£16,784,476	-£18,529,691	-£19,595,068
60% LAR : 40% CIR	35%	-£14,348,726	-£17,006,350	-£16,993,040	-£17,036,732	-£17,291,473	-£19,035,498	-£20,100,212
60% LAR : 40% CIR	40%	-£14,941,467	-£17,517,640	-£17,504,352	-£17,547,976	-£17,802,546	-£19,545,541	-£20,609,684
60% LAR : 40% CIR	45%	-£15,538,227	-£18,032,931	-£18,019,661	-£18,063,225	-£18,317,651	-£20,059,780	-£21,123,441
60% LAR : 40% CIR	50%	-£16,138,962	-£18,552,180	-£18,538,925	-£18,582,442	-£18,836,750	-£20,578,171	-£21,641,439

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR for 15 Years		Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft

No Units	**42**	**Sales value inflation**		**Base**
Site Area	**0.4 Ha**	**Build cost inflation**		**Base**
		Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£1,115,849	-£4,358,457	-£4,344,875	-£4,389,357	-£4,646,073	-£6,401,953	-£7,473,252
60% LAR : 40% CIR	5%	-£1,727,289	-£4,887,807	-£4,874,277	-£4,918,611	-£5,174,962	-£6,928,637	-£7,998,713
60% LAR : 40% CIR	10%	-£2,343,030	-£5,421,441	-£5,407,958	-£5,452,157	-£5,708,169	-£7,459,814	-£8,528,762
60% LAR : 40% CIR	15%	-£2,963,033	-£5,959,317	-£5,945,878	-£5,989,953	-£6,245,654	-£7,995,440	-£9,063,354
60% LAR : 40% CIR	20%	-£3,587,257	-£6,501,396	-£6,487,995	-£6,531,957	-£6,787,378	-£8,535,473	-£9,602,448
60% LAR : 40% CIR	25%	-£4,215,662	-£7,047,637	-£7,034,270	-£7,078,131	-£7,333,298	-£9,079,870	-£10,146,000
60% LAR : 40% CIR	30%	-£4,848,205	-£7,597,999	-£7,584,663	-£7,628,433	-£7,883,373	-£9,628,590	-£10,693,966
60% LAR : 40% CIR	35%	-£5,484,848	-£8,152,441	-£8,139,132	-£8,182,823	-£8,437,564	-£10,181,589	-£11,246,303
60% LAR : 40% CIR	40%	-£6,125,549	-£8,710,924	-£8,697,636	-£8,741,260	-£8,995,830	-£10,738,826	-£11,802,968
60% LAR : 40% CIR	45%	-£6,770,268	-£9,273,407	-£9,260,138	-£9,303,703	-£9,558,128	-£11,300,257	-£12,363,918
60% LAR : 40% CIR	50%	-£7,418,963	-£9,839,851	-£9,826,595	-£9,870,112	-£10,124,420	-£11,865,841	-£12,929,108

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£40,175,449	-£43,418,057	-£43,404,475	-£43,448,957	-£43,705,673	-£45,461,553	-£46,532,852
60% LAR : 40% CIR	5%	-£40,786,889	-£43,947,407	-£43,933,877	-£43,978,211	-£44,234,562	-£45,988,237	-£47,058,313
60% LAR : 40% CIR	10%	-£41,402,630	-£44,481,041	-£44,467,558	-£44,511,757	-£44,767,769	-£46,519,414	-£47,588,362
60% LAR : 40% CIR	15%	-£42,022,633	-£45,018,917	-£45,005,478	-£45,049,553	-£45,305,254	-£47,055,040	-£48,122,954
60% LAR : 40% CIR	20%	-£42,646,857	-£45,560,996	-£45,547,595	-£45,591,557	-£45,846,978	-£47,595,073	-£48,662,048
60% LAR : 40% CIR	25%	-£43,275,262	-£46,107,237	-£46,093,870	-£46,137,731	-£46,392,898	-£48,139,470	-£49,205,600
60% LAR : 40% CIR	30%	-£43,907,805	-£46,657,599	-£46,644,263	-£46,688,033	-£46,942,973	-£48,688,190	-£49,753,566
60% LAR : 40% CIR	35%	-£44,544,448	-£47,212,041	-£47,198,732	-£47,242,423	-£47,497,164	-£49,241,189	-£50,305,903
60% LAR : 40% CIR	40%	-£45,185,149	-£47,770,524	-£47,757,236	-£47,800,860	-£48,055,430	-£49,798,426	-£50,862,568
60% LAR : 40% CIR	45%	-£45,829,868	-£48,333,007	-£48,319,738	-£48,363,303	-£48,617,728	-£50,359,857	-£51,423,518
60% LAR : 40% CIR	50%	-£46,478,563	-£48,899,451	-£48,886,195	-£48,929,712	-£49,184,020	-£50,925,441	-£51,988,708

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£23,990,249	-£27,232,857	-£27,219,275	-£27,263,757	-£27,520,473	-£29,276,353	-£30,347,652
60% LAR : 40% CIR	5%	-£24,601,689	-£27,762,207	-£27,748,677	-£27,793,011	-£28,049,362	-£29,803,037	-£30,873,113
60% LAR : 40% CIR	10%	-£25,217,430	-£28,295,841	-£28,282,358	-£28,326,557	-£28,582,569	-£30,334,214	-£31,403,162
60% LAR : 40% CIR	15%	-£25,837,433	-£28,833,717	-£28,820,278	-£28,864,353	-£29,120,054	-£30,869,840	-£31,937,754
60% LAR : 40% CIR	20%	-£26,461,657	-£29,375,796	-£29,362,395	-£29,406,357	-£29,661,778	-£31,409,873	-£32,476,848
60% LAR : 40% CIR	25%	-£27,090,062	-£29,922,037	-£29,908,670	-£29,952,531	-£30,207,698	-£31,954,270	-£33,020,400
60% LAR : 40% CIR	30%	-£27,722,605	-£30,472,399	-£30,459,063	-£30,502,833	-£30,757,773	-£32,502,990	-£33,568,366
60% LAR : 40% CIR	35%	-£28,359,248	-£31,026,841	-£31,013,532	-£31,057,223	-£31,311,964	-£33,055,989	-£34,120,703
60% LAR : 40% CIR	40%	-£28,999,949	-£31,585,324	-£31,572,036	-£31,615,660	-£31,870,230	-£33,613,226	-£34,677,368
60% LAR : 40% CIR	45%	-£29,644,668	-£32,147,807	-£32,134,538	-£32,178,103	-£32,432,528	-£34,174,657	-£35,238,318
60% LAR : 40% CIR	50%	-£30,293,363	-£32,714,251	-£32,700,995	-£32,744,512	-£32,998,820	-£34,740,241	-£35,803,508

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£17,283,849	-£20,526,457	-£20,512,875	-£20,557,357	-£20,814,073	-£22,569,953	-£23,641,252
60% LAR : 40% CIR	5%	-£17,895,289	-£21,055,807	-£21,042,277	-£21,086,611	-£21,342,962	-£23,096,637	-£24,166,713
60% LAR : 40% CIR	10%	-£18,511,030	-£21,589,441	-£21,575,958	-£21,620,157	-£21,876,169	-£23,627,814	-£24,696,762
60% LAR : 40% CIR	15%	-£19,131,033	-£22,127,317	-£22,113,878	-£22,157,953	-£22,413,654	-£24,163,440	-£25,231,354
60% LAR : 40% CIR	20%	-£19,755,257	-£22,669,396	-£22,655,995	-£22,699,957	-£22,955,378	-£24,703,473	-£25,770,448
60% LAR : 40% CIR	25%	-£20,383,662	-£23,215,637	-£23,202,270	-£23,246,131	-£23,501,298	-£25,247,870	-£26,314,000
60% LAR : 40% CIR	30%	-£21,016,205	-£23,765,999	-£23,752,663	-£23,796,433	-£24,051,373	-£25,796,590	-£26,861,966
60% LAR : 40% CIR	35%	-£21,652,848	-£24,320,441	-£24,307,132	-£24,350,823	-£24,605,564	-£26,349,589	-£27,414,303
60% LAR : 40% CIR	40%	-£22,293,549	-£24,878,924	-£24,865,636	-£24,909,260	-£25,163,830	-£26,906,826	-£27,970,968
60% LAR : 40% CIR	45%	-£22,938,268	-£25,441,407	-£25,428,138	-£25,471,703	-£25,726,128	-£27,468,257	-£28,531,918
60% LAR : 40% CIR	50%	-£23,586,963	-£26,007,851	-£25,994,595	-£26,038,112	-£26,292,420	-£28,033,841	-£29,097,108

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,356,249	-£12,598,857	-£12,585,275	-£12,629,757	-£12,886,473	-£14,642,353	-£15,713,652
60% LAR : 40% CIR	5%	-£9,967,689	-£13,128,207	-£13,114,677	-£13,159,011	-£13,415,362	-£15,169,037	-£16,239,113
60% LAR : 40% CIR	10%	-£10,583,430	-£13,661,841	-£13,648,358	-£13,692,557	-£13,948,569	-£15,700,214	-£16,769,162
60% LAR : 40% CIR	15%	-£11,203,433	-£14,199,717	-£14,186,278	-£14,230,353	-£14,486,054	-£16,235,840	-£17,303,754
60% LAR : 40% CIR	20%	-£11,827,657	-£14,741,796	-£14,728,395	-£14,772,357	-£15,027,778	-£16,775,873	-£17,842,848
60% LAR : 40% CIR	25%	-£12,456,062	-£15,288,037	-£15,274,670	-£15,318,531	-£15,573,698	-£17,320,270	-£18,386,400
60% LAR : 40% CIR	30%	-£13,088,605	-£15,838,399	-£15,825,063	-£15,868,833	-£16,123,773	-£17,868,990	-£18,934,366
60% LAR : 40% CIR	35%	-£13,725,248	-£16,392,841	-£16,379,532	-£16,423,223	-£16,677,964	-£18,421,989	-£19,486,703
60% LAR : 40% CIR	40%	-£14,365,949	-£16,951,324	-£16,938,036	-£16,981,660	-£17,236,230	-£18,979,226	-£20,043,368
60% LAR : 40% CIR	45%	-£15,010,668	-£17,513,807	-£17,500,538	-£17,544,103	-£17,798,528	-£19,540,657	-£20,604,318
60% LAR : 40% CIR	50%	-£15,659,363	-£18,080,251	-£18,066,995	-£18,110,512	-£18,364,820	-£20,106,241	-£21,169,508

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR for 15 Years	Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£156,651	-£3,414,597	-£3,401,015	-£3,445,497	-£3,702,213	-£5,458,093	-£6,529,393
60% LAR : 40% CIR	5%	-£816,051	-£3,991,140	-£3,977,610	-£4,021,945	-£4,278,295	-£6,031,971	-£7,102,046
60% LAR : 40% CIR	10%	-£1,479,752	-£4,571,967	-£4,558,485	-£4,602,684	-£4,858,695	-£6,610,340	-£7,679,288
60% LAR : 40% CIR	15%	-£2,147,715	-£5,157,037	-£5,143,597	-£5,187,672	-£5,443,374	-£7,193,159	-£8,261,074
60% LAR : 40% CIR	20%	-£2,819,899	-£5,746,308	-£5,732,907	-£5,776,870	-£6,032,290	-£7,780,385	-£8,847,360
60% LAR : 40% CIR	25%	-£3,496,263	-£6,339,742	-£6,326,375	-£6,370,237	-£6,625,403	-£8,371,975	-£9,438,105
60% LAR : 40% CIR	30%	-£4,176,766	-£6,937,296	-£6,923,960	-£6,967,732	-£7,222,671	-£8,967,888	-£10,033,264
60% LAR : 40% CIR	35%	-£4,861,369	-£7,538,932	-£7,525,622	-£7,569,313	-£7,824,055	-£9,568,081	-£10,632,795
60% LAR : 40% CIR	40%	-£5,550,030	-£8,144,608	-£8,131,321	-£8,174,944	-£8,429,513	-£10,172,510	-£11,236,652
60% LAR : 40% CIR	45%	-£6,242,709	-£8,754,284	-£8,741,016	-£8,784,580	-£9,039,006	-£10,781,135	-£11,844,794
60% LAR : 40% CIR	50%	-£6,939,364	-£9,367,921	-£9,354,665	-£9,398,183	-£9,652,490	-£11,393,912	-£12,457,178

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£39,216,251	-£42,474,197	-£42,460,615	-£42,505,097	-£42,761,813	-£44,517,693	-£45,588,993
60% LAR : 40% CIR	5%	-£39,875,651	-£43,050,740	-£43,037,210	-£43,081,545	-£43,337,895	-£45,091,571	-£46,161,646
60% LAR : 40% CIR	10%	-£40,539,352	-£43,631,567	-£43,618,085	-£43,662,284	-£43,918,295	-£45,669,940	-£46,738,888
60% LAR : 40% CIR	15%	-£41,207,315	-£44,216,637	-£44,203,197	-£44,247,272	-£44,502,974	-£46,252,759	-£47,320,674
60% LAR : 40% CIR	20%	-£41,879,499	-£44,805,908	-£44,792,507	-£44,836,470	-£45,091,890	-£46,839,985	-£47,906,960
60% LAR : 40% CIR	25%	-£42,555,863	-£45,399,342	-£45,385,975	-£45,429,837	-£45,685,003	-£47,431,575	-£48,497,705
60% LAR : 40% CIR	30%	-£43,236,366	-£45,996,896	-£45,983,560	-£46,027,332	-£46,282,271	-£48,027,488	-£49,092,864
60% LAR : 40% CIR	35%	-£43,920,969	-£46,598,532	-£46,585,222	-£46,628,913	-£46,883,655	-£48,627,681	-£49,692,395
60% LAR : 40% CIR	40%	-£44,609,630	-£47,204,208	-£47,190,921	-£47,234,544	-£47,489,113	-£49,232,110	-£50,296,252
60% LAR : 40% CIR	45%	-£45,302,309	-£47,813,884	-£47,800,616	-£47,844,180	-£48,098,606	-£49,840,735	-£50,904,394
60% LAR : 40% CIR	50%	-£45,998,964	-£48,427,521	-£48,414,265	-£48,457,783	-£48,712,090	-£50,453,512	-£51,516,778

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£23,031,051	-£26,288,997	-£26,275,415	-£26,319,897	-£26,576,613	-£28,332,493	-£29,403,793
60% LAR : 40% CIR	5%	-£23,690,451	-£26,865,540	-£26,852,010	-£26,896,345	-£27,152,695	-£28,906,371	-£29,976,446
60% LAR : 40% CIR	10%	-£24,354,152	-£27,446,367	-£27,432,885	-£27,477,084	-£27,733,095	-£29,484,740	-£30,553,688
60% LAR : 40% CIR	15%	-£25,022,115	-£28,031,437	-£28,017,997	-£28,062,072	-£28,317,774	-£30,067,559	-£31,135,474
60% LAR : 40% CIR	20%	-£25,694,299	-£28,620,708	-£28,607,307	-£28,651,270	-£28,906,690	-£30,654,785	-£31,721,760
60% LAR : 40% CIR	25%	-£26,370,663	-£29,214,142	-£29,200,775	-£29,244,637	-£29,499,803	-£31,246,375	-£32,312,505
60% LAR : 40% CIR	30%	-£27,051,166	-£29,811,696	-£29,798,360	-£29,842,132	-£30,097,071	-£31,842,288	-£32,907,664
60% LAR : 40% CIR	35%	-£27,735,769	-£30,413,332	-£30,400,022	-£30,443,713	-£30,698,455	-£32,442,481	-£33,507,195
60% LAR : 40% CIR	40%	-£28,424,430	-£31,019,008	-£31,005,721	-£31,049,344	-£31,303,913	-£33,046,910	-£34,111,052
60% LAR : 40% CIR	45%	-£29,117,109	-£31,628,684	-£31,615,416	-£31,658,980	-£31,913,406	-£33,655,535	-£34,719,194
60% LAR : 40% CIR	50%	-£29,813,764	-£32,242,321	-£32,229,065	-£32,272,583	-£32,526,890	-£34,268,312	-£35,331,578

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£16,324,651	-£19,582,597	-£19,569,015	-£19,613,497	-£19,870,213	-£21,626,093	-£22,697,393
60% LAR : 40% CIR	5%	-£16,984,051	-£20,159,140	-£20,145,610	-£20,189,945	-£20,446,295	-£22,199,971	-£23,270,046
60% LAR : 40% CIR	10%	-£17,647,752	-£20,739,967	-£20,726,485	-£20,770,684	-£21,026,695	-£22,778,340	-£23,847,288
60% LAR : 40% CIR	15%	-£18,315,715	-£21,325,037	-£21,311,597	-£21,355,672	-£21,611,374	-£23,361,159	-£24,429,074
60% LAR : 40% CIR	20%	-£18,987,899	-£21,914,308	-£21,900,907	-£21,944,870	-£22,200,290	-£23,948,385	-£25,015,360
60% LAR : 40% CIR	25%	-£19,664,263	-£22,507,742	-£22,494,375	-£22,538,237	-£22,793,403	-£24,539,975	-£25,606,105
60% LAR : 40% CIR	30%	-£20,344,766	-£23,105,296	-£23,091,960	-£23,135,732	-£23,390,671	-£25,135,888	-£26,201,264
60% LAR : 40% CIR	35%	-£21,029,369	-£23,706,932	-£23,693,622	-£23,737,313	-£23,992,055	-£25,736,081	-£26,800,795
60% LAR : 40% CIR	40%	-£21,718,030	-£24,312,608	-£24,299,321	-£24,342,944	-£24,597,513	-£26,340,510	-£27,404,652
60% LAR : 40% CIR	45%	-£22,410,709	-£24,922,284	-£24,909,016	-£24,952,580	-£25,207,006	-£26,949,135	-£28,012,794
60% LAR : 40% CIR	50%	-£23,107,364	-£25,535,921	-£25,522,665	-£25,566,183	-£25,820,490	-£27,561,912	-£28,625,178

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,397,051	-£11,654,997	-£11,641,415	-£11,685,897	-£11,942,613	-£13,698,493	-£14,769,793
60% LAR : 40% CIR	5%	-£9,056,451	-£12,231,540	-£12,218,010	-£12,262,345	-£12,518,695	-£14,272,371	-£15,342,446
60% LAR : 40% CIR	10%	-£9,720,152	-£12,812,367	-£12,798,885	-£12,843,084	-£13,099,095	-£14,850,740	-£15,919,688
60% LAR : 40% CIR	15%	-£10,388,115	-£13,397,437	-£13,383,997	-£13,428,072	-£13,683,774	-£15,433,559	-£16,501,474
60% LAR : 40% CIR	20%	-£11,060,299	-£13,986,708	-£13,973,307	-£14,017,270	-£14,272,690	-£16,020,785	-£17,087,760
60% LAR : 40% CIR	25%	-£11,736,663	-£14,580,142	-£14,566,775	-£14,610,637	-£14,865,803	-£16,612,375	-£17,678,505
60% LAR : 40% CIR	30%	-£12,417,166	-£15,177,696	-£15,164,360	-£15,208,132	-£15,463,071	-£17,208,288	-£18,273,664
60% LAR : 40% CIR	35%	-£13,101,769	-£15,779,332	-£15,766,022	-£15,809,713	-£16,064,455	-£17,808,481	-£18,873,195
60% LAR : 40% CIR	40%	-£13,790,430	-£16,385,008	-£16,371,721	-£16,415,344	-£16,669,913	-£18,412,910	-£19,477,052
60% LAR : 40% CIR	45%	-£14,483,109	-£16,994,684	-£16,981,416	-£17,024,980	-£17,279,406	-£19,021,535	-£20,085,194
60% LAR : 40% CIR	50%	-£15,179,764	-£17,608,321	-£17,595,065	-£17,638,583	-£17,892,890	-£19,634,312	-£20,697,578

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR for 15 Years

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,735,267	-£1,526,878	-£1,513,296	-£1,557,777	-£1,814,494	-£3,570,374	-£4,641,673
60% LAR : 40% CIR	5%	£991,298	-£2,197,807	-£2,184,277	-£2,228,611	-£2,484,962	-£4,238,637	-£5,308,713
60% LAR : 40% CIR	10%	£243,094	-£2,873,020	-£2,859,537	-£2,903,736	-£3,159,747	-£4,911,393	-£5,980,340
60% LAR : 40% CIR	15%	-£517,079	-£3,552,475	-£3,539,035	-£3,583,110	-£3,838,812	-£5,588,597	-£6,656,512
60% LAR : 40% CIR	20%	-£1,285,183	-£4,236,133	-£4,222,732	-£4,266,694	-£4,522,114	-£6,270,210	-£7,337,185
60% LAR : 40% CIR	25%	-£2,057,466	-£4,923,952	-£4,910,586	-£4,954,447	-£5,209,613	-£6,956,186	-£8,022,316
60% LAR : 40% CIR	30%	-£2,833,890	-£5,615,893	-£5,602,557	-£5,646,327	-£5,901,267	-£7,646,484	-£8,711,861
60% LAR : 40% CIR	35%	-£3,614,412	-£6,311,914	-£6,298,605	-£6,342,296	-£6,597,038	-£8,341,063	-£9,405,777
60% LAR : 40% CIR	40%	-£4,398,993	-£7,011,977	-£6,998,689	-£7,042,312	-£7,296,881	-£9,039,878	-£10,104,021
60% LAR : 40% CIR	45%	-£5,187,592	-£7,716,039	-£7,702,769	-£7,746,334	-£8,000,760	-£9,742,888	-£10,806,549
60% LAR : 40% CIR	50%	-£5,980,168	-£8,424,061	-£8,410,805	-£8,454,323	-£8,708,630	-£10,450,052	-£11,513,318

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£37,324,333	-£40,586,478	-£40,572,896	-£40,617,377	-£40,874,094	-£42,629,974	-£43,701,273
60% LAR : 40% CIR	5%	-£38,068,302	-£41,257,407	-£41,243,877	-£41,288,211	-£41,544,562	-£43,298,237	-£44,368,313
60% LAR : 40% CIR	10%	-£38,816,506	-£41,932,620	-£41,919,137	-£41,963,336	-£42,219,347	-£43,970,993	-£45,039,940
60% LAR : 40% CIR	15%	-£39,576,679	-£42,612,075	-£42,598,635	-£42,642,710	-£42,898,412	-£44,648,197	-£45,716,112
60% LAR : 40% CIR	20%	-£40,344,783	-£43,295,733	-£43,282,332	-£43,326,294	-£43,581,714	-£45,329,810	-£46,396,785
60% LAR : 40% CIR	25%	-£41,117,066	-£43,983,552	-£43,970,186	-£44,014,047	-£44,269,213	-£46,015,786	-£47,081,916
60% LAR : 40% CIR	30%	-£41,893,490	-£44,675,493	-£44,662,157	-£44,705,927	-£44,960,867	-£46,706,084	-£47,771,461
60% LAR : 40% CIR	35%	-£42,674,012	-£45,371,514	-£45,358,205	-£45,401,896	-£45,656,638	-£47,400,663	-£48,465,377
60% LAR : 40% CIR	40%	-£43,458,593	-£46,071,577	-£46,058,289	-£46,101,912	-£46,356,481	-£48,099,478	-£49,163,621
60% LAR : 40% CIR	45%	-£44,247,192	-£46,775,639	-£46,762,369	-£46,805,934	-£47,060,360	-£48,802,488	-£49,866,149
60% LAR : 40% CIR	50%	-£45,039,768	-£47,483,661	-£47,470,405	-£47,513,923	-£47,768,230	-£49,509,652	-£50,572,918

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£21,139,133	-£24,401,278	-£24,387,696	-£24,432,177	-£24,688,894	-£26,444,774	-£27,516,073
60% LAR : 40% CIR	5%	-£21,883,102	-£25,072,207	-£25,058,677	-£25,103,011	-£25,359,362	-£27,113,037	-£28,183,113
60% LAR : 40% CIR	10%	-£22,631,306	-£25,747,420	-£25,733,937	-£25,778,136	-£26,034,147	-£27,785,793	-£28,854,740
60% LAR : 40% CIR	15%	-£23,391,479	-£26,426,875	-£26,413,435	-£26,457,510	-£26,713,212	-£28,462,997	-£29,530,912
60% LAR : 40% CIR	20%	-£24,159,583	-£27,110,533	-£27,097,132	-£27,141,094	-£27,396,514	-£29,144,610	-£30,211,585
60% LAR : 40% CIR	25%	-£24,931,866	-£27,798,352	-£27,784,986	-£27,828,847	-£28,084,013	-£29,830,586	-£30,896,716
60% LAR : 40% CIR	30%	-£25,708,290	-£28,490,293	-£28,476,957	-£28,520,727	-£28,775,667	-£30,520,884	-£31,586,261
60% LAR : 40% CIR	35%	-£26,488,812	-£29,186,314	-£29,173,005	-£29,216,696	-£29,471,438	-£31,215,463	-£32,280,177
60% LAR : 40% CIR	40%	-£27,273,393	-£29,886,377	-£29,873,089	-£29,916,712	-£30,171,281	-£31,914,278	-£32,978,421
60% LAR : 40% CIR	45%	-£28,061,992	-£30,590,439	-£30,577,169	-£30,620,734	-£30,875,160	-£32,617,288	-£33,680,949
60% LAR : 40% CIR	50%	-£28,854,568	-£31,298,461	-£31,285,205	-£31,328,723	-£31,583,030	-£33,324,452	-£34,387,718

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£14,432,733	-£17,694,878	-£17,681,296	-£17,725,777	-£17,982,494	-£19,738,374	-£20,809,673
60% LAR : 40% CIR	5%	-£15,176,702	-£18,365,807	-£18,352,277	-£18,396,611	-£18,652,962	-£20,406,637	-£21,476,713
60% LAR : 40% CIR	10%	-£15,924,906	-£19,041,020	-£19,027,537	-£19,071,736	-£19,327,747	-£21,079,393	-£22,148,340
60% LAR : 40% CIR	15%	-£16,685,079	-£19,720,475	-£19,707,035	-£19,751,110	-£20,006,812	-£21,756,597	-£22,824,512
60% LAR : 40% CIR	20%	-£17,453,183	-£20,404,133	-£20,390,732	-£20,434,694	-£20,690,114	-£22,438,210	-£23,505,185
60% LAR : 40% CIR	25%	-£18,225,466	-£21,091,952	-£21,078,586	-£21,122,447	-£21,377,613	-£23,124,186	-£24,190,316
60% LAR : 40% CIR	30%	-£19,001,890	-£21,783,893	-£21,770,557	-£21,814,327	-£22,069,267	-£23,814,484	-£24,879,861
60% LAR : 40% CIR	35%	-£19,782,412	-£22,479,914	-£22,466,605	-£22,510,296	-£22,765,038	-£24,509,063	-£25,573,777
60% LAR : 40% CIR	40%	-£20,566,993	-£23,179,977	-£23,166,689	-£23,210,312	-£23,464,881	-£25,207,878	-£26,272,021
60% LAR : 40% CIR	45%	-£21,355,592	-£23,884,039	-£23,870,769	-£23,914,334	-£24,168,760	-£25,910,888	-£26,974,549
60% LAR : 40% CIR	50%	-£22,148,168	-£24,592,061	-£24,578,805	-£24,622,323	-£24,876,630	-£26,618,052	-£27,681,318

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,505,133	-£9,767,278	-£9,753,696	-£9,798,177	-£10,054,894	-£11,810,774	-£12,882,073
60% LAR : 40% CIR	5%	-£7,249,102	-£10,438,207	-£10,424,677	-£10,469,011	-£10,725,362	-£12,479,037	-£13,549,113
60% LAR : 40% CIR	10%	-£7,997,306	-£11,113,420	-£11,099,937	-£11,144,136	-£11,400,147	-£13,151,793	-£14,220,740
60% LAR : 40% CIR	15%	-£8,757,479	-£11,792,875	-£11,779,435	-£11,823,510	-£12,079,212	-£13,828,997	-£14,896,912
60% LAR : 40% CIR	20%	-£9,525,583	-£12,476,533	-£12,463,132	-£12,507,094	-£12,762,514	-£14,510,610	-£15,577,585
60% LAR : 40% CIR	25%	-£10,297,866	-£13,164,352	-£13,150,986	-£13,194,847	-£13,450,013	-£15,196,586	-£16,262,716
60% LAR : 40% CIR	30%	-£11,074,290	-£13,856,293	-£13,842,957	-£13,886,727	-£14,141,667	-£15,886,884	-£16,952,261
60% LAR : 40% CIR	35%	-£11,854,812	-£14,552,314	-£14,539,005	-£14,582,696	-£14,837,438	-£16,581,463	-£17,646,177
60% LAR : 40% CIR	40%	-£12,639,393	-£15,252,377	-£15,239,089	-£15,282,712	-£15,537,281	-£17,280,278	-£18,344,421
60% LAR : 40% CIR	45%	-£13,427,992	-£15,956,439	-£15,943,169	-£15,986,734	-£16,241,160	-£17,983,288	-£19,046,949
60% LAR : 40% CIR	50%	-£14,220,568	-£16,664,461	-£16,651,205	-£16,694,723	-£16,949,030	-£18,690,452	-£19,753,718

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR for 15 Years	
Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft

No Units	42	
Site Area	0.4 Ha	
Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,624,829	£355,419	£368,797	£324,984	£72,125	-£1,682,654	-£2,753,954
60% LAR : 40% CIR	5%	£2,786,385	-£404,473	-£390,943	-£435,278	-£691,628	-£2,445,303	-£3,515,379
60% LAR : 40% CIR	10%	£1,943,701	-£1,174,072	-£1,160,590	-£1,204,789	-£1,460,800	-£3,212,446	-£4,281,393
60% LAR : 40% CIR	15%	£1,096,820	-£1,947,914	-£1,934,474	-£1,978,549	-£2,234,251	-£3,984,036	-£5,051,951
60% LAR : 40% CIR	20%	£245,782	-£2,725,956	-£2,712,556	-£2,756,519	-£3,011,939	-£4,760,033	-£5,827,009
60% LAR : 40% CIR	25%	-£618,671	-£3,508,163	-£3,494,796	-£3,538,658	-£3,793,823	-£5,540,396	-£6,606,526
60% LAR : 40% CIR	30%	-£1,491,014	-£4,294,489	-£4,281,153	-£4,324,924	-£4,579,864	-£6,325,080	-£7,390,457
60% LAR : 40% CIR	35%	-£2,367,456	-£5,084,897	-£5,071,587	-£5,115,278	-£5,370,020	-£7,114,045	-£8,178,759
60% LAR : 40% CIR	40%	-£3,247,957	-£5,879,345	-£5,866,057	-£5,909,680	-£6,164,250	-£7,907,246	-£8,971,389
60% LAR : 40% CIR	45%	-£4,132,475	-£6,677,793	-£6,664,523	-£6,708,089	-£6,962,514	-£8,704,643	-£9,768,303
60% LAR : 40% CIR	50%	-£5,020,970	-£7,480,201	-£7,466,945	-£7,510,463	-£7,764,771	-£9,506,191	-£10,569,459

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£35,434,771	-£38,704,181	-£38,690,803	-£38,734,616	-£38,987,475	-£40,742,254	-£41,813,554
60% LAR : 40% CIR	5%	-£36,273,215	-£39,464,073	-£39,450,543	-£39,494,878	-£39,751,228	-£41,504,903	-£42,574,979
60% LAR : 40% CIR	10%	-£37,115,899	-£40,233,672	-£40,220,190	-£40,264,389	-£40,520,400	-£42,272,046	-£43,340,993
60% LAR : 40% CIR	15%	-£37,962,780	-£41,007,514	-£40,994,074	-£41,038,149	-£41,293,851	-£43,043,636	-£44,111,551
60% LAR : 40% CIR	20%	-£38,813,818	-£41,785,556	-£41,772,156	-£41,816,119	-£42,071,539	-£43,819,633	-£44,886,609
60% LAR : 40% CIR	25%	-£39,678,271	-£42,567,763	-£42,554,396	-£42,598,258	-£42,853,423	-£44,599,996	-£45,666,126
60% LAR : 40% CIR	30%	-£40,550,614	-£43,354,089	-£43,340,753	-£43,384,524	-£43,639,464	-£45,384,680	-£46,450,057
60% LAR : 40% CIR	35%	-£41,427,056	-£44,144,497	-£44,131,187	-£44,174,878	-£44,429,620	-£46,173,645	-£47,238,359
60% LAR : 40% CIR	40%	-£42,307,557	-£44,938,945	-£44,925,657	-£44,969,280	-£45,223,850	-£46,966,846	-£48,030,989
60% LAR : 40% CIR	45%	-£43,192,075	-£45,737,393	-£45,724,123	-£45,767,689	-£46,022,114	-£47,764,243	-£48,827,903
60% LAR : 40% CIR	50%	-£44,080,570	-£46,539,801	-£46,526,545	-£46,570,063	-£46,824,371	-£48,565,791	-£49,629,059

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£19,249,571	-£22,518,981	-£22,505,603	-£22,549,416	-£22,802,275	-£24,557,054	-£25,628,354
60% LAR : 40% CIR	5%	-£20,088,015	-£23,278,873	-£23,265,343	-£23,309,678	-£23,566,028	-£25,319,703	-£26,389,779
60% LAR : 40% CIR	10%	-£20,930,699	-£24,048,472	-£24,034,990	-£24,079,189	-£24,335,200	-£26,086,846	-£27,155,793
60% LAR : 40% CIR	15%	-£21,777,580	-£24,822,314	-£24,808,874	-£24,852,949	-£25,108,651	-£26,858,436	-£27,926,351
60% LAR : 40% CIR	20%	-£22,628,618	-£25,600,356	-£25,586,956	-£25,630,919	-£25,886,339	-£27,634,433	-£28,701,409
60% LAR : 40% CIR	25%	-£23,493,071	-£26,382,563	-£26,369,196	-£26,413,058	-£26,668,223	-£28,414,796	-£29,480,926
60% LAR : 40% CIR	30%	-£24,365,414	-£27,168,889	-£27,155,553	-£27,199,324	-£27,454,264	-£29,199,480	-£30,264,857
60% LAR : 40% CIR	35%	-£25,241,856	-£27,959,297	-£27,945,987	-£27,989,678	-£28,244,420	-£29,988,445	-£31,053,159
60% LAR : 40% CIR	40%	-£26,122,357	-£28,753,745	-£28,740,457	-£28,784,080	-£29,038,650	-£30,781,646	-£31,845,789
60% LAR : 40% CIR	45%	-£27,006,875	-£29,552,193	-£29,538,923	-£29,582,489	-£29,836,914	-£31,579,043	-£32,642,703
60% LAR : 40% CIR	50%	-£27,895,370	-£30,354,601	-£30,341,345	-£30,384,863	-£30,639,171	-£32,380,591	-£33,443,859

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,543,171	-£15,812,581	-£15,799,203	-£15,843,016	-£16,095,875	-£17,850,654	-£18,921,954
60% LAR : 40% CIR	5%	-£13,381,615	-£16,572,473	-£16,558,943	-£16,603,278	-£16,859,628	-£18,613,303	-£19,683,379
60% LAR : 40% CIR	10%	-£14,224,299	-£17,342,072	-£17,328,590	-£17,372,789	-£17,628,800	-£19,380,446	-£20,449,393
60% LAR : 40% CIR	15%	-£15,071,180	-£18,115,914	-£18,102,474	-£18,146,549	-£18,402,251	-£20,152,036	-£21,219,951
60% LAR : 40% CIR	20%	-£15,922,218	-£18,893,956	-£18,880,556	-£18,924,519	-£19,179,939	-£20,928,033	-£21,995,009
60% LAR : 40% CIR	25%	-£16,786,671	-£19,676,163	-£19,662,796	-£19,706,658	-£19,961,823	-£21,708,396	-£22,774,526
60% LAR : 40% CIR	30%	-£17,659,014	-£20,462,489	-£20,449,153	-£20,492,924	-£20,747,864	-£22,493,080	-£23,558,457
60% LAR : 40% CIR	35%	-£18,535,456	-£21,252,897	-£21,239,587	-£21,283,278	-£21,538,020	-£23,282,045	-£24,346,759
60% LAR : 40% CIR	40%	-£19,415,957	-£22,047,345	-£22,034,057	-£22,077,680	-£22,332,250	-£24,075,246	-£25,139,389
60% LAR : 40% CIR	45%	-£20,300,475	-£22,845,793	-£22,832,523	-£22,876,089	-£23,130,514	-£24,872,643	-£25,936,303
60% LAR : 40% CIR	50%	-£21,188,970	-£23,648,201	-£23,634,945	-£23,678,463	-£23,932,771	-£25,674,191	-£26,737,459

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,615,571	-£7,884,981	-£7,871,603	-£7,915,416	-£8,168,275	-£9,923,054	-£10,994,354
60% LAR : 40% CIR	5%	-£5,454,015	-£8,644,873	-£8,631,343	-£8,675,678	-£8,932,028	-£10,685,703	-£11,755,779
60% LAR : 40% CIR	10%	-£6,296,699	-£9,414,472	-£9,400,990	-£9,445,189	-£9,701,200	-£11,452,846	-£12,521,793
60% LAR : 40% CIR	15%	-£7,143,580	-£10,188,314	-£10,174,874	-£10,218,949	-£10,474,651	-£12,224,436	-£13,292,351
60% LAR : 40% CIR	20%	-£7,994,618	-£10,966,356	-£10,952,956	-£10,996,919	-£11,252,339	-£13,000,433	-£14,067,409
60% LAR : 40% CIR	25%	-£8,859,071	-£11,748,563	-£11,735,196	-£11,779,058	-£12,034,223	-£13,780,796	-£14,846,926
60% LAR : 40% CIR	30%	-£9,731,414	-£12,534,889	-£12,521,553	-£12,565,324	-£12,820,264	-£14,565,480	-£15,630,857
60% LAR : 40% CIR	35%	-£10,607,856	-£13,325,297	-£13,311,987	-£13,355,678	-£13,610,420	-£15,354,445	-£16,419,159
60% LAR : 40% CIR	40%	-£11,488,357	-£14,119,745	-£14,106,457	-£14,150,080	-£14,404,650	-£16,147,646	-£17,211,789
60% LAR : 40% CIR	45%	-£12,372,875	-£14,918,193	-£14,904,923	-£14,948,489	-£15,202,914	-£16,945,043	-£18,008,703
60% LAR : 40% CIR	50%	-£13,261,370	-£15,720,601	-£15,707,345	-£15,750,863	-£16,005,171	-£17,746,591	-£18,809,859

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR for 15 Years

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,370,895	£4,074,117	£4,087,495	£4,043,682	£3,790,823	£2,061,332	£1,006,133
60% LAR : 40% CIR	5%	£6,354,739	£3,134,369	£3,147,696	£3,104,027	£2,851,529	£1,124,210	£70,216
60% LAR : 40% CIR	10%	£5,334,409	£2,190,401	£2,203,681	£2,160,147	£1,907,983	£182,663	-£883,498
60% LAR : 40% CIR	15%	£4,309,079	£1,242,255	£1,255,493	£1,212,080	£960,221	-£774,913	-£1,842,827
60% LAR : 40% CIR	20%	£3,269,084	£289,969	£303,169	£259,868	£8,286	-£1,739,682	-£2,806,658
60% LAR : 40% CIR	25%	£2,224,973	-£676,584	-£663,217	-£707,078	-£962,244	-£2,708,817	-£3,774,947
60% LAR : 40% CIR	30%	£1,176,783	-£1,651,682	-£1,638,346	-£1,682,116	-£1,937,057	-£3,682,273	-£4,747,650
60% LAR : 40% CIR	35%	£124,557	-£2,630,862	-£2,617,552	-£2,661,243	-£2,915,985	-£4,660,009	-£5,724,723
60% LAR : 40% CIR	40%	-£945,882	-£3,614,082	-£3,600,794	-£3,644,416	-£3,898,987	-£5,641,983	-£6,706,126
60% LAR : 40% CIR	45%	-£2,022,241	-£4,601,302	-£4,588,032	-£4,631,597	-£4,886,023	-£6,628,151	-£7,691,812
60% LAR : 40% CIR	50%	-£3,102,575	-£5,592,482	-£5,579,226	-£5,622,744	-£5,877,051	-£7,618,472	-£8,681,739

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£31,688,705	-£34,985,483	-£34,972,105	-£35,015,918	-£35,268,777	-£36,998,268	-£38,053,467
60% LAR : 40% CIR	5%	-£32,704,861	-£35,925,231	-£35,911,904	-£35,955,573	-£36,208,071	-£37,935,390	-£38,989,384
60% LAR : 40% CIR	10%	-£33,725,191	-£36,869,199	-£36,855,919	-£36,899,453	-£37,151,617	-£38,876,937	-£39,943,098
60% LAR : 40% CIR	15%	-£34,750,521	-£37,817,345	-£37,804,107	-£37,847,520	-£38,099,379	-£39,834,513	-£40,902,427
60% LAR : 40% CIR	20%	-£35,790,516	-£38,769,631	-£38,756,431	-£38,799,732	-£39,051,314	-£40,799,282	-£41,866,258
60% LAR : 40% CIR	25%	-£36,834,627	-£39,736,184	-£39,722,817	-£39,766,678	-£40,021,844	-£41,768,417	-£42,834,547
60% LAR : 40% CIR	30%	-£37,882,817	-£40,711,282	-£40,697,946	-£40,741,716	-£40,996,657	-£42,741,873	-£43,807,250
60% LAR : 40% CIR	35%	-£38,935,043	-£41,690,462	-£41,677,152	-£41,720,843	-£41,975,585	-£43,719,609	-£44,784,323
60% LAR : 40% CIR	40%	-£40,005,482	-£42,673,682	-£42,660,394	-£42,704,016	-£42,958,587	-£44,701,583	-£45,765,726
60% LAR : 40% CIR	45%	-£41,081,841	-£43,660,902	-£43,647,632	-£43,691,197	-£43,945,623	-£45,687,751	-£46,751,412
60% LAR : 40% CIR	50%	-£42,162,175	-£44,652,082	-£44,638,826	-£44,682,344	-£44,936,651	-£46,678,072	-£47,741,339

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,503,505	-£18,800,283	-£18,786,905	-£18,830,718	-£19,083,577	-£20,813,068	-£21,868,267
60% LAR : 40% CIR	5%	-£16,519,661	-£19,740,031	-£19,726,704	-£19,770,373	-£20,022,871	-£21,750,190	-£22,804,184
60% LAR : 40% CIR	10%	-£17,539,991	-£20,683,999	-£20,670,719	-£20,714,253	-£20,966,417	-£22,691,737	-£23,757,898
60% LAR : 40% CIR	15%	-£18,565,321	-£21,632,145	-£21,618,907	-£21,662,320	-£21,914,179	-£23,649,313	-£24,717,227
60% LAR : 40% CIR	20%	-£19,605,316	-£22,584,431	-£22,571,231	-£22,614,532	-£22,866,114	-£24,614,082	-£25,681,058
60% LAR : 40% CIR	25%	-£20,649,427	-£23,550,984	-£23,537,617	-£23,581,478	-£23,836,644	-£25,583,217	-£26,649,347
60% LAR : 40% CIR	30%	-£21,697,617	-£24,526,082	-£24,512,746	-£24,556,516	-£24,811,457	-£26,556,673	-£27,622,050
60% LAR : 40% CIR	35%	-£22,749,843	-£25,505,262	-£25,491,952	-£25,535,643	-£25,790,385	-£27,534,409	-£28,599,123
60% LAR : 40% CIR	40%	-£23,820,282	-£26,488,482	-£26,475,194	-£26,518,816	-£26,773,387	-£28,516,383	-£29,580,526
60% LAR : 40% CIR	45%	-£24,896,641	-£27,475,702	-£27,462,432	-£27,505,997	-£27,760,423	-£29,502,551	-£30,566,212
60% LAR : 40% CIR	50%	-£25,976,975	-£28,466,882	-£28,453,626	-£28,497,144	-£28,751,451	-£30,492,872	-£31,556,139

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,797,105	-£12,093,883	-£12,080,505	-£12,124,318	-£12,377,177	-£14,106,668	-£15,161,867
60% LAR : 40% CIR	5%	-£9,813,261	-£13,033,631	-£13,020,304	-£13,063,973	-£13,316,471	-£15,043,790	-£16,097,784
60% LAR : 40% CIR	10%	-£10,833,591	-£13,977,599	-£13,964,319	-£14,007,853	-£14,260,017	-£15,985,337	-£17,051,498
60% LAR : 40% CIR	15%	-£11,858,921	-£14,925,745	-£14,912,507	-£14,955,920	-£15,207,779	-£16,942,913	-£18,010,827
60% LAR : 40% CIR	20%	-£12,898,916	-£15,878,031	-£15,864,831	-£15,908,132	-£16,159,714	-£17,907,682	-£18,974,658
60% LAR : 40% CIR	25%	-£13,943,027	-£16,844,584	-£16,831,217	-£16,875,078	-£17,130,244	-£18,876,817	-£19,942,947
60% LAR : 40% CIR	30%	-£14,991,217	-£17,819,682	-£17,806,346	-£17,850,116	-£18,105,057	-£19,850,273	-£20,915,650
60% LAR : 40% CIR	35%	-£16,043,443	-£18,798,862	-£18,785,552	-£18,829,243	-£19,083,985	-£20,828,009	-£21,892,723
60% LAR : 40% CIR	40%	-£17,113,882	-£19,782,082	-£19,768,794	-£19,812,416	-£20,066,987	-£21,809,983	-£22,874,126
60% LAR : 40% CIR	45%	-£18,190,241	-£20,769,302	-£20,756,032	-£20,799,597	-£21,054,023	-£22,796,151	-£23,859,812
60% LAR : 40% CIR	50%	-£19,270,575	-£21,760,482	-£21,747,226	-£21,790,744	-£22,045,051	-£23,786,472	-£24,849,739

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£869,505	-£4,166,283	-£4,152,905	-£4,196,718	-£4,449,577	-£6,179,068	-£7,234,267
60% LAR : 40% CIR	5%	-£1,885,661	-£5,106,031	-£5,092,704	-£5,136,373	-£5,388,871	-£7,116,190	-£8,170,184
60% LAR : 40% CIR	10%	-£2,905,991	-£6,049,999	-£6,036,719	-£6,080,253	-£6,332,417	-£8,057,737	-£9,123,898
60% LAR : 40% CIR	15%	-£3,931,321	-£6,998,145	-£6,984,907	-£7,028,320	-£7,280,179	-£9,015,313	-£10,083,227
60% LAR : 40% CIR	20%	-£4,971,316	-£7,950,431	-£7,937,231	-£7,980,532	-£8,232,114	-£9,980,082	-£11,047,058
60% LAR : 40% CIR	25%	-£6,015,427	-£8,916,984	-£8,903,617	-£8,947,478	-£9,202,644	-£10,949,217	-£12,015,347
60% LAR : 40% CIR	30%	-£7,063,617	-£9,892,082	-£9,878,746	-£9,922,516	-£10,177,457	-£11,922,673	-£12,988,050
60% LAR : 40% CIR	35%	-£8,115,843	-£10,871,262	-£10,857,952	-£10,901,643	-£11,156,385	-£12,900,409	-£13,965,123
60% LAR : 40% CIR	40%	-£9,186,282	-£11,854,482	-£11,841,194	-£11,884,816	-£12,139,387	-£13,882,383	-£14,946,526
60% LAR : 40% CIR	45%	-£10,262,641	-£12,841,702	-£12,828,432	-£12,871,997	-£13,126,423	-£14,868,551	-£15,932,212
60% LAR : 40% CIR	50%	-£11,342,975	-£13,832,882	-£13,819,626	-£13,863,144	-£14,117,451	-£15,858,872	-£16,922,139

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR for 15 Years	
Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£12,036,844	£8,681,190	£8,694,366	£8,651,212	£8,402,152	£6,698,654	£5,654,506
60% LAR : 40% CIR	5%	£10,787,391	£7,521,869	£7,534,995	£7,491,984	£7,243,281	£5,540,164	£4,486,171
60% LAR : 40% CIR	10%	£9,533,764	£6,358,394	£6,371,474	£6,328,593	£6,080,219	£4,366,198	£3,313,316
60% LAR : 40% CIR	15%	£8,276,002	£5,190,802	£5,203,841	£5,161,080	£4,911,338	£3,187,850	£2,135,986
60% LAR : 40% CIR	20%	£7,014,145	£4,008,668	£4,021,867	£3,978,565	£3,726,984	£2,005,161	£954,222
60% LAR : 40% CIR	25%	£5,748,233	£2,819,865	£2,833,030	£2,789,828	£2,538,497	£818,173	-£235,473
60% LAR : 40% CIR	30%	£4,478,305	£1,627,002	£1,640,137	£1,597,025	£1,345,916	-£378,765	-£1,444,141
60% LAR : 40% CIR	35%	£3,195,097	£430,120	£443,229	£400,195	£149,281	-£1,592,466	-£2,657,180
60% LAR : 40% CIR	40%	£1,902,678	-£782,503	-£769,215	-£812,837	-£1,067,407	-£2,810,404	-£3,874,547
60% LAR : 40% CIR	45%	£606,301	-£2,005,687	-£1,992,417	-£2,035,983	-£2,290,409	-£4,032,538	-£5,096,197
60% LAR : 40% CIR	50%	-£704,582	-£3,232,832	-£3,219,576	-£3,263,094	-£3,517,402	-£5,258,823	-£6,322,091

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£27,022,756	-£30,378,410	-£30,365,234	-£30,408,388	-£30,657,448	-£32,360,946	-£33,405,094
60% LAR : 40% CIR	5%	-£28,272,209	-£31,537,731	-£31,524,605	-£31,567,616	-£31,816,319	-£33,519,436	-£34,573,429
60% LAR : 40% CIR	10%	-£29,525,836	-£32,701,206	-£32,688,126	-£32,731,007	-£32,979,381	-£34,693,402	-£35,746,284
60% LAR : 40% CIR	15%	-£30,783,598	-£33,868,798	-£33,855,759	-£33,898,520	-£34,148,262	-£35,871,750	-£36,923,614
60% LAR : 40% CIR	20%	-£32,045,455	-£35,050,932	-£35,037,733	-£35,081,035	-£35,332,616	-£37,054,439	-£38,105,378
60% LAR : 40% CIR	25%	-£33,311,367	-£36,239,735	-£36,226,570	-£36,269,772	-£36,521,103	-£38,241,427	-£39,295,073
60% LAR : 40% CIR	30%	-£34,581,295	-£37,432,598	-£37,419,463	-£37,462,575	-£37,713,684	-£39,438,365	-£40,503,741
60% LAR : 40% CIR	35%	-£35,864,503	-£38,629,480	-£38,616,371	-£38,659,405	-£38,910,319	-£40,652,066	-£41,716,780
60% LAR : 40% CIR	40%	-£37,156,922	-£39,842,103	-£39,828,815	-£39,872,437	-£40,127,007	-£41,870,004	-£42,934,147
60% LAR : 40% CIR	45%	-£38,453,299	-£41,065,287	-£41,052,017	-£41,095,583	-£41,350,009	-£43,092,138	-£44,155,797
60% LAR : 40% CIR	50%	-£39,764,182	-£42,292,432	-£42,279,176	-£42,322,694	-£42,577,002	-£44,318,423	-£45,381,691

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,837,556	-£14,193,210	-£14,180,034	-£14,223,188	-£14,472,248	-£16,175,746	-£17,219,894
60% LAR : 40% CIR	5%	-£12,087,009	-£15,352,531	-£15,339,405	-£15,382,416	-£15,631,119	-£17,334,236	-£18,388,229
60% LAR : 40% CIR	10%	-£13,340,636	-£16,516,006	-£16,502,926	-£16,545,807	-£16,794,181	-£18,508,202	-£19,561,084
60% LAR : 40% CIR	15%	-£14,598,398	-£17,683,598	-£17,670,559	-£17,713,320	-£17,963,062	-£19,686,550	-£20,738,414
60% LAR : 40% CIR	20%	-£15,860,255	-£18,865,732	-£18,852,533	-£18,895,835	-£19,147,416	-£20,869,239	-£21,920,178
60% LAR : 40% CIR	25%	-£17,126,167	-£20,054,535	-£20,041,370	-£20,084,572	-£20,335,903	-£22,056,227	-£23,109,873
60% LAR : 40% CIR	30%	-£18,396,095	-£21,247,398	-£21,234,263	-£21,277,375	-£21,528,484	-£23,253,165	-£24,318,541
60% LAR : 40% CIR	35%	-£19,679,303	-£22,444,280	-£22,431,171	-£22,474,205	-£22,725,119	-£24,466,866	-£25,531,580
60% LAR : 40% CIR	40%	-£20,971,722	-£23,656,903	-£23,643,615	-£23,687,237	-£23,941,807	-£25,684,804	-£26,748,947
60% LAR : 40% CIR	45%	-£22,268,099	-£24,880,087	-£24,866,817	-£24,910,383	-£25,164,809	-£26,906,938	-£27,970,597
60% LAR : 40% CIR	50%	-£23,578,982	-£26,107,232	-£26,093,976	-£26,137,494	-£26,391,802	-£28,133,223	-£29,196,491

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,131,156	-£7,486,810	-£7,473,634	-£7,516,788	-£7,765,848	-£9,469,346	-£10,513,494
60% LAR : 40% CIR	5%	-£5,380,609	-£8,646,131	-£8,633,005	-£8,676,016	-£8,924,719	-£10,627,836	-£11,681,829
60% LAR : 40% CIR	10%	-£6,634,236	-£9,809,606	-£9,796,526	-£9,839,407	-£10,087,781	-£11,801,802	-£12,854,684
60% LAR : 40% CIR	15%	-£7,891,998	-£10,977,198	-£10,964,159	-£11,006,920	-£11,256,662	-£12,980,150	-£14,032,014
60% LAR : 40% CIR	20%	-£9,153,855	-£12,159,332	-£12,146,133	-£12,189,435	-£12,441,016	-£14,162,839	-£15,213,778
60% LAR : 40% CIR	25%	-£10,419,767	-£13,348,135	-£13,334,970	-£13,378,172	-£13,629,503	-£15,349,827	-£16,403,473
60% LAR : 40% CIR	30%	-£11,689,695	-£14,540,998	-£14,527,863	-£14,570,975	-£14,822,084	-£16,546,765	-£17,612,141
60% LAR : 40% CIR	35%	-£12,972,903	-£15,737,880	-£15,724,771	-£15,767,805	-£16,018,719	-£17,760,466	-£18,825,180
60% LAR : 40% CIR	40%	-£14,265,322	-£16,950,503	-£16,937,215	-£16,980,837	-£17,235,407	-£18,978,404	-£20,042,547
60% LAR : 40% CIR	45%	-£15,561,699	-£18,173,687	-£18,160,417	-£18,203,983	-£18,458,409	-£20,200,538	-£21,264,197
60% LAR : 40% CIR	50%	-£16,872,582	-£19,400,832	-£19,387,576	-£19,431,094	-£19,685,402	-£21,426,823	-£22,490,091

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,796,444	£440,790	£453,966	£410,812	£161,752	-£1,541,746	-£2,585,894
60% LAR : 40% CIR	5%	£2,546,991	-£718,531	-£705,405	-£748,416	-£997,119	-£2,700,236	-£3,754,229
60% LAR : 40% CIR	10%	£1,293,364	-£1,882,006	-£1,868,926	-£1,911,807	-£2,160,181	-£3,874,202	-£4,927,084
60% LAR : 40% CIR	15%	£35,602	-£3,049,598	-£3,036,559	-£3,079,320	-£3,329,062	-£5,052,550	-£6,104,414
60% LAR : 40% CIR	20%	-£1,226,255	-£4,231,732	-£4,218,533	-£4,261,835	-£4,513,416	-£6,235,239	-£7,286,178
60% LAR : 40% CIR	25%	-£2,492,167	-£5,420,535	-£5,407,370	-£5,450,572	-£5,701,903	-£7,422,227	-£8,475,873
60% LAR : 40% CIR	30%	-£3,762,095	-£6,613,398	-£6,600,263	-£6,643,375	-£6,894,484	-£8,619,165	-£9,684,541
60% LAR : 40% CIR	35%	-£5,045,303	-£7,810,280	-£7,797,171	-£7,840,205	-£8,091,119	-£9,832,866	-£10,897,580
60% LAR : 40% CIR	40%	-£6,337,722	-£9,022,903	-£9,009,615	-£9,053,237	-£9,307,807	-£11,050,804	-£12,114,947
60% LAR : 40% CIR	45%	-£7,634,099	-£10,246,087	-£10,232,817	-£10,276,383	-£10,530,809	-£12,272,938	-£13,336,597
60% LAR : 40% CIR	50%	-£8,944,982	-£11,473,232	-£11,459,976	-£11,503,494	-£11,757,802	-£13,499,223	-£14,562,491

LB Camden
Local Plan Viability Testing 2025

C3 - 4,000 sq m Office and 42 Flats - 10% AW @ 50% MR for 15 Years		Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft

No Units	42
Site Area	0.4 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£14,836,414	£11,435,993	£11,449,170	£11,406,015	£11,156,956	£9,453,459	£8,414,117
60% LAR : 40% CIR	5%	£13,446,982	£10,138,933	£10,152,059	£10,109,047	£9,860,345	£8,158,984	£7,120,831
60% LAR : 40% CIR	10%	£12,053,376	£8,837,717	£8,850,798	£8,807,917	£8,559,543	£6,860,153	£5,823,094
60% LAR : 40% CIR	15%	£10,655,636	£7,532,386	£7,545,424	£7,502,663	£7,254,590	£5,557,004	£4,506,655
60% LAR : 40% CIR	20%	£9,253,801	£6,222,977	£6,235,977	£6,193,326	£5,945,526	£4,236,380	£3,185,440
60% LAR : 40% CIR	25%	£7,847,910	£4,909,531	£4,922,498	£4,879,945	£4,630,265	£2,909,941	£1,859,834
60% LAR : 40% CIR	30%	£6,438,003	£3,579,319	£3,592,454	£3,549,341	£3,298,232	£1,579,244	£529,880
60% LAR : 40% CIR	35%	£5,024,119	£2,242,985	£2,256,095	£2,213,060	£1,962,147	£244,333	-£816,653
60% LAR : 40% CIR	40%	£3,603,285	£902,672	£915,760	£872,793	£622,048	-£1,111,457	-£2,175,599
60% LAR : 40% CIR	45%	£2,165,192	-£448,319	-£435,049	-£478,615	-£733,039	-£2,475,168	-£3,538,829
60% LAR : 40% CIR	50%	£723,181	-£1,817,043	-£1,803,787	-£1,847,304	-£2,101,612	-£3,843,033	-£4,906,301

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£24,223,186	-£27,623,607	-£27,610,430	-£27,653,585	-£27,902,644	-£29,606,141	-£30,645,483
60% LAR : 40% CIR	5%	-£25,612,618	-£28,920,667	-£28,907,541	-£28,950,553	-£29,199,255	-£30,900,616	-£31,938,769
60% LAR : 40% CIR	10%	-£27,006,224	-£30,221,883	-£30,208,802	-£30,251,683	-£30,500,057	-£32,199,447	-£33,236,506
60% LAR : 40% CIR	15%	-£28,403,964	-£31,527,214	-£31,514,176	-£31,556,937	-£31,805,010	-£33,502,596	-£34,552,945
60% LAR : 40% CIR	20%	-£29,805,799	-£32,836,623	-£32,823,623	-£32,866,274	-£33,114,074	-£34,823,220	-£35,874,160
60% LAR : 40% CIR	25%	-£31,211,690	-£34,150,069	-£34,137,102	-£34,179,655	-£34,429,335	-£36,149,659	-£37,199,766
60% LAR : 40% CIR	30%	-£32,621,597	-£35,480,281	-£35,467,146	-£35,510,259	-£35,761,368	-£37,480,356	-£38,529,720
60% LAR : 40% CIR	35%	-£34,035,481	-£36,816,615	-£36,803,505	-£36,846,540	-£37,097,453	-£38,815,267	-£39,876,253
60% LAR : 40% CIR	40%	-£35,456,315	-£38,156,928	-£38,143,840	-£38,186,807	-£38,437,552	-£40,171,057	-£41,235,199
60% LAR : 40% CIR	45%	-£36,894,408	-£39,507,919	-£39,494,649	-£39,538,215	-£39,792,639	-£41,534,768	-£42,598,429
60% LAR : 40% CIR	50%	-£38,336,419	-£40,876,643	-£40,863,387	-£40,906,904	-£41,161,212	-£42,902,633	-£43,965,901

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,037,986	-£11,438,407	-£11,425,230	-£11,468,385	-£11,717,444	-£13,420,941	-£14,460,283
60% LAR : 40% CIR	5%	-£9,427,418	-£12,735,467	-£12,722,341	-£12,765,353	-£13,014,055	-£14,715,416	-£15,753,569
60% LAR : 40% CIR	10%	-£10,821,024	-£14,036,683	-£14,023,602	-£14,066,483	-£14,314,857	-£16,014,247	-£17,051,306
60% LAR : 40% CIR	15%	-£12,218,764	-£15,342,014	-£15,328,976	-£15,371,737	-£15,619,810	-£17,317,396	-£18,367,745
60% LAR : 40% CIR	20%	-£13,620,599	-£16,651,423	-£16,638,423	-£16,681,074	-£16,928,874	-£18,638,020	-£19,688,960
60% LAR : 40% CIR	25%	-£15,026,490	-£17,964,869	-£17,951,902	-£17,994,455	-£18,244,135	-£19,964,459	-£21,014,566
60% LAR : 40% CIR	30%	-£16,436,397	-£19,295,081	-£19,281,946	-£19,325,059	-£19,576,168	-£21,295,156	-£22,344,520
60% LAR : 40% CIR	35%	-£17,850,281	-£20,631,415	-£20,618,305	-£20,661,340	-£20,912,253	-£22,630,067	-£23,691,053
60% LAR : 40% CIR	40%	-£19,271,115	-£21,971,728	-£21,958,640	-£22,001,607	-£22,252,352	-£23,985,857	-£25,049,999
60% LAR : 40% CIR	45%	-£20,709,208	-£23,322,719	-£23,309,449	-£23,353,015	-£23,607,439	-£25,349,568	-£26,413,229
60% LAR : 40% CIR	50%	-£22,151,219	-£24,691,443	-£24,678,187	-£24,721,704	-£24,976,012	-£26,717,433	-£27,780,701

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,331,586	-£4,732,007	-£4,718,830	-£4,761,985	-£5,011,044	-£6,714,541	-£7,753,883
60% LAR : 40% CIR	5%	-£2,721,018	-£6,029,067	-£6,015,941	-£6,058,953	-£6,307,655	-£8,009,016	-£9,047,169
60% LAR : 40% CIR	10%	-£4,114,624	-£7,330,283	-£7,317,202	-£7,360,083	-£7,608,457	-£9,307,847	-£10,344,906
60% LAR : 40% CIR	15%	-£5,512,364	-£8,635,614	-£8,622,576	-£8,665,337	-£8,913,410	-£10,610,996	-£11,661,345
60% LAR : 40% CIR	20%	-£6,914,199	-£9,945,023	-£9,932,023	-£9,974,674	-£10,222,474	-£11,931,620	-£12,982,560
60% LAR : 40% CIR	25%	-£8,320,090	-£11,258,469	-£11,245,502	-£11,288,055	-£11,537,735	-£13,258,059	-£14,308,166
60% LAR : 40% CIR	30%	-£9,729,997	-£12,588,681	-£12,575,546	-£12,618,659	-£12,869,768	-£14,588,756	-£15,638,120
60% LAR : 40% CIR	35%	-£11,143,881	-£13,925,015	-£13,911,905	-£13,954,940	-£14,205,853	-£15,923,667	-£16,984,653
60% LAR : 40% CIR	40%	-£12,564,715	-£15,265,328	-£15,252,240	-£15,295,207	-£15,545,952	-£17,279,457	-£18,343,599
60% LAR : 40% CIR	45%	-£14,002,808	-£16,616,319	-£16,603,049	-£16,646,615	-£16,901,039	-£18,643,168	-£19,706,829
60% LAR : 40% CIR	50%	-£15,444,819	-£17,985,043	-£17,971,787	-£18,015,304	-£18,269,612	-£20,011,033	-£21,074,301

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,596,014	£3,195,593	£3,208,770	£3,165,615	£2,916,556	£1,213,059	£173,717
60% LAR : 40% CIR	5%	£5,206,582	£1,898,533	£1,911,659	£1,868,647	£1,619,945	-£81,416	-£1,119,569
60% LAR : 40% CIR	10%	£3,812,976	£597,317	£610,398	£567,517	£319,143	-£1,380,247	-£2,417,306
60% LAR : 40% CIR	15%	£2,415,236	-£708,014	-£694,976	-£737,737	-£985,810	-£2,683,396	-£3,733,745
60% LAR : 40% CIR	20%	£1,013,401	-£2,017,423	-£2,004,423	-£2,047,074	-£2,294,874	-£4,004,020	-£5,054,960
60% LAR : 40% CIR	25%	-£392,490	-£3,330,869	-£3,317,902	-£3,360,455	-£3,610,135	-£5,330,459	-£6,380,566
60% LAR : 40% CIR	30%	-£1,802,397	-£4,661,081	-£4,647,946	-£4,691,059	-£4,942,168	-£6,661,156	-£7,710,520
60% LAR : 40% CIR	35%	-£3,216,281	-£5,997,415	-£5,984,305	-£6,027,340	-£6,278,253	-£7,996,067	-£9,057,053
60% LAR : 40% CIR	40%	-£4,637,115	-£7,337,728	-£7,324,640	-£7,367,607	-£7,618,352	-£9,351,857	-£10,415,999
60% LAR : 40% CIR	45%	-£6,075,208	-£8,688,719	-£8,675,449	-£8,719,015	-£8,973,439	-£10,715,568	-£11,779,229
60% LAR : 40% CIR	50%	-£7,517,219	-£10,057,443	-£10,044,187	-£10,087,704	-£10,342,012	-£12,083,433	-£13,146,701

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - NO AW		**Value Area**	**Zone A - Zone 1 and Eastern Central Zone**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£90,717,940	£80,610,697	£80,560,049	£80,458,457	£79,895,913	£75,313,449	£72,981,167
60% LAR : 40% CIR	5%	£88,097,210	£78,147,367	£78,096,912	£77,995,660	£77,433,964	£72,857,726	£70,528,273
60% LAR : 40% CIR	10%	£85,466,534	£75,674,160	£75,623,884	£75,522,944	£74,962,030	£70,391,531	£68,064,686
60% LAR : 40% CIR	15%	£82,826,008	£73,191,173	£73,141,057	£73,040,404	£72,480,207	£67,914,962	£65,590,506
60% LAR : 40% CIR	20%	£80,175,724	£70,698,498	£70,648,526	£70,548,133	£69,988,588	£65,428,118	£63,105,832
60% LAR : 40% CIR	25%	£77,515,777	£68,196,226	£68,146,383	£68,046,226	£67,487,266	£62,931,098	£60,610,767
60% LAR : 40% CIR	30%	£74,846,259	£65,684,452	£65,634,723	£65,534,775	£64,976,337	£60,424,002	£58,105,412
60% LAR : 40% CIR	35%	£72,167,266	£63,163,270	£63,113,639	£63,013,874	£62,455,896	£57,906,927	£55,589,868
60% LAR : 40% CIR	40%	£69,478,891	£60,632,773	£60,583,224	£60,483,617	£59,926,036	£55,379,973	£53,064,235
60% LAR : 40% CIR	45%	£66,781,229	£58,093,053	£58,043,571	£57,944,098	£57,386,851	£52,843,239	£50,528,616
60% LAR : 40% CIR	50%	£64,074,372	£55,544,205	£55,494,774	£55,395,410	£54,838,435	£50,296,824	£47,983,109

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,084,222	-£7,023,020	-£7,073,669	-£7,175,261	-£7,737,805	-£12,320,269	-£14,652,551
60% LAR : 40% CIR	5%	£463,492	-£9,486,351	-£9,536,806	-£9,638,058	-£10,199,754	-£14,775,992	-£17,105,445
60% LAR : 40% CIR	10%	-£2,167,184	-£11,959,557	-£12,009,834	-£12,110,774	-£12,671,688	-£17,242,187	-£19,569,032
60% LAR : 40% CIR	15%	-£4,807,710	-£14,442,545	-£14,492,661	-£14,593,314	-£15,153,511	-£19,718,756	-£22,043,212
60% LAR : 40% CIR	20%	-£7,457,994	-£16,935,220	-£16,985,192	-£17,085,585	-£17,645,130	-£22,205,600	-£24,527,886
60% LAR : 40% CIR	25%	-£10,117,941	-£19,437,492	-£19,487,335	-£19,587,492	-£20,146,452	-£24,702,620	-£27,022,951
60% LAR : 40% CIR	30%	-£12,787,459	-£21,949,266	-£21,998,995	-£22,098,943	-£22,657,380	-£27,209,716	-£29,528,306
60% LAR : 40% CIR	35%	-£15,466,452	-£24,470,448	-£24,520,079	-£24,619,844	-£25,177,822	-£29,726,791	-£32,043,849
60% LAR : 40% CIR	40%	-£18,154,827	-£27,000,945	-£27,050,494	-£27,150,101	-£27,707,682	-£32,253,745	-£34,569,483
60% LAR : 40% CIR	45%	-£20,852,489	-£29,540,665	-£29,590,147	-£29,689,620	-£30,246,867	-£34,790,479	-£37,105,102
60% LAR : 40% CIR	50%	-£23,559,346	-£32,089,513	-£32,138,944	-£32,238,308	-£32,795,283	-£37,336,894	-£39,650,609

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£39,397,171	£29,289,928	£29,239,280	£29,137,688	£28,575,143	£23,992,680	£21,660,398
60% LAR : 40% CIR	5%	£36,776,441	£26,826,598	£26,776,143	£26,674,891	£26,113,195	£21,536,957	£19,207,504
60% LAR : 40% CIR	10%	£34,145,765	£24,353,391	£24,303,115	£24,202,174	£23,641,261	£19,070,761	£16,743,917
60% LAR : 40% CIR	15%	£31,505,239	£21,870,403	£21,820,288	£21,719,635	£21,159,438	£16,594,192	£14,269,736
60% LAR : 40% CIR	20%	£28,854,955	£19,377,728	£19,327,757	£19,227,364	£18,667,818	£14,107,349	£11,785,063
60% LAR : 40% CIR	25%	£26,195,007	£16,875,457	£16,825,614	£16,725,456	£16,166,497	£11,610,329	£9,289,998
60% LAR : 40% CIR	30%	£23,525,490	£14,363,683	£14,313,954	£14,214,005	£13,655,568	£9,103,232	£6,784,643
60% LAR : 40% CIR	35%	£20,846,497	£11,842,501	£11,792,870	£11,693,104	£11,135,127	£6,586,157	£4,269,099
60% LAR : 40% CIR	40%	£18,158,122	£9,312,004	£9,262,455	£9,162,848	£8,605,266	£4,059,204	£1,743,466
60% LAR : 40% CIR	45%	£15,460,459	£6,772,284	£6,722,802	£6,623,329	£6,066,082	£1,522,470	-£792,153
60% LAR : 40% CIR	50%	£12,753,603	£4,223,435	£4,174,005	£4,074,641	£3,517,666	-£1,023,945	-£3,337,660

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£54,443,581	£44,336,338	£44,285,690	£44,184,098	£43,621,554	£39,039,090	£36,706,808
60% LAR : 40% CIR	5%	£51,822,851	£41,873,008	£41,822,553	£41,721,301	£41,159,605	£36,583,367	£34,253,914
60% LAR : 40% CIR	10%	£49,192,175	£39,399,801	£39,349,525	£39,248,585	£38,687,671	£34,117,172	£31,790,327
60% LAR : 40% CIR	15%	£46,551,649	£36,916,814	£36,866,698	£36,766,045	£36,205,848	£31,640,603	£29,316,147
60% LAR : 40% CIR	20%	£43,901,365	£34,424,139	£34,374,167	£34,273,774	£33,714,229	£29,153,759	£26,831,473
60% LAR : 40% CIR	25%	£41,241,418	£31,921,867	£31,872,024	£31,771,867	£31,212,907	£26,656,739	£24,336,408
60% LAR : 40% CIR	30%	£38,571,900	£29,410,093	£29,360,364	£29,260,416	£28,701,978	£24,149,643	£21,831,053
60% LAR : 40% CIR	35%	£35,892,907	£26,888,911	£26,839,280	£26,739,515	£26,181,537	£21,632,568	£19,315,510
60% LAR : 40% CIR	40%	£33,204,532	£24,358,414	£24,308,865	£24,209,258	£23,651,677	£19,105,614	£16,789,876
60% LAR : 40% CIR	45%	£30,506,870	£21,818,694	£21,769,212	£21,669,739	£21,112,492	£16,568,880	£14,254,257
60% LAR : 40% CIR	50%	£27,800,013	£19,269,846	£19,220,415	£19,121,051	£18,564,076	£14,022,465	£11,708,750

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£72,229,863	£62,122,621	£62,071,972	£61,970,380	£61,407,836	£56,825,372	£54,493,090
60% LAR : 40% CIR	5%	£69,609,133	£59,659,290	£59,608,835	£59,507,583	£58,945,887	£54,369,649	£52,040,196
60% LAR : 40% CIR	10%	£66,978,457	£57,186,084	£57,135,807	£57,034,867	£56,473,953	£51,903,454	£49,576,609
60% LAR : 40% CIR	15%	£64,337,931	£54,703,096	£54,652,980	£54,552,327	£53,992,130	£49,426,885	£47,102,429
60% LAR : 40% CIR	20%	£61,687,647	£52,210,421	£52,160,449	£52,060,056	£51,500,511	£46,940,041	£44,617,755
60% LAR : 40% CIR	25%	£59,027,700	£49,708,149	£49,658,306	£49,558,149	£48,999,189	£44,443,021	£42,122,690
60% LAR : 40% CIR	30%	£56,358,182	£47,196,375	£47,146,646	£47,046,698	£46,488,261	£41,935,925	£39,617,335
60% LAR : 40% CIR	35%	£53,679,189	£44,675,193	£44,625,562	£44,525,797	£43,967,819	£39,418,850	£37,101,792
60% LAR : 40% CIR	40%	£50,990,815	£42,144,696	£42,095,147	£41,995,540	£41,437,959	£36,891,896	£34,576,158
60% LAR : 40% CIR	45%	£48,293,152	£39,604,976	£39,555,494	£39,456,021	£38,898,774	£34,355,162	£32,040,539
60% LAR : 40% CIR	50%	£45,586,295	£37,056,128	£37,006,697	£36,907,334	£36,350,358	£31,808,747	£29,495,032

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - NO AW	Value Area	Zone A - Kings Cross Lower

No Units	105
Site Area	0.9 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£111,425,269	£100,986,914	£100,936,265	£100,834,674	£100,272,129	£95,689,666	£93,357,383
60% LAR : 40% CIR	5%	£108,804,539	£98,523,583	£98,473,128	£98,371,876	£97,810,180	£93,233,942	£90,904,490
60% LAR : 40% CIR	10%	£106,173,864	£96,050,378	£96,000,100	£95,899,161	£95,338,247	£90,767,747	£88,440,902
60% LAR : 40% CIR	15%	£103,533,337	£93,567,390	£93,517,273	£93,416,620	£92,856,423	£88,291,178	£85,966,722
60% LAR : 40% CIR	20%	£100,883,054	£91,074,714	£91,024,742	£90,924,350	£90,364,804	£85,804,334	£83,482,048
60% LAR : 40% CIR	25%	£98,223,106	£88,572,442	£88,522,600	£88,422,442	£87,863,483	£83,307,315	£80,986,983
60% LAR : 40% CIR	30%	£95,553,589	£86,060,668	£86,010,940	£85,910,991	£85,352,554	£80,800,218	£78,481,629
60% LAR : 40% CIR	35%	£92,874,596	£83,539,486	£83,489,855	£83,390,090	£82,832,112	£78,283,143	£75,966,085
60% LAR : 40% CIR	40%	£90,186,221	£81,008,989	£80,959,440	£80,859,833	£80,302,252	£75,756,189	£73,440,452
60% LAR : 40% CIR	45%	£87,488,559	£78,469,269	£78,419,788	£78,320,314	£77,763,067	£73,219,455	£70,904,832
60% LAR : 40% CIR	50%	£84,781,702	£75,920,421	£75,870,990	£75,771,627	£75,214,652	£70,673,040	£68,359,326

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£23,791,551	£13,353,196	£13,302,547	£13,200,956	£12,638,411	£8,055,948	£5,723,665
60% LAR : 40% CIR	5%	£21,170,821	£10,889,865	£10,839,410	£10,738,158	£10,176,462	£5,600,224	£3,270,773
60% LAR : 40% CIR	10%	£18,540,146	£8,416,660	£8,366,382	£8,265,443	£7,704,529	£3,134,029	£807,184
60% LAR : 40% CIR	15%	£15,899,619	£5,933,672	£5,883,555	£5,782,902	£5,222,705	£657,460	-£1,666,996
60% LAR : 40% CIR	20%	£13,249,336	£3,440,996	£3,391,024	£3,290,632	£2,731,086	-£1,829,384	-£4,151,670
60% LAR : 40% CIR	25%	£10,589,388	£938,724	£888,882	£788,724	£229,765	-£4,326,403	-£6,646,734
60% LAR : 40% CIR	30%	£7,919,871	-£1,573,050	-£1,622,778	-£1,722,727	-£2,281,164	-£6,833,500	-£9,152,089
60% LAR : 40% CIR	35%	£5,240,878	-£4,094,232	-£4,143,863	-£4,243,628	-£4,801,606	-£9,350,575	-£11,667,633
60% LAR : 40% CIR	40%	£2,552,503	-£6,624,729	-£6,674,278	-£6,773,885	-£7,331,466	-£11,877,529	-£14,193,266
60% LAR : 40% CIR	45%	-£145,159	-£9,164,449	-£9,213,930	-£9,313,404	-£9,870,651	-£14,414,263	-£16,728,886
60% LAR : 40% CIR	50%	-£2,852,016	-£11,713,297	-£11,762,728	-£11,862,091	-£12,419,066	-£16,960,678	-£19,274,392

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£60,104,500	£49,666,144	£49,615,496	£49,513,905	£48,951,360	£44,368,897	£42,036,614
60% LAR : 40% CIR	5%	£57,483,770	£47,202,814	£47,152,359	£47,051,107	£46,489,411	£41,913,173	£39,583,721
60% LAR : 40% CIR	10%	£54,853,095	£44,729,608	£44,679,331	£44,578,391	£44,017,478	£39,446,978	£37,120,133
60% LAR : 40% CIR	15%	£52,212,568	£42,246,621	£42,196,504	£42,095,851	£41,535,654	£36,970,408	£34,645,953
60% LAR : 40% CIR	20%	£49,562,285	£39,753,944	£39,703,973	£39,603,581	£39,044,035	£34,483,565	£32,161,279
60% LAR : 40% CIR	25%	£46,902,337	£37,251,673	£37,201,831	£37,101,672	£36,542,714	£31,986,545	£29,666,214
60% LAR : 40% CIR	30%	£44,232,820	£34,739,899	£34,690,171	£34,590,221	£34,031,784	£29,479,448	£27,160,860
60% LAR : 40% CIR	35%	£41,553,827	£32,218,717	£32,169,086	£32,069,320	£31,511,343	£26,962,374	£24,645,315
60% LAR : 40% CIR	40%	£38,865,451	£29,688,220	£29,638,671	£29,539,064	£28,981,482	£24,435,420	£22,119,683
60% LAR : 40% CIR	45%	£36,167,789	£27,148,500	£27,099,019	£26,999,545	£26,442,298	£21,898,686	£19,584,063
60% LAR : 40% CIR	50%	£33,460,933	£24,599,652	£24,550,221	£24,450,857	£23,893,883	£19,352,271	£17,038,557

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£75,150,910	£64,712,555	£64,661,906	£64,560,315	£63,997,770	£59,415,307	£57,083,024
60% LAR : 40% CIR	5%	£72,530,180	£62,249,224	£62,198,769	£62,097,517	£61,535,821	£56,959,583	£54,630,132
60% LAR : 40% CIR	10%	£69,899,505	£59,776,019	£59,725,741	£59,624,802	£59,063,888	£54,493,388	£52,166,543
60% LAR : 40% CIR	15%	£67,258,978	£57,293,031	£57,242,914	£57,142,261	£56,582,064	£52,016,819	£49,692,363
60% LAR : 40% CIR	20%	£64,608,695	£54,800,355	£54,750,383	£54,649,991	£54,090,445	£49,529,975	£47,207,689
60% LAR : 40% CIR	25%	£61,948,747	£52,298,083	£52,248,241	£52,148,083	£51,589,124	£47,032,956	£44,712,624
60% LAR : 40% CIR	30%	£59,279,230	£49,786,309	£49,736,581	£49,636,632	£49,078,195	£44,525,859	£42,207,270
60% LAR : 40% CIR	35%	£56,600,237	£47,265,127	£47,215,496	£47,115,731	£46,557,753	£42,008,784	£39,691,726
60% LAR : 40% CIR	40%	£53,911,862	£44,734,630	£44,685,081	£44,585,474	£44,027,893	£39,481,830	£37,166,093
60% LAR : 40% CIR	45%	£51,214,200	£42,194,910	£42,145,429	£42,045,955	£41,488,708	£36,945,096	£34,630,473
60% LAR : 40% CIR	50%	£48,507,343	£39,646,062	£39,596,631	£39,497,268	£38,940,293	£34,398,681	£32,084,967

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£92,937,192	£82,498,837	£82,448,188	£82,346,597	£81,784,052	£77,201,589	£74,869,306
60% LAR : 40% CIR	5%	£90,316,462	£80,035,506	£79,985,051	£79,883,799	£79,322,103	£74,745,865	£72,416,414
60% LAR : 40% CIR	10%	£87,685,787	£77,562,301	£77,512,023	£77,411,084	£76,850,170	£72,279,670	£69,952,825
60% LAR : 40% CIR	15%	£85,045,260	£75,079,313	£75,029,196	£74,928,543	£74,368,346	£69,803,101	£67,478,645
60% LAR : 40% CIR	20%	£82,394,977	£72,586,637	£72,536,665	£72,436,273	£71,876,727	£67,316,257	£64,993,971
60% LAR : 40% CIR	25%	£79,735,029	£70,084,365	£70,034,523	£69,934,365	£69,375,406	£64,819,238	£62,498,907
60% LAR : 40% CIR	30%	£77,065,512	£67,572,591	£67,522,863	£67,422,914	£66,864,477	£62,312,141	£59,993,552
60% LAR : 40% CIR	35%	£74,386,519	£65,051,409	£65,001,778	£64,902,013	£64,344,035	£59,795,066	£57,478,008
60% LAR : 40% CIR	40%	£71,698,144	£62,520,912	£62,471,363	£62,371,756	£61,814,175	£57,268,112	£54,952,375
60% LAR : 40% CIR	45%	£69,000,482	£59,981,192	£59,931,711	£59,832,237	£59,274,990	£54,731,378	£52,416,755
60% LAR : 40% CIR	50%	£66,293,625	£57,432,344	£57,382,913	£57,283,550	£56,726,575	£52,184,963	£49,871,249

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - NO AW		**Value Area**	**Zone A - Kings Cross Higher**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£118,052,687	£107,508,358	£107,457,710	£107,356,118	£106,793,573	£102,211,110	£99,878,828
60% LAR : 40% CIR	5%	£115,100,586	£104,718,955	£104,668,500	£104,567,248	£104,005,552	£99,429,315	£97,099,862
60% LAR : 40% CIR	10%	£112,138,540	£101,919,677	£101,869,400	£101,768,460	£101,207,546	£96,637,047	£94,310,202
60% LAR : 40% CIR	15%	£109,166,643	£99,110,617	£99,060,501	£98,959,848	£98,399,650	£93,834,406	£91,509,949
60% LAR : 40% CIR	20%	£106,184,987	£96,291,869	£96,241,897	£96,141,505	£95,581,959	£91,021,489	£88,699,204
60% LAR : 40% CIR	25%	£103,193,669	£93,463,525	£93,413,683	£93,313,525	£92,754,566	£88,198,398	£85,878,067
60% LAR : 40% CIR	30%	£100,192,781	£90,625,680	£90,575,950	£90,476,002	£89,917,565	£85,365,229	£83,046,640
60% LAR : 40% CIR	35%	£97,182,417	£87,778,426	£87,728,794	£87,629,029	£87,071,052	£82,522,082	£80,205,023
60% LAR : 40% CIR	40%	£94,162,671	£84,921,856	£84,872,307	£84,772,700	£84,215,118	£79,669,056	£77,353,319
60% LAR : 40% CIR	45%	£91,133,638	£82,056,064	£82,006,582	£81,907,109	£81,349,861	£76,806,250	£74,491,627
60% LAR : 40% CIR	50%	£88,095,411	£79,181,143	£79,131,713	£79,032,348	£78,475,374	£73,933,762	£71,620,048

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£30,418,969	£19,874,640	£19,823,992	£19,722,400	£19,159,855	£14,577,392	£12,245,110
60% LAR : 40% CIR	5%	£27,466,868	£17,085,237	£17,034,782	£16,933,530	£16,371,834	£11,795,597	£9,466,144
60% LAR : 40% CIR	10%	£24,504,822	£14,285,959	£14,235,682	£14,134,742	£13,573,828	£9,003,329	£6,676,484
60% LAR : 40% CIR	15%	£21,532,925	£11,476,899	£11,426,783	£11,326,130	£10,765,932	£6,200,688	£3,876,231
60% LAR : 40% CIR	20%	£18,551,269	£8,658,151	£8,608,180	£8,507,787	£7,948,241	£3,387,771	£1,065,486
60% LAR : 40% CIR	25%	£15,559,951	£5,829,807	£5,779,965	£5,679,807	£5,120,848	£564,680	-£1,755,651
60% LAR : 40% CIR	30%	£12,559,063	£2,991,962	£2,942,233	£2,842,284	£2,283,847	-£2,268,489	-£4,587,078
60% LAR : 40% CIR	35%	£9,548,699	£144,708	£95,077	-£4,689	-£562,666	-£5,111,636	-£7,428,695
60% LAR : 40% CIR	40%	£6,528,954	-£2,711,862	-£2,761,411	-£2,861,018	-£3,418,600	-£7,964,662	-£10,280,399
60% LAR : 40% CIR	45%	£3,499,921	-£5,577,654	-£5,627,136	-£5,726,609	-£6,283,857	-£10,827,468	-£13,142,091
60% LAR : 40% CIR	50%	£461,693	-£8,452,575	-£8,502,005	-£8,601,370	-£9,158,344	-£13,699,956	-£16,013,670

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£66,731,918	£56,187,589	£56,136,941	£56,035,348	£55,472,803	£50,890,341	£48,558,059
60% LAR : 40% CIR	5%	£63,779,817	£53,398,185	£53,347,731	£53,246,479	£52,684,783	£48,108,546	£45,779,093
60% LAR : 40% CIR	10%	£60,817,771	£50,598,907	£50,548,631	£50,447,690	£49,886,777	£45,316,278	£42,989,433
60% LAR : 40% CIR	15%	£57,845,874	£47,789,848	£47,739,732	£47,639,079	£47,078,881	£42,513,637	£40,189,180
60% LAR : 40% CIR	20%	£54,864,218	£44,971,100	£44,921,128	£44,820,736	£44,261,190	£39,700,720	£37,378,434
60% LAR : 40% CIR	25%	£51,872,900	£42,142,756	£42,092,913	£41,992,756	£41,433,797	£36,877,629	£34,557,298
60% LAR : 40% CIR	30%	£48,872,012	£39,304,910	£39,255,181	£39,155,233	£38,596,796	£34,044,460	£31,725,871
60% LAR : 40% CIR	35%	£45,861,648	£36,457,657	£36,408,025	£36,308,260	£35,750,282	£31,201,313	£28,884,254
60% LAR : 40% CIR	40%	£42,841,902	£33,601,087	£33,551,538	£33,451,930	£32,894,349	£28,348,286	£26,032,550
60% LAR : 40% CIR	45%	£39,812,869	£30,735,295	£30,685,812	£30,586,340	£30,029,092	£25,485,481	£23,170,857
60% LAR : 40% CIR	50%	£36,774,642	£27,860,373	£27,810,944	£27,711,579	£27,154,605	£22,612,993	£20,299,278

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£81,778,328	£71,233,999	£71,183,351	£71,081,759	£70,519,214	£65,936,751	£63,604,469
60% LAR : 40% CIR	5%	£78,826,227	£68,444,596	£68,394,141	£68,292,889	£67,731,193	£63,154,956	£60,825,503
60% LAR : 40% CIR	10%	£75,864,181	£65,645,318	£65,595,041	£65,494,101	£64,933,187	£60,362,688	£58,035,843
60% LAR : 40% CIR	15%	£72,892,284	£62,836,258	£62,786,142	£62,685,489	£62,125,291	£57,560,047	£55,235,590
60% LAR : 40% CIR	20%	£69,910,628	£60,017,510	£59,967,539	£59,867,146	£59,307,600	£54,747,130	£52,424,845
60% LAR : 40% CIR	25%	£66,919,310	£57,189,166	£57,139,324	£57,039,166	£56,480,207	£51,924,039	£49,603,708
60% LAR : 40% CIR	30%	£63,918,422	£54,351,321	£54,301,592	£54,201,643	£53,643,206	£49,090,870	£46,772,281
60% LAR : 40% CIR	35%	£60,908,058	£51,504,067	£51,454,436	£51,354,670	£50,796,693	£46,247,723	£43,930,664
60% LAR : 40% CIR	40%	£57,888,312	£48,647,497	£48,597,948	£48,498,341	£47,940,759	£43,394,697	£41,078,960
60% LAR : 40% CIR	45%	£54,859,280	£45,781,705	£45,732,223	£45,632,750	£45,075,502	£40,531,891	£38,217,268
60% LAR : 40% CIR	50%	£51,821,052	£42,906,784	£42,857,354	£42,757,989	£42,201,015	£37,659,403	£35,345,689

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£99,564,610	£89,020,281	£88,969,633	£88,868,041	£88,305,496	£83,723,033	£81,390,751
60% LAR : 40% CIR	5%	£96,612,509	£86,230,878	£86,180,423	£86,079,171	£85,517,475	£80,941,238	£78,611,785
60% LAR : 40% CIR	10%	£93,650,463	£83,431,600	£83,381,323	£83,280,383	£82,719,469	£78,148,970	£75,822,125
60% LAR : 40% CIR	15%	£90,678,566	£80,622,540	£80,572,424	£80,471,771	£79,911,573	£75,346,329	£73,021,872
60% LAR : 40% CIR	20%	£87,696,911	£77,803,792	£77,753,821	£77,653,428	£77,093,882	£72,533,413	£70,211,127
60% LAR : 40% CIR	25%	£84,705,592	£74,975,448	£74,925,606	£74,825,448	£74,266,489	£69,710,321	£67,389,990
60% LAR : 40% CIR	30%	£81,704,704	£72,137,603	£72,087,874	£71,987,925	£71,429,488	£66,877,152	£64,558,563
60% LAR : 40% CIR	35%	£78,694,340	£69,290,349	£69,240,718	£69,140,952	£68,582,975	£64,034,005	£61,716,946
60% LAR : 40% CIR	40%	£75,674,595	£66,433,779	£66,384,230	£66,284,623	£65,727,041	£61,180,979	£58,865,242
60% LAR : 40% CIR	45%	£72,645,562	£63,567,987	£63,518,505	£63,419,032	£62,861,784	£58,318,173	£56,003,550
60% LAR : 40% CIR	50%	£69,607,334	£60,693,066	£60,643,636	£60,544,271	£59,987,297	£55,445,685	£53,131,971

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - NO AW	
No Units	105
Site Area	0.9 Ha

Value Area	Zone A - Lower Cenral Zone	
Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£116,999,844	£106,472,349	£106,421,701	£106,320,110	£105,757,565	£101,175,102	£98,842,819
60% LAR : 40% CIR	5%	£113,716,372	£103,356,874	£103,306,420	£103,205,167	£102,643,471	£98,067,235	£95,737,782
60% LAR : 40% CIR	10%	£110,422,956	£100,231,524	£100,181,247	£100,080,307	£99,519,393	£94,948,894	£92,622,050
60% LAR : 40% CIR	15%	£107,119,687	£97,096,392	£97,046,276	£96,945,623	£96,385,426	£91,820,181	£89,495,724
60% LAR : 40% CIR	20%	£103,806,661	£93,951,571	£93,901,600	£93,801,208	£93,241,662	£88,681,192	£86,358,907
60% LAR : 40% CIR	25%	£100,483,971	£90,797,156	£90,747,313	£90,647,156	£90,088,196	£85,532,029	£83,211,698
60% LAR : 40% CIR	30%	£97,151,713	£87,633,239	£87,583,509	£87,483,560	£86,925,124	£82,372,787	£80,054,199
60% LAR : 40% CIR	35%	£93,809,978	£84,459,912	£84,410,280	£84,310,515	£83,752,538	£79,203,568	£76,886,510
60% LAR : 40% CIR	40%	£90,458,861	£81,277,270	£81,227,721	£81,128,114	£80,570,532	£76,024,470	£73,708,733
60% LAR : 40% CIR	45%	£87,098,457	£78,085,406	£78,035,924	£77,936,451	£77,379,203	£72,835,591	£70,520,968
60% LAR : 40% CIR	50%	£83,728,858	£74,884,412	£74,834,982	£74,735,619	£74,178,644	£69,637,032	£67,323,317

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£29,366,126	£18,838,632	£18,787,983	£18,686,392	£18,123,847	£13,541,384	£11,209,101
60% LAR : 40% CIR	5%	£26,082,654	£15,723,156	£15,672,702	£15,571,449	£15,009,753	£10,433,517	£8,104,064
60% LAR : 40% CIR	10%	£22,789,238	£12,597,806	£12,547,529	£12,446,589	£11,885,675	£7,315,176	£4,988,332
60% LAR : 40% CIR	15%	£19,485,969	£9,462,674	£9,412,558	£9,311,905	£8,751,708	£4,186,463	£1,862,006
60% LAR : 40% CIR	20%	£16,172,943	£6,317,853	£6,267,882	£6,167,490	£5,607,944	£1,047,474	-£1,274,811
60% LAR : 40% CIR	25%	£12,850,253	£3,163,438	£3,113,595	£3,013,438	£2,454,478	-£2,101,689	-£4,422,020
60% LAR : 40% CIR	30%	£9,517,995	-£479	-£50,209	-£150,158	-£708,594	-£5,260,931	-£7,579,519
60% LAR : 40% CIR	35%	£6,176,260	-£3,173,806	-£3,223,437	-£3,323,203	-£3,881,180	-£8,430,150	-£10,747,208
60% LAR : 40% CIR	40%	£2,825,143	-£6,356,448	-£6,405,997	-£6,505,604	-£7,063,186	-£11,609,248	-£13,924,985
60% LAR : 40% CIR	45%	-£535,261	-£9,548,312	-£9,597,794	-£9,697,267	-£10,254,515	-£14,798,127	-£17,112,750
60% LAR : 40% CIR	50%	-£3,904,860	-£12,749,306	-£12,798,736	-£12,898,099	-£13,455,074	-£17,996,686	-£20,310,401

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£65,679,075	£55,151,580	£55,100,932	£54,999,341	£54,436,796	£49,854,333	£47,522,050
60% LAR : 40% CIR	5%	£62,395,603	£52,036,105	£51,985,651	£51,884,398	£51,322,702	£46,746,465	£44,417,012
60% LAR : 40% CIR	10%	£59,102,186	£48,910,755	£48,860,478	£48,759,538	£48,198,624	£43,628,125	£41,301,280
60% LAR : 40% CIR	15%	£55,798,918	£45,775,623	£45,725,506	£45,624,854	£45,064,657	£40,499,412	£38,174,955
60% LAR : 40% CIR	20%	£52,485,891	£42,630,802	£42,580,831	£42,480,439	£41,920,892	£37,360,423	£35,038,138
60% LAR : 40% CIR	25%	£49,163,202	£39,476,387	£39,426,544	£39,326,386	£38,767,427	£34,211,259	£31,890,928
60% LAR : 40% CIR	30%	£45,830,944	£36,312,469	£36,262,740	£36,162,791	£35,604,355	£31,052,018	£28,733,429
60% LAR : 40% CIR	35%	£42,489,208	£33,139,143	£33,089,511	£32,989,746	£32,431,768	£27,882,799	£25,565,741
60% LAR : 40% CIR	40%	£39,138,092	£29,956,501	£29,906,952	£29,807,344	£29,249,763	£24,703,700	£22,387,964
60% LAR : 40% CIR	45%	£35,777,688	£26,764,637	£26,715,155	£26,615,682	£26,058,434	£21,514,822	£19,200,199
60% LAR : 40% CIR	50%	£32,408,089	£23,563,643	£23,514,213	£23,414,849	£22,857,874	£18,316,263	£16,002,548

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£80,725,485	£70,197,991	£70,147,342	£70,045,751	£69,483,206	£64,900,743	£62,568,460
60% LAR : 40% CIR	5%	£77,442,013	£67,082,515	£67,032,061	£66,930,808	£66,369,112	£61,792,876	£59,463,423
60% LAR : 40% CIR	10%	£74,148,597	£63,957,165	£63,906,888	£63,805,948	£63,245,034	£58,674,535	£56,347,691
60% LAR : 40% CIR	15%	£70,845,328	£60,822,033	£60,771,917	£60,671,264	£60,111,067	£55,545,822	£53,221,365
60% LAR : 40% CIR	20%	£67,532,302	£57,677,212	£57,627,241	£57,526,849	£56,967,303	£52,406,833	£50,084,548
60% LAR : 40% CIR	25%	£64,209,612	£54,522,797	£54,472,954	£54,372,797	£53,813,837	£49,257,670	£46,937,339
60% LAR : 40% CIR	30%	£60,877,354	£51,358,880	£51,309,150	£51,209,201	£50,650,765	£46,098,428	£43,779,840
60% LAR : 40% CIR	35%	£57,535,619	£48,185,553	£48,135,922	£48,036,156	£47,478,179	£42,929,209	£40,612,151
60% LAR : 40% CIR	40%	£54,184,502	£45,002,911	£44,953,362	£44,853,755	£44,296,173	£39,750,111	£37,434,374
60% LAR : 40% CIR	45%	£50,824,098	£41,811,047	£41,761,565	£41,662,092	£41,104,844	£36,561,232	£34,246,609
60% LAR : 40% CIR	50%	£47,454,499	£38,610,053	£38,560,623	£38,461,260	£37,904,285	£33,362,673	£31,048,958

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£98,511,767	£87,984,273	£87,933,624	£87,832,033	£87,269,488	£82,687,025	£80,354,742
60% LAR : 40% CIR	5%	£95,228,295	£84,868,797	£84,818,343	£84,717,090	£84,155,394	£79,579,158	£77,249,705
60% LAR : 40% CIR	10%	£91,934,879	£81,743,447	£81,693,170	£81,592,230	£81,031,316	£76,460,817	£74,133,973
60% LAR : 40% CIR	15%	£88,631,610	£78,608,315	£78,558,199	£78,457,546	£77,897,349	£73,332,104	£71,007,647
60% LAR : 40% CIR	20%	£85,318,584	£75,463,495	£75,413,523	£75,313,131	£74,753,585	£70,193,115	£67,870,830
60% LAR : 40% CIR	25%	£81,995,894	£72,309,079	£72,259,236	£72,159,079	£71,600,119	£67,043,952	£64,723,621
60% LAR : 40% CIR	30%	£78,663,636	£69,145,162	£69,095,432	£68,995,483	£68,437,047	£63,884,710	£61,566,122
60% LAR : 40% CIR	35%	£75,321,901	£65,971,835	£65,922,204	£65,822,438	£65,264,461	£60,715,491	£58,398,433
60% LAR : 40% CIR	40%	£71,970,784	£62,789,193	£62,739,644	£62,640,037	£62,082,455	£57,536,393	£55,220,656
60% LAR : 40% CIR	45%	£68,610,380	£59,597,329	£59,547,847	£59,448,374	£58,891,126	£54,347,514	£52,032,891
60% LAR : 40% CIR	50%	£65,240,781	£56,396,335	£56,346,906	£56,247,542	£55,690,567	£51,148,955	£48,835,240

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - NO AW

Value Area	Zone A - Medium Central Zone

No Units	105
Site Area	0.9 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£132,463,818	£121,689,053	£121,638,405	£121,536,813	£120,974,268	£116,391,805	£114,059,523
60% LAR : 40% CIR	5%	£128,407,148	£117,812,743	£117,762,288	£117,661,035	£117,099,339	£112,523,103	£110,193,650
60% LAR : 40% CIR	10%	£124,340,532	£113,926,557	£113,876,280	£113,775,340	£113,214,427	£108,643,927	£106,317,083
60% LAR : 40% CIR	15%	£120,264,066	£110,030,590	£109,980,474	£109,879,820	£109,319,623	£104,754,379	£102,429,922
60% LAR : 40% CIR	20%	£116,177,840	£106,124,934	£106,074,963	£105,974,571	£105,415,024	£100,854,555	£98,532,269
60% LAR : 40% CIR	25%	£112,081,953	£102,209,683	£102,159,841	£102,059,683	£101,500,724	£96,944,556	£94,624,226
60% LAR : 40% CIR	30%	£107,976,495	£98,284,930	£98,235,202	£98,135,252	£97,576,816	£93,024,479	£90,705,891
60% LAR : 40% CIR	35%	£103,861,561	£94,350,768	£94,301,137	£94,201,373	£93,643,394	£89,094,425	£86,777,367
60% LAR : 40% CIR	40%	£99,737,246	£90,407,292	£90,357,743	£90,258,136	£89,700,554	£85,154,492	£82,838,755
60% LAR : 40% CIR	45%	£95,603,643	£86,454,592	£86,405,110	£86,305,637	£85,748,390	£81,204,778	£78,890,155
60% LAR : 40% CIR	50%	£91,460,846	£82,492,764	£82,443,334	£82,343,970	£81,786,995	£77,245,383	£74,931,669

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£44,830,100	£34,055,335	£34,004,687	£33,903,095	£33,340,550	£28,758,087	£26,425,805
60% LAR : 40% CIR	5%	£40,773,430	£30,179,025	£30,128,570	£30,027,317	£29,465,621	£24,889,385	£22,559,932
60% LAR : 40% CIR	10%	£36,706,814	£26,292,839	£26,242,562	£26,141,622	£25,580,709	£21,010,210	£18,683,365
60% LAR : 40% CIR	15%	£32,630,348	£22,396,872	£22,346,756	£22,246,102	£21,685,905	£17,120,661	£14,796,204
60% LAR : 40% CIR	20%	£28,544,123	£18,491,216	£18,441,245	£18,340,853	£17,781,306	£13,220,837	£10,898,551
60% LAR : 40% CIR	25%	£24,448,235	£14,575,965	£14,526,123	£14,425,965	£13,867,006	£9,310,838	£6,990,508
60% LAR : 40% CIR	30%	£20,342,777	£10,651,212	£10,601,484	£10,501,534	£9,943,098	£5,390,761	£3,072,173
60% LAR : 40% CIR	35%	£16,227,843	£6,717,050	£6,667,419	£6,567,655	£6,009,676	£1,460,707	-£856,351
60% LAR : 40% CIR	40%	£12,103,528	£2,773,574	£2,724,025	£2,624,418	£2,066,836	-£2,479,226	-£4,794,963
60% LAR : 40% CIR	45%	£7,969,925	-£1,179,126	-£1,228,608	-£1,328,081	-£1,885,327	-£6,428,940	-£8,743,563
60% LAR : 40% CIR	50%	£3,827,128	-£5,140,954	-£5,190,384	-£5,289,748	-£5,846,723	-£10,388,334	-£12,702,049

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£81,143,049	£70,368,284	£70,317,636	£70,216,043	£69,653,498	£65,071,036	£62,738,754
60% LAR : 40% CIR	5%	£77,086,379	£66,491,974	£66,441,519	£66,340,266	£65,778,570	£61,202,333	£58,872,880
60% LAR : 40% CIR	10%	£73,019,763	£62,605,788	£62,555,510	£62,454,571	£61,893,657	£57,323,158	£54,996,314
60% LAR : 40% CIR	15%	£68,943,296	£58,709,821	£58,659,705	£58,559,051	£57,998,854	£53,433,610	£51,109,153
60% LAR : 40% CIR	20%	£64,857,071	£54,804,165	£54,754,194	£54,653,801	£54,094,255	£49,533,786	£47,211,500
60% LAR : 40% CIR	25%	£60,761,183	£50,888,914	£50,839,072	£50,738,914	£50,179,955	£45,623,786	£43,303,456
60% LAR : 40% CIR	30%	£56,655,726	£46,964,161	£46,914,432	£46,814,483	£46,256,047	£41,703,710	£39,385,122
60% LAR : 40% CIR	35%	£52,540,792	£43,029,999	£42,980,368	£42,880,604	£42,322,625	£37,773,656	£35,456,597
60% LAR : 40% CIR	40%	£48,416,477	£39,086,523	£39,036,974	£38,937,366	£38,379,785	£33,833,722	£31,517,986
60% LAR : 40% CIR	45%	£44,282,874	£35,133,823	£35,084,341	£34,984,868	£34,427,621	£29,884,009	£27,569,386
60% LAR : 40% CIR	50%	£40,140,076	£31,171,995	£31,122,565	£31,023,201	£30,466,226	£25,924,614	£23,610,900

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£96,189,459	£85,414,694	£85,364,046	£85,262,454	£84,699,909	£80,117,446	£77,785,164
60% LAR : 40% CIR	5%	£92,132,789	£81,538,384	£81,487,929	£81,386,676	£80,824,980	£76,248,744	£73,919,291
60% LAR : 40% CIR	10%	£88,066,173	£77,652,198	£77,601,921	£77,500,981	£76,940,068	£72,369,568	£70,042,724
60% LAR : 40% CIR	15%	£83,989,707	£73,756,231	£73,706,115	£73,605,461	£73,045,264	£68,480,020	£66,155,563
60% LAR : 40% CIR	20%	£79,903,482	£69,850,575	£69,800,604	£69,700,212	£69,140,665	£64,580,196	£62,257,910
60% LAR : 40% CIR	25%	£75,807,594	£65,935,324	£65,885,482	£65,785,324	£65,226,365	£60,670,197	£58,349,867
60% LAR : 40% CIR	30%	£71,702,136	£62,010,571	£61,960,843	£61,860,893	£61,302,457	£56,750,120	£54,431,532
60% LAR : 40% CIR	35%	£67,587,202	£58,076,409	£58,026,778	£57,927,014	£57,369,035	£52,820,066	£50,503,008
60% LAR : 40% CIR	40%	£63,462,887	£54,132,933	£54,083,384	£53,983,777	£53,426,195	£48,880,133	£46,564,396
60% LAR : 40% CIR	45%	£59,329,284	£50,180,233	£50,130,751	£50,031,278	£49,474,031	£44,930,419	£42,615,796
60% LAR : 40% CIR	50%	£55,186,487	£46,218,405	£46,168,975	£46,069,611	£45,512,636	£40,971,024	£38,657,310

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£113,975,742	£103,200,976	£103,150,328	£103,048,736	£102,486,191	£97,903,728	£95,571,446
60% LAR : 40% CIR	5%	£109,919,071	£99,324,666	£99,274,212	£99,172,958	£98,611,262	£94,035,026	£91,705,573
60% LAR : 40% CIR	10%	£105,852,455	£95,438,480	£95,388,203	£95,287,263	£94,726,350	£90,155,851	£87,829,006
60% LAR : 40% CIR	15%	£101,775,989	£91,542,513	£91,492,397	£91,391,743	£90,831,546	£86,266,302	£83,941,845
60% LAR : 40% CIR	20%	£97,689,764	£87,636,857	£87,586,886	£87,486,494	£86,926,947	£82,366,478	£80,044,192
60% LAR : 40% CIR	25%	£93,593,876	£83,721,606	£83,671,764	£83,571,606	£83,012,647	£78,456,479	£76,136,149
60% LAR : 40% CIR	30%	£89,488,418	£79,796,853	£79,747,125	£79,647,175	£79,088,739	£74,536,402	£72,217,814
60% LAR : 40% CIR	35%	£85,373,484	£75,862,692	£75,813,060	£75,713,296	£75,155,317	£70,606,348	£68,289,290
60% LAR : 40% CIR	40%	£81,249,169	£71,919,215	£71,869,666	£71,770,059	£71,212,477	£66,666,415	£64,350,678
60% LAR : 40% CIR	45%	£77,115,566	£67,966,515	£67,917,033	£67,817,560	£67,260,314	£62,716,701	£60,402,078
60% LAR : 40% CIR	50%	£72,972,769	£64,004,687	£63,955,257	£63,855,893	£63,298,918	£58,757,307	£56,443,592

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - NO AW		Value Area	Zone A - Higher Central Zone

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£141,300,376	£130,384,312	£130,333,664	£130,232,072	£129,669,527	£125,087,064	£122,754,782
60% LAR : 40% CIR	5%	£136,801,877	£126,073,238	£126,022,785	£125,921,531	£125,359,835	£120,783,599	£118,454,146
60% LAR : 40% CIR	10%	£132,293,433	£121,752,291	£121,702,013	£121,601,074	£121,040,160	£116,469,661	£114,142,815
60% LAR : 40% CIR	15%	£127,775,138	£117,421,560	£117,371,444	£117,270,791	£116,710,594	£112,145,348	£109,820,892
60% LAR : 40% CIR	20%	£123,247,086	£113,081,142	£113,031,171	£112,930,777	£112,371,232	£107,810,762	£105,488,477
60% LAR : 40% CIR	25%	£118,709,370	£108,731,128	£108,681,285	£108,581,128	£108,022,168	£103,466,000	£101,145,669
60% LAR : 40% CIR	30%	£114,162,085	£104,371,612	£104,321,883	£104,221,934	£103,663,497	£99,111,161	£96,792,572
60% LAR : 40% CIR	35%	£109,605,323	£100,002,687	£99,953,056	£99,853,291	£99,295,313	£94,746,344	£92,429,285
60% LAR : 40% CIR	40%	£105,039,180	£95,624,447	£95,574,898	£95,475,292	£94,917,710	£90,371,648	£88,055,910
60% LAR : 40% CIR	45%	£100,463,749	£91,236,984	£91,187,503	£91,088,030	£90,530,783	£85,987,171	£83,672,547
60% LAR : 40% CIR	50%	£95,879,124	£86,840,394	£86,790,963	£86,691,600	£86,134,624	£81,593,013	£79,279,299

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£53,666,658	£42,750,594	£42,699,946	£42,598,354	£42,035,809	£37,453,346	£35,121,064
60% LAR : 40% CIR	5%	£49,168,159	£38,439,520	£38,389,067	£38,287,813	£37,726,117	£33,149,881	£30,820,428
60% LAR : 40% CIR	10%	£44,659,715	£34,118,573	£34,068,295	£33,967,356	£33,406,442	£28,835,943	£26,509,097
60% LAR : 40% CIR	15%	£40,141,420	£29,787,842	£29,737,726	£29,637,073	£29,076,876	£24,511,630	£22,187,174
60% LAR : 40% CIR	20%	£35,613,368	£25,447,424	£25,397,453	£25,297,059	£24,737,514	£20,177,045	£17,854,759
60% LAR : 40% CIR	25%	£31,075,652	£21,097,410	£21,047,567	£20,947,410	£20,388,450	£15,832,282	£13,511,951
60% LAR : 40% CIR	30%	£26,528,367	£16,737,894	£16,688,165	£16,588,216	£16,029,779	£11,477,443	£9,158,854
60% LAR : 40% CIR	35%	£21,971,605	£12,368,970	£12,319,338	£12,219,573	£11,661,595	£7,112,626	£4,795,567
60% LAR : 40% CIR	40%	£17,405,462	£7,990,729	£7,941,180	£7,841,574	£7,283,993	£2,737,930	£422,192
60% LAR : 40% CIR	45%	£12,830,031	£3,603,267	£3,553,785	£3,454,312	£2,897,065	-£1,646,547	-£3,961,171
60% LAR : 40% CIR	50%	£8,245,406	-£793,324	-£842,755	-£942,118	-£1,499,093	-£6,040,705	-£8,354,419

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£89,979,606	£79,063,543	£79,012,895	£78,911,302	£78,348,757	£73,766,295	£71,434,013
60% LAR : 40% CIR	5%	£85,481,108	£74,752,469	£74,702,015	£74,600,762	£74,039,066	£69,462,829	£67,133,377
60% LAR : 40% CIR	10%	£80,972,664	£70,431,521	£70,381,244	£70,280,304	£69,719,391	£65,148,892	£62,822,046
60% LAR : 40% CIR	15%	£76,454,369	£66,100,791	£66,050,674	£65,950,021	£65,389,825	£60,824,579	£58,500,123
60% LAR : 40% CIR	20%	£71,926,317	£61,760,373	£61,710,401	£61,610,008	£61,050,463	£56,489,993	£54,167,707
60% LAR : 40% CIR	25%	£67,388,601	£57,410,359	£57,360,516	£57,260,358	£56,701,398	£52,145,231	£49,824,900
60% LAR : 40% CIR	30%	£62,841,316	£53,050,843	£53,001,113	£52,901,165	£52,342,728	£47,790,392	£45,471,803
60% LAR : 40% CIR	35%	£58,284,554	£48,681,918	£48,632,287	£48,532,522	£47,974,544	£43,425,575	£41,108,516
60% LAR : 40% CIR	40%	£53,718,411	£44,303,678	£44,254,129	£44,154,523	£43,596,941	£39,050,878	£36,735,141
60% LAR : 40% CIR	45%	£49,142,980	£39,916,215	£39,866,734	£39,767,260	£39,210,014	£34,666,401	£32,351,778
60% LAR : 40% CIR	50%	£44,558,355	£35,519,625	£35,470,194	£35,370,830	£34,813,855	£30,272,244	£27,958,530

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£105,026,017	£94,109,953	£94,059,305	£93,957,713	£93,395,168	£88,812,705	£86,480,423
60% LAR : 40% CIR	5%	£100,527,518	£89,798,879	£89,748,426	£89,647,172	£89,085,476	£84,509,240	£82,179,787
60% LAR : 40% CIR	10%	£96,019,074	£85,477,932	£85,427,654	£85,326,715	£84,765,801	£80,195,302	£77,868,456
60% LAR : 40% CIR	15%	£91,500,779	£81,147,201	£81,097,085	£80,996,432	£80,436,235	£75,870,989	£73,546,533
60% LAR : 40% CIR	20%	£86,972,727	£76,806,783	£76,756,812	£76,656,418	£76,096,873	£71,536,404	£69,214,118
60% LAR : 40% CIR	25%	£82,435,011	£72,456,769	£72,406,926	£72,306,769	£71,747,809	£67,191,641	£64,871,310
60% LAR : 40% CIR	30%	£77,887,726	£68,097,253	£68,047,524	£67,947,575	£67,389,138	£62,836,802	£60,518,213
60% LAR : 40% CIR	35%	£73,330,964	£63,728,329	£63,678,697	£63,578,932	£63,020,954	£58,471,985	£56,154,926
60% LAR : 40% CIR	40%	£68,764,821	£59,350,088	£59,300,539	£59,200,933	£58,643,351	£54,097,289	£51,781,551
60% LAR : 40% CIR	45%	£64,189,390	£54,962,625	£54,913,144	£54,813,671	£54,256,424	£49,712,812	£47,398,188
60% LAR : 40% CIR	50%	£59,604,765	£50,566,035	£50,516,604	£50,417,241	£49,860,265	£45,318,654	£43,004,940

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£122,812,299	£111,896,235	£111,845,587	£111,743,995	£111,181,450	£106,598,987	£104,266,705
60% LAR : 40% CIR	5%	£118,313,800	£107,585,161	£107,534,708	£107,433,455	£106,871,758	£102,295,522	£99,966,069
60% LAR : 40% CIR	10%	£113,805,356	£103,264,214	£103,213,936	£103,112,997	£102,552,083	£97,981,584	£95,654,738
60% LAR : 40% CIR	15%	£109,287,061	£98,933,483	£98,883,367	£98,782,714	£98,222,517	£93,657,271	£91,332,815
60% LAR : 40% CIR	20%	£104,759,009	£94,593,065	£94,543,094	£94,442,700	£93,883,155	£89,322,686	£87,000,400
60% LAR : 40% CIR	25%	£100,221,293	£90,243,051	£90,193,208	£90,093,051	£89,534,091	£84,977,923	£82,657,592
60% LAR : 40% CIR	30%	£95,674,008	£85,883,535	£85,833,806	£85,733,857	£85,175,420	£80,623,084	£78,304,495
60% LAR : 40% CIR	35%	£91,117,246	£81,514,611	£81,464,979	£81,365,214	£80,807,236	£76,258,267	£73,941,208
60% LAR : 40% CIR	40%	£86,551,103	£77,136,370	£77,086,821	£76,987,215	£76,429,634	£71,883,571	£69,567,833
60% LAR : 40% CIR	45%	£81,975,672	£72,748,908	£72,699,426	£72,599,953	£72,042,706	£67,499,094	£65,184,470
60% LAR : 40% CIR	50%	£77,391,047	£68,352,317	£68,302,886	£68,203,523	£67,646,548	£63,104,936	£60,791,222

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR in Perp

Value Area	Zone A - Zone 1 and Eastern Central Zone

No Units	105
Site Area	0.9 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£83,859,189	£73,875,109	£73,824,461	£73,723,003	£73,163,831	£68,610,595	£66,294,049
60% LAR : 40% CIR	5%	£81,238,459	£71,411,779	£71,361,324	£71,260,206	£70,701,883	£66,154,872	£63,841,157
60% LAR : 40% CIR	10%	£78,607,784	£68,938,572	£68,888,295	£68,787,490	£68,229,949	£63,688,677	£61,377,569
60% LAR : 40% CIR	15%	£75,967,258	£66,455,585	£66,405,469	£66,304,951	£65,748,125	£61,212,108	£58,903,388
60% LAR : 40% CIR	20%	£73,316,974	£63,962,908	£63,912,937	£63,812,679	£63,256,506	£58,725,263	£56,418,715
60% LAR : 40% CIR	25%	£70,657,026	£61,460,637	£61,410,795	£61,310,772	£60,755,185	£56,228,243	£53,923,650
60% LAR : 40% CIR	30%	£67,987,509	£58,948,864	£58,899,135	£58,799,321	£58,244,256	£53,721,146	£51,418,296
60% LAR : 40% CIR	35%	£65,308,516	£56,427,682	£56,378,051	£56,278,420	£55,723,815	£51,204,073	£48,902,751
60% LAR : 40% CIR	40%	£62,620,142	£53,897,184	£53,847,636	£53,748,163	£53,193,955	£48,677,119	£46,377,119
60% LAR : 40% CIR	45%	£59,922,479	£51,357,465	£51,307,983	£51,208,645	£50,654,769	£46,140,384	£43,841,498
60% LAR : 40% CIR	50%	£57,215,622	£48,808,616	£48,759,186	£48,659,957	£48,106,354	£43,593,969	£41,295,992

0

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

0

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,774,529	-£13,758,609	-£13,809,257	-£13,910,715	-£14,469,887	-£19,023,123	-£21,339,668
60% LAR : 40% CIR	5%	-£6,395,259	-£16,221,939	-£16,272,394	-£16,373,512	-£16,931,835	-£21,478,846	-£23,792,561
60% LAR : 40% CIR	10%	-£9,025,933	-£18,695,146	-£18,745,423	-£18,846,228	-£19,403,769	-£23,945,041	-£26,256,149
60% LAR : 40% CIR	15%	-£11,666,460	-£21,178,133	-£21,228,249	-£21,328,767	-£21,885,593	-£26,421,610	-£28,730,330
60% LAR : 40% CIR	20%	-£14,316,744	-£23,670,810	-£23,720,781	-£23,821,038	-£24,377,212	-£28,908,455	-£31,215,003
60% LAR : 40% CIR	25%	-£16,976,692	-£26,173,081	-£26,222,923	-£26,322,946	-£26,878,533	-£31,405,475	-£33,710,068
60% LAR : 40% CIR	30%	-£19,646,209	-£28,684,854	-£28,734,583	-£28,834,397	-£29,389,462	-£33,912,572	-£36,215,422
60% LAR : 40% CIR	35%	-£22,325,202	-£31,206,036	-£31,255,667	-£31,355,298	-£31,909,903	-£36,429,645	-£38,730,967
60% LAR : 40% CIR	40%	-£25,013,576	-£33,736,534	-£33,786,082	-£33,885,554	-£34,439,763	-£38,956,599	-£41,256,599
60% LAR : 40% CIR	45%	-£27,711,239	-£36,276,253	-£36,325,735	-£36,425,073	-£36,978,949	-£41,493,334	-£43,792,220
60% LAR : 40% CIR	50%	-£30,418,096	-£38,825,102	-£38,874,532	-£38,973,761	-£39,527,364	-£44,039,749	-£46,337,726

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£32,538,420	£22,554,340	£22,503,692	£22,402,234	£21,843,061	£17,289,826	£14,973,280
60% LAR : 40% CIR	5%	£29,917,690	£20,091,009	£20,040,555	£19,939,436	£19,381,114	£14,834,103	£12,520,388
60% LAR : 40% CIR	10%	£27,287,015	£17,617,803	£17,567,526	£17,466,721	£16,909,180	£12,367,907	£10,056,799
60% LAR : 40% CIR	15%	£24,646,489	£15,134,815	£15,084,700	£14,984,181	£14,427,356	£9,891,338	£7,582,619
60% LAR : 40% CIR	20%	£21,996,205	£12,642,139	£12,592,168	£12,491,910	£11,935,736	£7,404,494	£5,097,946
60% LAR : 40% CIR	25%	£19,336,257	£10,139,868	£10,090,026	£9,990,003	£9,434,415	£4,907,474	£2,602,881
60% LAR : 40% CIR	30%	£16,666,740	£7,628,095	£7,578,366	£7,478,552	£6,923,487	£2,400,377	£97,527
60% LAR : 40% CIR	35%	£13,987,747	£5,106,913	£5,057,282	£4,957,651	£4,403,046	-£116,697	-£2,418,018
60% LAR : 40% CIR	40%	£11,299,372	£2,576,415	£2,526,867	£2,427,394	£1,873,185	-£2,643,651	-£4,943,651
60% LAR : 40% CIR	45%	£8,601,710	£36,696	-£12,787	-£112,125	-£666,000	-£5,180,385	-£7,479,271
60% LAR : 40% CIR	50%	£5,894,853	-£2,512,154	-£2,561,583	-£2,660,812	-£3,214,415	-£7,726,801	-£10,024,777

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£47,584,830	£37,600,750	£37,550,102	£37,448,644	£36,889,472	£32,336,236	£30,019,690
60% LAR : 40% CIR	5%	£44,964,100	£35,137,420	£35,086,965	£34,985,847	£34,427,524	£29,880,513	£27,566,798
60% LAR : 40% CIR	10%	£42,333,425	£32,664,213	£32,613,936	£32,513,131	£31,955,590	£27,414,318	£25,103,210
60% LAR : 40% CIR	15%	£39,692,899	£30,181,226	£30,131,110	£30,030,592	£29,473,766	£24,937,749	£22,629,029
60% LAR : 40% CIR	20%	£37,042,615	£27,688,549	£27,638,578	£27,538,321	£26,982,147	£22,450,904	£20,144,356
60% LAR : 40% CIR	25%	£34,382,667	£25,186,278	£25,136,436	£25,036,413	£24,480,826	£19,953,884	£17,649,291
60% LAR : 40% CIR	30%	£31,713,150	£22,674,505	£22,624,776	£22,524,962	£21,969,897	£17,446,787	£15,143,937
60% LAR : 40% CIR	35%	£29,034,157	£20,153,323	£20,103,692	£20,004,061	£19,449,456	£14,929,714	£12,628,392
60% LAR : 40% CIR	40%	£26,345,783	£17,622,825	£17,573,277	£17,473,805	£16,919,596	£12,402,760	£10,102,760
60% LAR : 40% CIR	45%	£23,648,120	£15,083,106	£15,033,624	£14,934,286	£14,380,410	£9,866,025	£7,567,139
60% LAR : 40% CIR	50%	£20,941,263	£12,534,257	£12,484,827	£12,385,598	£11,831,995	£7,319,610	£5,021,633

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£65,371,112	£55,387,032	£55,336,384	£55,234,927	£54,675,754	£50,122,518	£47,805,973
60% LAR : 40% CIR	5%	£62,750,382	£52,923,702	£52,873,247	£52,772,129	£52,213,806	£47,666,795	£45,353,080
60% LAR : 40% CIR	10%	£60,119,708	£50,450,495	£50,400,218	£50,299,413	£49,741,872	£45,200,600	£42,889,492
60% LAR : 40% CIR	15%	£57,479,182	£47,967,508	£47,917,392	£47,816,874	£47,260,048	£42,724,031	£40,415,311
60% LAR : 40% CIR	20%	£54,828,897	£45,474,831	£45,424,860	£45,324,603	£44,768,429	£40,237,186	£37,930,638
60% LAR : 40% CIR	25%	£52,168,949	£42,972,560	£42,922,718	£42,822,695	£42,267,108	£37,740,166	£35,435,573
60% LAR : 40% CIR	30%	£49,499,432	£40,460,787	£40,411,058	£40,311,244	£39,756,180	£35,233,070	£32,930,219
60% LAR : 40% CIR	35%	£46,820,439	£37,939,605	£37,889,974	£37,790,343	£37,235,738	£32,715,996	£30,414,674
60% LAR : 40% CIR	40%	£44,132,065	£35,409,107	£35,359,559	£35,260,087	£34,705,878	£30,189,042	£27,889,042
60% LAR : 40% CIR	45%	£41,434,402	£32,869,388	£32,819,906	£32,720,568	£32,166,692	£27,652,307	£25,353,421
60% LAR : 40% CIR	50%	£38,727,545	£30,320,539	£30,271,109	£30,171,880	£29,618,277	£25,105,892	£22,807,915

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR in Perp	
Value Area	Zone A - Kings Cross Lower

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£102,827,002	£92,539,623	£92,488,975	£92,387,518	£91,828,345	£87,275,108	£84,958,564
60% LAR : 40% CIR	5%	£100,206,272	£90,076,292	£90,025,837	£89,924,720	£89,366,396	£84,819,386	£82,505,670
60% LAR : 40% CIR	10%	£97,575,596	£87,603,087	£87,552,809	£87,452,005	£86,894,463	£82,353,190	£80,042,083
60% LAR : 40% CIR	15%	£94,935,070	£85,120,099	£85,069,982	£84,969,464	£84,412,639	£79,876,621	£77,567,901
60% LAR : 40% CIR	20%	£92,284,786	£82,627,423	£82,577,451	£82,477,194	£81,921,020	£77,389,777	£75,083,229
60% LAR : 40% CIR	25%	£89,624,839	£80,125,151	£80,075,308	£79,975,286	£79,419,699	£74,892,758	£72,588,164
60% LAR : 40% CIR	30%	£86,955,321	£77,613,377	£77,563,649	£77,463,835	£76,908,770	£72,385,661	£70,082,809
60% LAR : 40% CIR	35%	£84,276,328	£75,092,195	£75,042,564	£74,942,935	£74,388,328	£69,868,586	£67,567,265
60% LAR : 40% CIR	40%	£81,587,953	£72,561,698	£72,512,149	£72,412,678	£71,858,468	£67,341,632	£65,041,632
60% LAR : 40% CIR	45%	£78,890,291	£70,021,978	£69,972,497	£69,873,158	£69,319,284	£64,804,898	£62,506,013
60% LAR : 40% CIR	50%	£76,183,434	£67,473,130	£67,423,699	£67,324,470	£66,770,869	£62,258,483	£59,960,506

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,193,284	£4,905,905	£4,855,257	£4,753,800	£4,194,627	-£358,609	-£2,675,154
60% LAR : 40% CIR	5%	£12,572,554	£2,442,574	£2,392,119	£2,291,002	£1,732,678	-£2,814,332	-£5,128,048
60% LAR : 40% CIR	10%	£9,941,878	-£30,631	-£80,909	-£181,713	-£739,255	-£5,280,528	-£7,591,635
60% LAR : 40% CIR	15%	£7,301,352	-£2,513,619	-£2,563,736	-£2,664,254	-£3,221,078	-£7,757,097	-£10,065,816
60% LAR : 40% CIR	20%	£4,651,068	-£5,006,295	-£5,056,267	-£5,156,524	-£5,712,698	-£10,243,941	-£12,550,489
60% LAR : 40% CIR	25%	£1,991,121	-£7,508,567	-£7,558,410	-£7,658,432	-£8,214,019	-£12,740,960	-£15,045,554
60% LAR : 40% CIR	30%	-£678,397	-£10,020,340	-£10,070,069	-£10,169,883	-£10,724,948	-£15,248,057	-£17,550,909
60% LAR : 40% CIR	35%	-£3,357,390	-£12,541,522	-£12,591,154	-£12,690,783	-£13,245,390	-£17,765,132	-£20,066,453
60% LAR : 40% CIR	40%	-£6,045,765	-£15,072,020	-£15,121,569	-£15,221,040	-£15,775,250	-£20,292,086	-£22,592,086
60% LAR : 40% CIR	45%	-£8,743,427	-£17,611,740	-£17,661,221	-£17,760,560	-£18,314,434	-£22,828,820	-£25,127,705
60% LAR : 40% CIR	50%	-£11,450,284	-£20,160,588	-£20,210,019	-£20,309,248	-£20,862,849	-£25,375,235	-£27,673,212

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£51,506,233	£41,218,853	£41,168,205	£41,066,749	£40,507,576	£35,954,339	£33,637,795
60% LAR : 40% CIR	5%	£48,885,503	£38,755,523	£38,705,068	£38,603,951	£38,045,627	£33,498,616	£31,184,901
60% LAR : 40% CIR	10%	£46,254,827	£36,282,317	£36,232,040	£36,131,235	£35,573,694	£31,032,421	£28,721,314
60% LAR : 40% CIR	15%	£43,614,301	£33,799,330	£33,749,213	£33,648,695	£33,091,870	£28,555,852	£26,247,132
60% LAR : 40% CIR	20%	£40,964,016	£31,306,654	£31,256,682	£31,156,425	£30,600,251	£26,069,008	£23,762,460
60% LAR : 40% CIR	25%	£38,304,069	£28,804,382	£28,754,539	£28,654,516	£28,098,930	£23,571,988	£21,267,395
60% LAR : 40% CIR	30%	£35,634,551	£26,292,608	£26,242,880	£26,143,065	£25,588,001	£21,064,892	£18,762,040
60% LAR : 40% CIR	35%	£32,955,558	£23,771,426	£23,721,795	£23,622,165	£23,067,559	£18,547,817	£16,246,496
60% LAR : 40% CIR	40%	£30,267,184	£21,240,929	£21,191,380	£21,091,909	£20,537,699	£16,020,863	£13,720,863
60% LAR : 40% CIR	45%	£27,569,521	£18,701,209	£18,651,728	£18,552,389	£17,998,514	£13,484,129	£11,185,243
60% LAR : 40% CIR	50%	£24,862,665	£16,152,361	£16,102,930	£16,003,701	£15,450,099	£10,937,714	£8,639,736

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£66,552,643	£56,265,264	£56,214,616	£56,113,159	£55,553,986	£51,000,749	£48,684,205
60% LAR : 40% CIR	5%	£63,931,913	£53,801,933	£53,751,478	£53,650,361	£53,092,037	£48,545,027	£46,231,311
60% LAR : 40% CIR	10%	£61,301,237	£51,328,728	£51,278,450	£51,177,646	£50,620,104	£46,078,831	£43,767,724
60% LAR : 40% CIR	15%	£58,660,711	£48,845,740	£48,795,623	£48,695,105	£48,138,280	£43,602,262	£41,293,542
60% LAR : 40% CIR	20%	£56,010,427	£46,353,064	£46,303,092	£46,202,835	£45,646,661	£41,115,418	£38,808,870
60% LAR : 40% CIR	25%	£53,350,480	£43,850,792	£43,800,949	£43,700,927	£43,145,340	£38,618,399	£36,313,805
60% LAR : 40% CIR	30%	£50,680,962	£41,339,018	£41,289,290	£41,189,476	£40,634,411	£36,111,302	£33,808,450
60% LAR : 40% CIR	35%	£48,001,969	£38,817,837	£38,768,205	£38,668,576	£38,113,969	£33,594,227	£31,292,906
60% LAR : 40% CIR	40%	£45,313,594	£36,287,339	£36,237,790	£36,138,319	£35,584,109	£31,067,273	£28,767,273
60% LAR : 40% CIR	45%	£42,615,932	£33,747,619	£33,698,138	£33,598,799	£33,044,925	£28,530,539	£26,231,654
60% LAR : 40% CIR	50%	£39,909,075	£31,198,771	£31,149,340	£31,050,111	£30,496,510	£25,984,124	£23,686,147

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£84,338,925	£74,051,546	£74,000,898	£73,899,441	£73,340,268	£68,787,032	£66,470,487
60% LAR : 40% CIR	5%	£81,718,195	£71,588,215	£71,537,760	£71,436,643	£70,878,319	£66,331,309	£64,017,593
60% LAR : 40% CIR	10%	£79,087,519	£69,115,010	£69,064,732	£68,963,928	£68,406,386	£63,865,113	£61,554,006
60% LAR : 40% CIR	15%	£76,446,993	£66,632,022	£66,581,905	£66,481,387	£65,924,563	£61,388,544	£59,079,825
60% LAR : 40% CIR	20%	£73,796,709	£64,139,346	£64,089,375	£63,989,117	£63,432,943	£58,901,700	£56,595,152
60% LAR : 40% CIR	25%	£71,136,762	£61,637,074	£61,587,231	£61,487,209	£60,931,622	£56,404,681	£54,100,087
60% LAR : 40% CIR	30%	£68,467,244	£59,125,301	£59,075,572	£58,975,758	£58,420,693	£53,897,584	£51,594,732
60% LAR : 40% CIR	35%	£65,788,251	£56,604,119	£56,554,487	£56,454,858	£55,900,251	£51,380,509	£49,079,188
60% LAR : 40% CIR	40%	£63,099,876	£54,073,621	£54,024,072	£53,924,601	£53,370,391	£48,853,555	£46,553,555
60% LAR : 40% CIR	45%	£60,402,214	£51,533,901	£51,484,420	£51,385,081	£50,831,207	£46,316,821	£44,017,936
60% LAR : 40% CIR	50%	£57,695,357	£48,985,053	£48,935,622	£48,836,393	£48,282,792	£43,770,406	£41,472,429

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR in Perp		Value Area	Zone A - Kings Cross Higher

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£109,454,419	£99,061,067	£99,010,419	£98,908,962	£98,349,789	£93,796,553	£91,480,008
60% LAR : 40% CIR	5%	£106,502,319	£96,271,664	£96,221,209	£96,120,092	£95,561,768	£91,014,757	£88,701,042
60% LAR : 40% CIR	10%	£103,540,273	£93,472,386	£93,422,109	£93,321,304	£92,763,762	£88,222,490	£85,911,383
60% LAR : 40% CIR	15%	£100,568,375	£90,663,326	£90,613,210	£90,512,692	£89,955,867	£85,419,849	£83,111,130
60% LAR : 40% CIR	20%	£97,586,720	£87,844,578	£87,794,607	£87,694,349	£87,138,175	£82,606,933	£80,300,384
60% LAR : 40% CIR	25%	£94,595,402	£85,016,235	£84,966,392	£84,866,369	£84,310,782	£79,783,840	£77,479,248
60% LAR : 40% CIR	30%	£91,594,514	£82,178,389	£82,128,660	£82,028,846	£81,473,781	£76,950,671	£74,647,821
60% LAR : 40% CIR	35%	£88,584,150	£79,331,134	£79,281,504	£79,181,873	£78,627,268	£74,107,524	£71,806,204
60% LAR : 40% CIR	40%	£85,564,404	£76,474,565	£76,425,016	£76,325,543	£75,771,335	£71,254,499	£68,954,499
60% LAR : 40% CIR	45%	£82,535,370	£73,608,773	£73,559,291	£73,459,953	£72,906,077	£68,391,692	£66,092,806
60% LAR : 40% CIR	50%	£79,497,143	£70,733,852	£70,684,422	£70,585,192	£70,031,591	£65,519,205	£63,221,227

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,820,701	£11,427,350	£11,376,701	£11,275,244	£10,716,071	£6,162,835	£3,846,290
60% LAR : 40% CIR	5%	£18,868,601	£8,637,946	£8,587,491	£8,486,374	£7,928,050	£3,381,039	£1,067,324
60% LAR : 40% CIR	10%	£15,906,555	£5,838,668	£5,788,391	£5,687,586	£5,130,044	£588,772	-£1,722,335
60% LAR : 40% CIR	15%	£12,934,657	£3,029,608	£2,979,492	£2,878,974	£2,322,149	-£2,213,869	-£4,522,588
60% LAR : 40% CIR	20%	£9,953,002	£210,860	£160,889	£60,631	-£495,543	-£5,026,785	-£7,333,334
60% LAR : 40% CIR	25%	£6,961,684	-£2,617,483	-£2,667,326	-£2,767,349	-£3,322,936	-£7,849,878	-£10,154,470
60% LAR : 40% CIR	30%	£3,960,796	-£5,455,329	-£5,505,058	-£5,604,872	-£6,159,937	-£10,683,047	-£12,985,897
60% LAR : 40% CIR	35%	£950,432	-£8,302,584	-£8,352,214	-£8,451,845	-£9,006,450	-£13,526,194	-£15,827,514
60% LAR : 40% CIR	40%	-£2,069,314	-£11,159,153	-£11,208,702	-£11,308,174	-£11,862,383	-£16,379,219	-£18,679,219
60% LAR : 40% CIR	45%	-£5,098,348	-£14,024,945	-£14,074,427	-£14,173,765	-£14,727,641	-£19,242,026	-£21,540,912
60% LAR : 40% CIR	50%	-£8,136,575	-£16,899,866	-£16,949,296	-£17,048,526	-£17,602,127	-£22,114,513	-£24,412,491

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£58,133,650	£47,740,298	£47,689,650	£47,588,192	£47,029,020	£42,475,784	£40,159,238
60% LAR : 40% CIR	5%	£55,181,550	£44,950,895	£44,900,440	£44,799,323	£44,240,999	£39,693,988	£37,380,273
60% LAR : 40% CIR	10%	£52,219,504	£42,151,616	£42,101,340	£42,000,534	£41,442,993	£36,901,721	£34,590,614
60% LAR : 40% CIR	15%	£49,247,606	£39,342,557	£39,292,441	£39,191,923	£38,635,097	£34,099,080	£31,790,360
60% LAR : 40% CIR	20%	£46,265,951	£36,523,809	£36,473,837	£36,373,580	£35,817,406	£31,286,163	£28,979,615
60% LAR : 40% CIR	25%	£43,274,633	£33,695,465	£33,645,622	£33,545,600	£32,990,013	£28,463,071	£26,158,478
60% LAR : 40% CIR	30%	£40,273,745	£30,857,620	£30,807,890	£30,708,077	£30,153,012	£25,629,902	£23,327,051
60% LAR : 40% CIR	35%	£37,263,381	£28,010,365	£27,960,734	£27,861,104	£27,306,499	£22,786,755	£20,485,435
60% LAR : 40% CIR	40%	£34,243,635	£25,153,796	£25,104,247	£25,004,774	£24,450,565	£19,933,729	£17,633,729
60% LAR : 40% CIR	45%	£31,214,601	£22,288,004	£22,238,522	£22,139,184	£21,585,308	£17,070,923	£14,772,037
60% LAR : 40% CIR	50%	£28,176,373	£19,413,083	£19,363,653	£19,264,423	£18,710,821	£14,198,436	£11,900,458

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£73,180,060	£62,786,708	£62,736,060	£62,634,603	£62,075,430	£57,522,194	£55,205,649
60% LAR : 40% CIR	5%	£70,227,960	£59,997,305	£59,946,850	£59,845,733	£59,287,409	£54,740,398	£52,426,683
60% LAR : 40% CIR	10%	£67,265,914	£57,198,027	£57,147,750	£57,046,945	£56,489,403	£51,948,131	£49,637,024
60% LAR : 40% CIR	15%	£64,294,016	£54,388,967	£54,338,851	£54,238,333	£53,681,508	£49,145,490	£46,836,771
60% LAR : 40% CIR	20%	£61,312,361	£51,570,219	£51,520,248	£51,419,990	£50,863,816	£46,332,574	£44,026,025
60% LAR : 40% CIR	25%	£58,321,043	£48,741,876	£48,692,033	£48,592,010	£48,036,423	£43,509,481	£41,204,889
60% LAR : 40% CIR	30%	£55,320,155	£45,904,030	£45,854,301	£45,754,487	£45,199,422	£40,676,312	£38,373,462
60% LAR : 40% CIR	35%	£52,309,791	£43,056,775	£43,007,145	£42,907,514	£42,352,909	£37,833,165	£35,531,845
60% LAR : 40% CIR	40%	£49,290,045	£40,200,206	£40,150,657	£40,051,185	£39,496,976	£34,980,140	£32,680,140
60% LAR : 40% CIR	45%	£46,261,011	£37,334,414	£37,284,932	£37,185,594	£36,631,718	£32,117,333	£29,818,447
60% LAR : 40% CIR	50%	£43,222,784	£34,459,493	£34,410,063	£34,310,833	£33,757,232	£29,244,846	£26,946,868

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£90,966,342	£80,572,991	£80,522,342	£80,420,885	£79,861,712	£75,308,476	£72,991,931
60% LAR : 40% CIR	5%	£88,014,242	£77,783,587	£77,733,132	£77,632,015	£77,073,691	£72,526,680	£70,212,965
60% LAR : 40% CIR	10%	£85,052,196	£74,984,309	£74,934,032	£74,833,227	£74,275,685	£69,734,413	£67,423,306
60% LAR : 40% CIR	15%	£82,080,298	£72,175,249	£72,125,133	£72,024,615	£71,467,790	£66,931,772	£64,623,053
60% LAR : 40% CIR	20%	£79,098,643	£69,356,501	£69,306,530	£69,206,272	£68,650,098	£64,118,856	£61,812,307
60% LAR : 40% CIR	25%	£76,107,325	£66,528,158	£66,478,315	£66,378,292	£65,822,705	£61,295,763	£58,991,171
60% LAR : 40% CIR	30%	£73,106,437	£63,690,312	£63,640,583	£63,540,769	£62,985,704	£58,462,594	£56,159,744
60% LAR : 40% CIR	35%	£70,096,073	£60,843,057	£60,793,427	£60,693,796	£60,139,191	£55,619,448	£53,318,127
60% LAR : 40% CIR	40%	£67,076,327	£57,986,488	£57,936,939	£57,837,467	£57,283,258	£52,766,422	£50,466,422
60% LAR : 40% CIR	45%	£64,047,293	£55,120,696	£55,071,214	£54,971,876	£54,418,000	£49,903,615	£47,604,730
60% LAR : 40% CIR	50%	£61,009,066	£52,245,775	£52,196,345	£52,097,115	£51,543,514	£47,031,128	£44,733,151

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR in Perp

Value Area: **Zone A - Lower Cenral Zone**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£108,953,146	£98,567,809	£98,517,162	£98,415,704	£97,856,531	£93,303,295	£90,986,750
60% LAR : 40% CIR	5%	£105,669,674	£95,452,334	£95,401,880	£95,300,762	£94,742,439	£90,195,428	£87,881,713
60% LAR : 40% CIR	10%	£102,376,258	£92,326,983	£92,276,707	£92,175,902	£91,618,361	£87,077,088	£84,765,981
60% LAR : 40% CIR	15%	£99,072,990	£89,191,852	£89,141,736	£89,041,217	£88,484,392	£83,948,374	£81,639,655
60% LAR : 40% CIR	20%	£95,759,964	£86,047,031	£85,997,060	£85,896,802	£85,340,629	£80,809,386	£78,502,837
60% LAR : 40% CIR	25%	£92,437,274	£82,892,616	£82,842,773	£82,742,750	£82,187,163	£77,660,222	£75,355,629
60% LAR : 40% CIR	30%	£89,105,015	£79,728,698	£79,678,969	£79,579,155	£79,024,090	£74,500,980	£72,198,129
60% LAR : 40% CIR	35%	£85,763,280	£76,555,371	£76,505,740	£76,406,109	£75,851,504	£71,331,762	£69,030,440
60% LAR : 40% CIR	40%	£82,412,163	£73,372,729	£73,323,180	£73,223,709	£72,669,500	£68,152,663	£65,852,663
60% LAR : 40% CIR	45%	£79,051,759	£70,180,865	£70,131,383	£70,032,045	£69,478,170	£64,963,785	£62,664,899
60% LAR : 40% CIR	50%	£75,682,161	£66,979,872	£66,930,442	£66,831,213	£66,277,611	£61,765,225	£59,467,248

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£21,319,428	£10,934,091	£10,883,444	£10,781,986	£10,222,813	£5,669,577	£3,353,032
60% LAR : 40% CIR	5%	£18,035,956	£7,818,616	£7,768,162	£7,667,045	£7,108,721	£2,561,710	£247,995
60% LAR : 40% CIR	10%	£14,742,540	£4,693,265	£4,642,989	£4,542,184	£3,984,643	-£556,630	-£2,867,737
60% LAR : 40% CIR	15%	£11,439,272	£1,558,134	£1,508,018	£1,407,499	£850,674	-£3,685,344	-£5,994,063
60% LAR : 40% CIR	20%	£8,126,246	-£1,586,687	-£1,636,658	-£1,736,916	-£2,293,089	-£6,824,332	-£9,130,881
60% LAR : 40% CIR	25%	£4,803,557	-£4,741,102	-£4,790,945	-£4,890,968	-£5,446,555	-£9,973,496	-£12,278,089
60% LAR : 40% CIR	30%	£1,471,297	-£7,905,020	-£7,954,749	-£8,054,563	-£8,609,628	-£13,132,738	-£15,435,589
60% LAR : 40% CIR	35%	-£1,870,438	-£11,078,347	-£11,127,978	-£11,227,609	-£11,782,214	-£16,301,956	-£18,603,278
60% LAR : 40% CIR	40%	-£5,221,555	-£14,260,989	-£14,310,538	-£14,410,009	-£14,964,218	-£19,481,055	-£21,781,055
60% LAR : 40% CIR	45%	-£8,581,959	-£17,452,853	-£17,502,335	-£17,601,673	-£18,155,548	-£22,669,933	-£24,968,819
60% LAR : 40% CIR	50%	-£11,951,557	-£20,653,845	-£20,703,276	-£20,802,505	-£21,356,107	-£25,868,493	-£28,166,470

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£57,632,377	£47,247,040	£47,196,393	£47,094,935	£46,535,762	£41,982,525	£39,665,981
60% LAR : 40% CIR	5%	£54,348,905	£44,131,565	£44,081,111	£43,979,993	£43,421,669	£38,874,659	£36,560,943
60% LAR : 40% CIR	10%	£51,055,489	£41,006,214	£40,955,938	£40,855,133	£40,297,592	£35,756,318	£33,445,211
60% LAR : 40% CIR	15%	£47,752,220	£37,871,083	£37,820,967	£37,720,448	£37,163,623	£32,627,605	£30,318,886
60% LAR : 40% CIR	20%	£44,439,195	£34,726,262	£34,676,290	£34,576,033	£34,019,860	£29,488,616	£27,182,068
60% LAR : 40% CIR	25%	£41,116,505	£31,571,846	£31,522,004	£31,421,981	£30,866,394	£26,339,453	£24,034,859
60% LAR : 40% CIR	30%	£37,784,246	£28,407,929	£28,358,200	£28,258,386	£27,703,321	£23,180,211	£20,877,359
60% LAR : 40% CIR	35%	£34,442,511	£25,234,602	£25,184,971	£25,085,340	£24,530,735	£20,010,992	£17,709,671
60% LAR : 40% CIR	40%	£31,091,394	£22,051,960	£22,002,411	£21,902,940	£21,348,731	£16,831,894	£14,531,894
60% LAR : 40% CIR	45%	£27,730,990	£18,860,096	£18,810,614	£18,711,276	£18,157,401	£13,643,015	£11,344,130
60% LAR : 40% CIR	50%	£24,361,392	£15,659,103	£15,609,673	£15,510,444	£14,956,842	£10,444,455	£8,146,479

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£72,678,787	£62,293,450	£62,242,803	£62,141,345	£61,582,172	£57,028,936	£54,712,391
60% LAR : 40% CIR	5%	£69,395,315	£59,177,975	£59,127,521	£59,026,403	£58,468,080	£53,921,069	£51,607,354
60% LAR : 40% CIR	10%	£66,101,899	£56,052,624	£56,002,348	£55,901,543	£55,344,002	£50,802,729	£48,491,622
60% LAR : 40% CIR	15%	£62,798,631	£52,917,493	£52,867,377	£52,766,858	£52,210,033	£47,674,015	£45,365,296
60% LAR : 40% CIR	20%	£59,485,605	£49,772,672	£49,722,701	£49,622,443	£49,066,270	£44,535,027	£42,228,478
60% LAR : 40% CIR	25%	£56,162,915	£46,618,257	£46,568,414	£46,468,391	£45,912,804	£41,385,863	£39,081,270
60% LAR : 40% CIR	30%	£52,830,656	£43,454,339	£43,404,610	£43,304,796	£42,749,731	£38,226,621	£35,923,770
60% LAR : 40% CIR	35%	£49,488,921	£40,281,012	£40,231,381	£40,131,750	£39,577,145	£35,057,403	£32,756,081
60% LAR : 40% CIR	40%	£46,137,804	£37,098,370	£37,048,821	£36,949,350	£36,395,141	£31,878,304	£29,578,304
60% LAR : 40% CIR	45%	£42,777,400	£33,906,506	£33,857,024	£33,757,686	£33,203,811	£28,689,426	£26,390,540
60% LAR : 40% CIR	50%	£39,407,802	£30,705,513	£30,656,083	£30,556,854	£30,003,252	£25,490,866	£23,192,889

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£90,465,069	£80,079,732	£80,029,085	£79,927,627	£79,368,454	£74,815,218	£72,498,673
60% LAR : 40% CIR	5%	£87,181,597	£76,964,258	£76,913,803	£76,812,686	£76,254,362	£71,707,351	£69,393,636
60% LAR : 40% CIR	10%	£83,888,181	£73,838,906	£73,788,630	£73,687,825	£73,130,284	£68,589,011	£66,277,904
60% LAR : 40% CIR	15%	£80,584,913	£70,703,775	£70,653,659	£70,553,140	£69,996,315	£65,460,297	£63,151,578
60% LAR : 40% CIR	20%	£77,271,887	£67,558,954	£67,508,983	£67,408,725	£66,852,552	£62,321,309	£60,014,760
60% LAR : 40% CIR	25%	£73,949,198	£64,404,539	£64,354,696	£64,254,673	£63,699,086	£59,172,145	£56,867,552
60% LAR : 40% CIR	30%	£70,616,938	£61,240,621	£61,190,892	£61,091,078	£60,536,013	£56,012,903	£53,710,052
60% LAR : 40% CIR	35%	£67,275,203	£58,067,294	£58,017,663	£57,918,032	£57,363,427	£52,843,685	£50,542,363
60% LAR : 40% CIR	40%	£63,924,086	£54,884,652	£54,835,103	£54,735,632	£54,181,423	£49,664,586	£47,364,586
60% LAR : 40% CIR	45%	£60,563,682	£51,692,789	£51,643,306	£51,543,968	£50,990,093	£46,475,708	£44,176,822
60% LAR : 40% CIR	50%	£57,194,084	£48,491,796	£48,442,365	£48,343,136	£47,789,534	£43,277,148	£40,979,171

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR in Perp	
No Units	**105**
Site Area	**0.9 Ha**

Value Area	**Zone A - Medium Central Zone**	
Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£124,417,121	£113,784,513	£113,733,865	£113,632,408	£113,073,235	£108,519,998	£106,203,453
60% LAR : 40% CIR	5%	£120,360,450	£109,908,202	£109,857,748	£109,756,630	£109,198,307	£104,651,296	£102,337,581
60% LAR : 40% CIR	10%	£116,293,835	£106,022,017	£105,971,739	£105,870,935	£105,313,393	£100,772,121	£98,461,013
60% LAR : 40% CIR	15%	£112,217,368	£102,126,049	£102,075,934	£101,975,415	£101,418,590	£96,882,572	£94,573,853
60% LAR : 40% CIR	20%	£108,131,143	£98,220,394	£98,170,422	£98,070,165	£97,513,991	£92,982,748	£90,676,200
60% LAR : 40% CIR	25%	£104,035,255	£94,305,143	£94,255,301	£94,155,278	£93,599,690	£89,072,749	£86,768,156
60% LAR : 40% CIR	30%	£99,929,797	£90,380,390	£90,330,661	£90,230,847	£89,675,783	£85,152,673	£82,849,821
60% LAR : 40% CIR	35%	£95,814,864	£86,446,228	£86,396,597	£86,296,967	£85,742,362	£81,222,618	£78,921,298
60% LAR : 40% CIR	40%	£91,690,549	£82,502,751	£82,453,202	£82,353,731	£81,799,522	£77,282,685	£74,982,685
60% LAR : 40% CIR	45%	£87,556,945	£78,550,052	£78,500,570	£78,401,231	£77,847,357	£73,332,972	£71,034,086
60% LAR : 40% CIR	50%	£83,414,148	£74,588,224	£74,538,793	£74,439,564	£73,885,962	£69,373,577	£67,075,599

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£36,783,403	£26,150,795	£26,100,147	£25,998,690	£25,439,517	£20,886,280	£18,569,735
60% LAR : 40% CIR	5%	£32,726,732	£22,274,484	£22,224,030	£22,122,913	£21,564,589	£17,017,578	£14,703,863
60% LAR : 40% CIR	10%	£28,660,117	£18,388,299	£18,338,021	£18,237,217	£17,679,675	£13,138,403	£10,827,295
60% LAR : 40% CIR	15%	£24,583,650	£14,492,331	£14,442,216	£14,341,698	£13,784,872	£9,248,854	£6,940,135
60% LAR : 40% CIR	20%	£20,497,425	£10,586,676	£10,536,704	£10,436,447	£9,880,273	£5,349,030	£3,042,482
60% LAR : 40% CIR	25%	£16,401,537	£6,671,425	£6,621,583	£6,521,560	£5,965,973	£1,439,031	-£865,562
60% LAR : 40% CIR	30%	£12,296,079	£2,746,672	£2,696,943	£2,597,129	£2,042,065	-£2,481,045	-£4,783,897
60% LAR : 40% CIR	35%	£8,181,146	-£1,187,490	-£1,237,120	-£1,336,751	-£1,891,356	-£6,411,100	-£8,712,420
60% LAR : 40% CIR	40%	£4,056,831	-£5,130,967	-£5,180,516	-£5,279,987	-£5,834,196	-£10,351,033	-£12,651,033
60% LAR : 40% CIR	45%	-£76,773	-£9,083,666	-£9,133,148	-£9,232,487	-£9,786,361	-£14,300,746	-£16,599,632
60% LAR : 40% CIR	50%	-£4,219,570	-£13,045,494	-£13,094,925	-£13,194,154	-£13,747,755	-£18,260,141	-£20,558,119

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£73,096,352	£62,463,743	£62,413,095	£62,311,639	£61,752,466	£57,199,229	£54,882,684
60% LAR : 40% CIR	5%	£69,039,681	£58,587,433	£58,536,979	£58,435,861	£57,877,537	£53,330,527	£51,016,811
60% LAR : 40% CIR	10%	£64,973,065	£54,701,247	£54,650,970	£54,550,165	£53,992,624	£49,451,352	£47,140,244
60% LAR : 40% CIR	15%	£60,896,599	£50,805,280	£50,755,164	£50,654,646	£50,097,821	£45,561,803	£43,253,084
60% LAR : 40% CIR	20%	£56,810,374	£46,899,624	£46,849,653	£46,749,396	£46,193,222	£41,661,979	£39,355,431
60% LAR : 40% CIR	25%	£52,714,486	£42,984,373	£42,934,532	£42,834,509	£42,278,921	£37,751,980	£35,447,386
60% LAR : 40% CIR	30%	£48,609,028	£39,059,621	£39,009,892	£38,910,077	£38,355,013	£33,831,903	£31,529,052
60% LAR : 40% CIR	35%	£44,494,094	£35,125,459	£35,075,828	£34,976,198	£34,421,592	£29,901,849	£27,600,528
60% LAR : 40% CIR	40%	£40,369,779	£31,181,982	£31,132,433	£31,032,961	£30,478,753	£25,961,916	£23,661,916
60% LAR : 40% CIR	45%	£36,236,176	£27,229,282	£27,179,801	£27,080,462	£26,526,588	£22,012,203	£19,713,317
60% LAR : 40% CIR	50%	£32,093,379	£23,267,455	£23,218,024	£23,118,795	£22,565,193	£18,052,808	£15,754,830

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£88,142,762	£77,510,154	£77,459,506	£77,358,049	£76,798,876	£72,245,639	£69,929,094
60% LAR : 40% CIR	5%	£84,086,091	£73,633,843	£73,583,389	£73,482,271	£72,923,948	£68,376,937	£66,063,222
60% LAR : 40% CIR	10%	£80,019,476	£69,747,658	£69,697,380	£69,596,576	£69,039,034	£64,497,762	£62,186,654
60% LAR : 40% CIR	15%	£75,943,009	£65,851,690	£65,801,575	£65,701,056	£65,144,231	£60,608,213	£58,299,494
60% LAR : 40% CIR	20%	£71,856,784	£61,946,035	£61,896,063	£61,795,806	£61,239,632	£56,708,389	£54,401,841
60% LAR : 40% CIR	25%	£67,760,896	£58,030,784	£57,980,942	£57,880,919	£57,325,331	£52,798,390	£50,493,797
60% LAR : 40% CIR	30%	£63,655,438	£54,106,031	£54,056,302	£53,956,488	£53,401,424	£48,878,314	£46,575,462
60% LAR : 40% CIR	35%	£59,540,505	£50,171,869	£50,122,239	£50,022,608	£49,468,003	£44,948,259	£42,646,939
60% LAR : 40% CIR	40%	£55,416,190	£46,228,392	£46,178,843	£46,079,372	£45,525,163	£41,008,326	£38,708,326
60% LAR : 40% CIR	45%	£51,282,586	£42,275,693	£42,226,211	£42,126,872	£41,572,998	£37,058,613	£34,759,727
60% LAR : 40% CIR	50%	£47,139,789	£38,313,865	£38,264,434	£38,165,205	£37,611,604	£33,099,218	£30,801,240

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£105,929,044	£95,296,436	£95,245,788	£95,144,331	£94,585,158	£90,031,922	£87,715,376
60% LAR : 40% CIR	5%	£101,872,373	£91,420,126	£91,369,671	£91,268,554	£90,710,230	£86,163,219	£83,849,504
60% LAR : 40% CIR	10%	£97,805,758	£87,533,940	£87,483,662	£87,382,858	£86,825,316	£82,284,044	£79,972,936
60% LAR : 40% CIR	15%	£93,729,291	£83,637,972	£83,587,857	£83,487,339	£82,930,513	£78,394,495	£76,085,776
60% LAR : 40% CIR	20%	£89,643,066	£79,732,317	£79,682,345	£79,582,088	£79,025,914	£74,494,671	£72,188,123
60% LAR : 40% CIR	25%	£85,547,178	£75,817,066	£75,767,224	£75,667,201	£75,111,614	£70,584,672	£68,280,079
60% LAR : 40% CIR	30%	£81,441,720	£71,892,313	£71,842,584	£71,742,770	£71,187,706	£66,664,596	£64,361,744
60% LAR : 40% CIR	35%	£77,326,787	£67,958,151	£67,908,521	£67,808,890	£67,254,285	£62,734,541	£60,433,221
60% LAR : 40% CIR	40%	£73,202,472	£64,014,674	£63,965,125	£63,865,654	£63,311,445	£58,794,608	£56,494,608
60% LAR : 40% CIR	45%	£69,068,868	£60,061,975	£60,012,493	£59,913,154	£59,359,280	£54,844,895	£52,546,009
60% LAR : 40% CIR	50%	£64,926,071	£56,100,147	£56,050,716	£55,951,487	£55,397,886	£50,885,500	£48,587,522

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR in Perp		Value Area	Zone A - Higher Central Zone

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£133,253,678	£122,479,772	£122,429,124	£122,327,666	£121,768,493	£117,215,257	£114,898,712
60% LAR : 40% CIR	5%	£128,755,179	£118,168,698	£118,118,244	£118,017,126	£117,458,802	£112,911,792	£110,598,076
60% LAR : 40% CIR	10%	£124,246,737	£113,847,750	£113,797,472	£113,696,668	£113,139,126	£108,597,853	£106,286,746
60% LAR : 40% CIR	15%	£119,728,442	£109,517,020	£109,466,903	£109,366,385	£108,809,560	£104,273,542	£101,964,822
60% LAR : 40% CIR	20%	£115,200,388	£105,176,601	£105,126,630	£105,026,372	£104,470,199	£99,938,956	£97,632,407
60% LAR : 40% CIR	25%	£110,662,672	£100,826,587	£100,776,745	£100,676,722	£100,121,135	£95,594,193	£93,289,600
60% LAR : 40% CIR	30%	£106,115,387	£96,467,071	£96,417,342	£96,317,528	£95,762,464	£91,239,354	£88,936,503
60% LAR : 40% CIR	35%	£101,558,625	£92,098,147	£92,048,516	£91,948,885	£91,394,280	£86,874,536	£84,573,216
60% LAR : 40% CIR	40%	£96,992,482	£87,719,906	£87,670,357	£87,570,886	£87,016,677	£82,499,840	£80,199,840
60% LAR : 40% CIR	45%	£92,417,052	£83,332,444	£83,282,963	£83,183,625	£82,629,749	£78,115,364	£75,816,478
60% LAR : 40% CIR	50%	£87,832,427	£78,935,853	£78,886,423	£78,787,194	£78,233,592	£73,721,206	£71,423,229

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£45,619,960	£34,846,054	£34,795,406	£34,693,948	£34,134,775	£29,581,539	£27,264,994
60% LAR : 40% CIR	5%	£41,121,461	£30,534,980	£30,484,526	£30,383,408	£29,825,084	£25,278,074	£22,964,358
60% LAR : 40% CIR	10%	£36,613,019	£26,214,032	£26,163,754	£26,062,950	£25,505,409	£20,964,135	£18,653,028
60% LAR : 40% CIR	15%	£32,094,724	£21,883,302	£21,833,185	£21,732,667	£21,175,842	£16,639,824	£14,331,104
60% LAR : 40% CIR	20%	£27,566,670	£17,542,883	£17,492,912	£17,392,654	£16,836,481	£12,305,238	£9,998,689
60% LAR : 40% CIR	25%	£23,028,954	£13,192,869	£13,143,027	£13,043,004	£12,487,417	£7,960,475	£5,655,882
60% LAR : 40% CIR	30%	£18,481,669	£8,833,353	£8,783,624	£8,683,810	£8,128,746	£3,605,636	£1,302,785
60% LAR : 40% CIR	35%	£13,924,908	£4,464,429	£4,414,798	£4,315,167	£3,760,562	-£759,182	-£3,060,502
60% LAR : 40% CIR	40%	£9,358,764	£86,188	£36,639	-£62,832	-£617,041	-£5,133,878	-£7,433,878
60% LAR : 40% CIR	45%	£4,783,334	-£4,301,274	-£4,350,755	-£4,450,093	-£5,003,969	-£9,518,354	-£11,817,240
60% LAR : 40% CIR	50%	£198,709	-£8,697,865	-£8,747,295	-£8,846,524	-£9,400,126	-£13,912,512	-£16,210,489

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£81,932,909	£71,159,002	£71,108,354	£71,006,897	£70,447,724	£65,894,488	£63,577,943
60% LAR : 40% CIR	5%	£77,434,410	£66,847,928	£66,797,475	£66,696,356	£66,138,033	£61,591,023	£59,277,307
60% LAR : 40% CIR	10%	£72,925,967	£62,526,981	£62,476,703	£62,375,899	£61,818,357	£57,277,084	£54,965,977
60% LAR : 40% CIR	15%	£68,407,672	£58,196,251	£58,146,134	£58,045,616	£57,488,791	£52,952,773	£50,644,053
60% LAR : 40% CIR	20%	£63,879,619	£53,855,832	£53,805,861	£53,705,603	£53,149,429	£48,618,187	£46,311,637
60% LAR : 40% CIR	25%	£59,341,903	£49,505,818	£49,455,975	£49,355,952	£48,800,366	£44,273,424	£41,968,831
60% LAR : 40% CIR	30%	£54,794,618	£45,146,302	£45,096,573	£44,996,759	£44,441,694	£39,918,584	£37,615,734
60% LAR : 40% CIR	35%	£50,237,856	£40,777,378	£40,727,746	£40,628,116	£40,073,511	£35,553,767	£33,252,447
60% LAR : 40% CIR	40%	£45,671,713	£36,399,137	£36,349,588	£36,250,117	£35,695,908	£31,179,071	£28,879,071
60% LAR : 40% CIR	45%	£41,096,282	£32,011,675	£31,962,193	£31,862,855	£31,308,980	£26,794,595	£24,495,709
60% LAR : 40% CIR	50%	£36,511,658	£27,615,084	£27,565,654	£27,466,425	£26,912,823	£22,400,437	£20,102,460

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£96,979,319	£86,205,413	£86,154,765	£86,053,307	£85,494,134	£80,940,898	£78,624,353
60% LAR : 40% CIR	5%	£92,480,820	£81,894,339	£81,843,885	£81,742,767	£81,184,443	£76,637,433	£74,323,717
60% LAR : 40% CIR	10%	£87,972,378	£77,573,391	£77,523,113	£77,422,309	£76,864,768	£72,323,494	£70,012,387
60% LAR : 40% CIR	15%	£83,454,083	£73,242,661	£73,192,544	£73,092,026	£72,535,201	£67,999,183	£65,690,463
60% LAR : 40% CIR	20%	£78,926,029	£68,902,242	£68,852,271	£68,752,013	£68,195,840	£63,664,597	£61,358,048
60% LAR : 40% CIR	25%	£74,388,313	£64,552,228	£64,502,386	£64,402,363	£63,846,776	£59,319,834	£57,015,241
60% LAR : 40% CIR	30%	£69,841,028	£60,192,712	£60,142,983	£60,043,169	£59,488,105	£54,964,995	£52,662,144
60% LAR : 40% CIR	35%	£65,284,266	£55,823,788	£55,774,157	£55,674,526	£55,119,921	£50,600,177	£48,298,857
60% LAR : 40% CIR	40%	£60,718,123	£51,445,547	£51,395,998	£51,296,527	£50,742,318	£46,225,481	£43,925,481
60% LAR : 40% CIR	45%	£56,142,693	£47,058,085	£47,008,604	£46,909,266	£46,355,390	£41,841,005	£39,542,119
60% LAR : 40% CIR	50%	£51,558,068	£42,661,494	£42,612,064	£42,512,835	£41,959,233	£37,446,847	£35,148,870

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£114,765,601	£103,991,695	£103,941,047	£103,839,589	£103,280,416	£98,727,180	£96,410,635
60% LAR : 40% CIR	5%	£110,267,102	£99,680,621	£99,630,167	£99,529,049	£98,970,725	£94,423,715	£92,109,999
60% LAR : 40% CIR	10%	£105,758,660	£95,359,673	£95,309,395	£95,208,591	£94,651,050	£90,109,776	£87,798,669
60% LAR : 40% CIR	15%	£101,240,365	£91,028,943	£90,978,826	£90,878,308	£90,321,483	£85,785,465	£83,476,745
60% LAR : 40% CIR	20%	£96,712,311	£86,688,524	£86,638,553	£86,538,295	£85,982,122	£81,450,879	£79,144,330
60% LAR : 40% CIR	25%	£92,174,595	£82,338,510	£82,288,668	£82,188,645	£81,633,058	£77,106,116	£74,801,523
60% LAR : 40% CIR	30%	£87,627,310	£77,978,994	£77,929,265	£77,829,451	£77,274,387	£72,751,277	£70,448,426
60% LAR : 40% CIR	35%	£83,070,549	£73,610,070	£73,560,439	£73,460,808	£72,906,203	£68,386,459	£66,085,139
60% LAR : 40% CIR	40%	£78,504,405	£69,231,830	£69,182,280	£69,082,809	£68,528,600	£64,011,763	£61,711,763
60% LAR : 40% CIR	45%	£73,928,975	£64,844,367	£64,794,886	£64,695,548	£64,141,672	£59,627,287	£57,328,401
60% LAR : 40% CIR	50%	£69,344,350	£60,447,776	£60,398,346	£60,299,117	£59,745,515	£55,233,129	£52,935,152

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR in Perp	
No Units	**105**
Site Area	**0.9 Ha**

Value Area		**Zone A - Zone 1 and Eastern Central Zone**
Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£78,668,438	£68,767,358	£68,716,710	£68,615,253	£68,056,080	£63,502,843	£61,186,299
60% LAR : 40% CIR	5%	£76,047,708	£66,304,027	£66,253,572	£66,152,455	£65,594,131	£61,047,120	£58,733,405
60% LAR : 40% CIR	10%	£73,417,032	£63,830,822	£63,780,544	£63,679,740	£63,122,198	£58,580,925	£56,269,818
60% LAR : 40% CIR	15%	£70,776,506	£61,347,834	£61,297,717	£61,197,199	£60,640,374	£56,104,356	£53,795,636
60% LAR : 40% CIR	20%	£68,126,221	£58,855,158	£58,805,186	£58,704,929	£58,148,755	£53,617,512	£51,310,964
60% LAR : 40% CIR	25%	£65,466,274	£56,352,886	£56,303,044	£56,203,020	£55,647,434	£51,120,493	£48,815,899
60% LAR : 40% CIR	30%	£62,796,756	£53,841,112	£53,791,384	£53,691,570	£53,136,506	£48,613,396	£46,310,544
60% LAR : 40% CIR	35%	£60,117,763	£51,319,930	£51,270,300	£51,170,669	£50,616,063	£46,096,321	£43,795,000
60% LAR : 40% CIR	40%	£57,429,389	£48,789,433	£48,739,884	£48,640,413	£48,086,204	£43,569,367	£41,269,367
60% LAR : 40% CIR	45%	£54,731,726	£46,249,713	£46,200,232	£46,100,894	£45,547,019	£41,032,633	£38,733,748
60% LAR : 40% CIR	50%	£52,024,870	£43,700,865	£43,651,434	£43,552,205	£42,998,604	£38,486,218	£36,188,241

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,965,280	-£18,866,360	-£18,917,008	-£19,018,465	-£19,577,638	-£24,130,875	-£26,447,419
60% LAR : 40% CIR	5%	-£11,586,010	-£21,329,691	-£21,380,146	-£21,481,263	-£22,039,587	-£26,586,597	-£28,900,313
60% LAR : 40% CIR	10%	-£14,216,686	-£23,802,896	-£23,853,174	-£23,953,978	-£24,511,520	-£29,052,793	-£31,363,900
60% LAR : 40% CIR	15%	-£16,857,212	-£26,285,884	-£26,336,001	-£26,436,519	-£26,993,344	-£31,529,362	-£33,838,082
60% LAR : 40% CIR	20%	-£19,507,497	-£28,778,560	-£28,828,532	-£28,928,789	-£29,484,963	-£34,016,206	-£36,322,754
60% LAR : 40% CIR	25%	-£22,167,444	-£31,280,832	-£31,330,674	-£31,430,697	-£31,986,284	-£36,513,225	-£38,817,819
60% LAR : 40% CIR	30%	-£24,836,962	-£33,792,606	-£33,842,334	-£33,942,148	-£34,497,212	-£39,020,322	-£41,323,174
60% LAR : 40% CIR	35%	-£27,515,955	-£36,313,788	-£36,363,418	-£36,463,048	-£37,017,655	-£41,537,397	-£43,838,718
60% LAR : 40% CIR	40%	-£30,204,329	-£38,844,285	-£38,893,834	-£38,993,305	-£39,547,514	-£44,064,351	-£46,364,351
60% LAR : 40% CIR	45%	-£32,901,992	-£41,384,005	-£41,433,486	-£41,532,824	-£42,086,699	-£46,601,085	-£48,899,970
60% LAR : 40% CIR	50%	-£35,608,848	-£43,932,853	-£43,982,284	-£44,081,513	-£44,635,114	-£49,147,500	-£51,445,477

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£27,347,668	£17,446,588	£17,395,940	£17,294,484	£16,735,311	£12,182,074	£9,865,530
60% LAR : 40% CIR	5%	£24,726,939	£14,983,258	£14,932,803	£14,831,686	£14,273,362	£9,726,351	£7,412,636
60% LAR : 40% CIR	10%	£22,096,263	£12,510,052	£12,459,775	£12,358,970	£11,801,429	£7,260,156	£4,949,049
60% LAR : 40% CIR	15%	£19,455,737	£10,027,065	£9,976,948	£9,876,430	£9,319,605	£4,783,587	£2,474,867
60% LAR : 40% CIR	20%	£16,805,452	£7,534,388	£7,484,417	£7,384,160	£6,827,986	£2,296,743	-£9,805
60% LAR : 40% CIR	25%	£14,145,505	£5,032,117	£4,982,275	£4,882,251	£4,326,665	-£200,277	-£2,504,870
60% LAR : 40% CIR	30%	£11,475,987	£2,520,343	£2,470,615	£2,370,800	£1,815,736	-£2,707,373	-£5,010,225
60% LAR : 40% CIR	35%	£8,796,994	-£839	-£50,469	-£150,100	-£704,706	-£5,224,448	-£7,525,769
60% LAR : 40% CIR	40%	£6,108,620	-£2,531,336	-£2,580,885	-£2,680,356	-£3,234,565	-£7,751,402	-£10,051,402
60% LAR : 40% CIR	45%	£3,410,957	-£5,071,056	-£5,120,537	-£5,219,875	-£5,773,751	-£10,288,136	-£12,587,022
60% LAR : 40% CIR	50%	£704,100	-£7,619,904	-£7,669,335	-£7,768,564	-£8,322,166	-£12,834,551	-£15,132,529

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£42,394,079	£32,492,999	£32,442,351	£32,340,894	£31,781,721	£27,228,484	£24,911,940
60% LAR : 40% CIR	5%	£39,773,349	£30,029,668	£29,979,213	£29,878,096	£29,319,772	£24,772,761	£22,459,046
60% LAR : 40% CIR	10%	£37,142,673	£27,556,463	£27,506,185	£27,405,381	£26,847,839	£22,306,566	£19,995,459
60% LAR : 40% CIR	15%	£34,502,147	£25,073,475	£25,023,358	£24,922,840	£24,366,015	£19,829,997	£17,521,277
60% LAR : 40% CIR	20%	£31,851,862	£22,580,799	£22,530,827	£22,430,570	£21,874,396	£17,343,153	£15,036,605
60% LAR : 40% CIR	25%	£29,191,915	£20,078,527	£20,028,685	£19,928,662	£19,373,075	£14,846,134	£12,541,540
60% LAR : 40% CIR	30%	£26,522,397	£17,566,753	£17,517,025	£17,417,211	£16,862,147	£12,339,037	£10,036,185
60% LAR : 40% CIR	35%	£23,843,404	£15,045,571	£14,995,941	£14,896,311	£14,341,704	£9,821,962	£7,520,641
60% LAR : 40% CIR	40%	£21,155,030	£12,515,074	£12,465,525	£12,366,054	£11,811,845	£7,295,008	£4,995,008
60% LAR : 40% CIR	45%	£18,457,367	£9,975,354	£9,925,873	£9,826,535	£9,272,660	£4,758,274	£2,459,389
60% LAR : 40% CIR	50%	£15,750,511	£7,426,506	£7,377,075	£7,277,846	£6,724,245	£2,211,859	-£86,118

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£60,180,361	£50,279,281	£50,228,633	£50,127,176	£49,568,003	£45,014,766	£42,698,222
60% LAR : 40% CIR	5%	£57,559,631	£47,815,950	£47,765,495	£47,664,378	£47,106,054	£42,559,044	£40,245,328
60% LAR : 40% CIR	10%	£54,928,955	£45,342,745	£45,292,467	£45,191,663	£44,634,121	£40,092,848	£37,781,741
60% LAR : 40% CIR	15%	£52,288,429	£42,859,757	£42,809,640	£42,709,122	£42,152,297	£37,616,279	£35,307,559
60% LAR : 40% CIR	20%	£49,638,145	£40,367,081	£40,317,109	£40,216,852	£39,660,678	£35,129,435	£32,822,887
60% LAR : 40% CIR	25%	£46,978,197	£37,864,809	£37,814,967	£37,714,944	£37,159,357	£32,632,416	£30,327,822
60% LAR : 40% CIR	30%	£44,308,679	£35,353,035	£35,303,307	£35,203,493	£34,648,429	£30,125,319	£27,822,467
60% LAR : 40% CIR	35%	£41,629,686	£32,831,854	£32,782,223	£32,682,593	£32,127,986	£27,608,244	£25,306,923
60% LAR : 40% CIR	40%	£38,941,312	£30,301,356	£30,251,807	£30,152,336	£29,598,127	£25,081,290	£22,781,290
60% LAR : 40% CIR	45%	£36,243,649	£27,761,636	£27,712,155	£27,612,817	£27,058,942	£22,544,556	£20,245,671
60% LAR : 40% CIR	50%	£33,536,793	£25,212,788	£25,163,357	£25,064,128	£24,510,527	£19,998,141	£17,700,164

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR in Perp

Value Area	Zone A - Kings Cross Lower

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£96,735,519	£86,545,544	£86,494,896	£86,393,439	£85,834,266	£81,281,029	£78,964,485
60% LAR : 40% CIR	5%	£94,114,789	£84,082,213	£84,031,758	£83,930,641	£83,372,317	£78,825,306	£76,511,591
60% LAR : 40% CIR	10%	£91,484,114	£81,609,008	£81,558,730	£81,457,925	£80,900,384	£76,359,111	£74,048,004
60% LAR : 40% CIR	15%	£88,843,588	£79,126,020	£79,075,903	£78,975,385	£78,418,560	£73,882,542	£71,573,823
60% LAR : 40% CIR	20%	£86,193,303	£76,633,344	£76,583,372	£76,483,115	£75,926,941	£71,395,698	£69,089,150
60% LAR : 40% CIR	25%	£83,533,356	£74,131,072	£74,081,230	£73,981,207	£73,425,620	£68,898,679	£66,594,085
60% LAR : 40% CIR	30%	£80,863,838	£71,619,299	£71,569,570	£71,469,755	£70,914,692	£66,391,582	£64,088,730
60% LAR : 40% CIR	35%	£78,184,845	£69,098,116	£69,048,486	£68,948,855	£68,394,250	£63,874,507	£61,573,186
60% LAR : 40% CIR	40%	£75,496,471	£66,567,619	£66,518,070	£66,418,599	£65,864,390	£61,347,553	£59,047,553
60% LAR : 40% CIR	45%	£72,798,808	£64,027,900	£63,978,418	£63,879,080	£63,325,204	£58,810,819	£56,511,934
60% LAR : 40% CIR	50%	£70,091,951	£61,479,051	£61,429,621	£61,330,391	£60,776,789	£56,264,404	£53,966,426

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,101,801	-£1,088,174	-£1,138,822	-£1,240,279	-£1,799,452	-£6,352,689	-£8,669,233
60% LAR : 40% CIR	5%	£6,481,071	-£3,551,505	-£3,601,960	-£3,703,077	-£4,261,401	-£8,808,412	-£11,122,127
60% LAR : 40% CIR	10%	£3,850,396	-£6,024,710	-£6,074,988	-£6,175,793	-£6,733,334	-£11,274,607	-£13,585,714
60% LAR : 40% CIR	15%	£1,209,870	-£8,507,698	-£8,557,815	-£8,658,333	-£9,215,158	-£13,751,176	-£16,059,895
60% LAR : 40% CIR	20%	-£1,440,415	-£11,000,374	-£11,050,346	-£11,150,603	-£11,706,777	-£16,238,020	-£18,544,568
60% LAR : 40% CIR	25%	-£4,100,362	-£13,502,646	-£13,552,488	-£13,652,511	-£14,208,098	-£18,735,039	-£21,039,633
60% LAR : 40% CIR	30%	-£6,769,880	-£16,014,419	-£16,064,148	-£16,163,962	-£16,719,026	-£21,242,136	-£23,544,988
60% LAR : 40% CIR	35%	-£9,448,873	-£18,535,602	-£18,585,232	-£18,684,863	-£19,239,468	-£23,759,211	-£26,060,532
60% LAR : 40% CIR	40%	-£12,137,247	-£21,066,099	-£21,115,648	-£21,215,119	-£21,769,328	-£26,286,165	-£28,586,165
60% LAR : 40% CIR	45%	-£14,834,910	-£23,605,818	-£23,655,300	-£23,754,638	-£24,308,513	-£28,822,899	-£31,121,784
60% LAR : 40% CIR	50%	-£17,541,767	-£26,154,667	-£26,204,097	-£26,303,327	-£26,856,928	-£31,369,314	-£33,667,292

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£45,414,750	£35,224,774	£35,174,127	£35,072,669	£34,513,497	£29,960,260	£27,643,715
60% LAR : 40% CIR	5%	£42,794,020	£32,761,444	£32,710,989	£32,609,872	£32,051,548	£27,504,537	£25,190,822
60% LAR : 40% CIR	10%	£40,163,344	£30,288,238	£30,237,961	£30,137,156	£29,579,615	£25,038,342	£22,727,235
60% LAR : 40% CIR	15%	£37,522,818	£27,805,251	£27,755,134	£27,654,616	£27,097,791	£22,561,772	£20,253,054
60% LAR : 40% CIR	20%	£34,872,534	£25,312,574	£25,262,603	£25,162,345	£24,606,172	£20,074,929	£17,768,381
60% LAR : 40% CIR	25%	£32,212,587	£22,810,303	£22,760,461	£22,660,438	£22,104,851	£17,577,909	£15,273,316
60% LAR : 40% CIR	30%	£29,543,069	£20,298,530	£20,248,801	£20,148,986	£19,593,922	£15,070,812	£12,767,961
60% LAR : 40% CIR	35%	£26,864,076	£17,777,347	£17,727,717	£17,628,086	£17,073,481	£12,553,738	£10,252,417
60% LAR : 40% CIR	40%	£24,175,702	£15,246,850	£15,197,301	£15,097,829	£14,543,621	£10,026,784	£7,726,784
60% LAR : 40% CIR	45%	£21,478,039	£12,707,131	£12,657,649	£12,558,311	£12,004,435	£7,490,050	£5,191,164
60% LAR : 40% CIR	50%	£18,771,182	£10,158,282	£10,108,852	£10,009,622	£9,456,020	£4,943,635	£2,645,657

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£60,461,160	£50,271,185	£50,220,537	£50,119,080	£49,559,907	£45,006,670	£42,690,126
60% LAR : 40% CIR	5%	£57,840,430	£47,807,854	£47,757,399	£47,656,282	£47,097,958	£42,550,947	£40,237,232
60% LAR : 40% CIR	10%	£55,209,755	£45,334,649	£45,284,371	£45,183,566	£44,626,025	£40,084,752	£37,773,645
60% LAR : 40% CIR	15%	£52,569,229	£42,851,661	£42,801,544	£42,701,026	£42,144,201	£37,608,183	£35,299,464
60% LAR : 40% CIR	20%	£49,918,944	£40,358,985	£40,309,013	£40,208,756	£39,652,582	£35,121,339	£32,814,791
60% LAR : 40% CIR	25%	£47,258,997	£37,856,713	£37,806,871	£37,706,848	£37,151,261	£32,624,320	£30,319,726
60% LAR : 40% CIR	30%	£44,589,479	£35,344,940	£35,295,211	£35,195,396	£34,640,333	£30,117,223	£27,814,371
60% LAR : 40% CIR	35%	£41,910,486	£32,823,757	£32,774,127	£32,674,496	£32,119,891	£27,600,148	£25,298,827
60% LAR : 40% CIR	40%	£39,222,112	£30,293,260	£30,243,711	£30,144,240	£29,590,031	£25,073,194	£22,773,194
60% LAR : 40% CIR	45%	£36,524,449	£27,753,541	£27,704,059	£27,604,721	£27,050,845	£22,536,460	£20,237,575
60% LAR : 40% CIR	50%	£33,817,592	£25,204,692	£25,155,262	£25,056,032	£24,502,431	£19,990,045	£17,692,067

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£78,247,442	£68,057,467	£68,006,819	£67,905,362	£67,346,189	£62,792,952	£60,476,408
60% LAR : 40% CIR	5%	£75,626,712	£65,594,136	£65,543,681	£65,442,564	£64,884,240	£60,337,229	£58,023,514
60% LAR : 40% CIR	10%	£72,996,037	£63,120,931	£63,070,653	£62,969,848	£62,412,307	£57,871,034	£55,559,927
60% LAR : 40% CIR	15%	£70,355,511	£60,637,943	£60,587,826	£60,487,308	£59,930,483	£55,394,465	£53,085,746
60% LAR : 40% CIR	20%	£67,705,226	£58,145,267	£58,095,295	£57,995,038	£57,438,864	£52,907,621	£50,601,073
60% LAR : 40% CIR	25%	£65,045,279	£55,642,995	£55,593,153	£55,493,130	£54,937,543	£50,410,602	£48,106,008
60% LAR : 40% CIR	30%	£62,375,761	£53,131,222	£53,081,493	£52,981,679	£52,426,615	£47,903,505	£45,600,653
60% LAR : 40% CIR	35%	£59,696,768	£50,610,039	£50,560,409	£50,460,778	£49,906,173	£45,386,430	£43,085,109
60% LAR : 40% CIR	40%	£57,008,394	£48,079,542	£48,029,993	£47,930,522	£47,376,313	£42,859,476	£40,559,476
60% LAR : 40% CIR	45%	£54,310,731	£45,539,823	£45,490,341	£45,391,003	£44,837,128	£40,322,742	£38,023,857
60% LAR : 40% CIR	50%	£51,603,874	£42,990,974	£42,941,544	£42,842,314	£42,288,713	£37,776,327	£35,478,349

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR in Perp		Value Area	Zone A - Kings Cross Higher

No Units	105	Sales value inflation		Base
Site Area	0.9 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£103,362,936	£93,066,988	£93,016,340	£92,914,883	£92,355,711	£87,802,474	£85,485,928
60% LAR : 40% CIR	5%	£100,410,836	£90,277,585	£90,227,131	£90,126,013	£89,567,689	£85,020,679	£82,706,963
60% LAR : 40% CIR	10%	£97,448,789	£87,478,308	£87,428,030	£87,327,225	£86,769,684	£82,228,411	£79,917,304
60% LAR : 40% CIR	15%	£94,476,892	£84,669,247	£84,619,131	£84,518,613	£83,961,788	£79,425,770	£77,117,050
60% LAR : 40% CIR	20%	£91,495,238	£81,850,499	£81,800,527	£81,700,270	£81,144,096	£76,612,853	£74,306,305
60% LAR : 40% CIR	25%	£88,503,919	£79,022,155	£78,972,314	£78,872,290	£78,316,703	£73,789,762	£71,485,168
60% LAR : 40% CIR	30%	£85,503,030	£76,184,310	£76,134,580	£76,034,767	£75,479,702	£70,956,593	£68,653,741
60% LAR : 40% CIR	35%	£82,492,667	£73,337,056	£73,287,424	£73,187,794	£72,633,189	£68,113,445	£65,812,125
60% LAR : 40% CIR	40%	£79,472,922	£70,480,486	£70,430,937	£70,331,465	£69,777,256	£65,260,420	£62,960,420
60% LAR : 40% CIR	45%	£76,443,888	£67,614,694	£67,565,212	£67,465,874	£66,911,999	£62,397,613	£60,098,727
60% LAR : 40% CIR	50%	£73,405,660	£64,739,773	£64,690,343	£64,591,114	£64,037,511	£59,525,126	£57,227,149

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,729,219	£5,433,270	£5,382,622	£5,281,165	£4,721,993	£168,756	-£2,147,790
60% LAR : 40% CIR	5%	£12,777,118	£2,643,867	£2,593,413	£2,492,295	£1,933,971	-£2,613,039	-£4,926,755
60% LAR : 40% CIR	10%	£9,815,071	-£155,410	-£205,688	-£306,493	-£864,034	-£5,405,307	-£7,716,414
60% LAR : 40% CIR	15%	£6,843,174	-£2,964,471	-£3,014,587	-£3,115,105	-£3,671,930	-£8,207,948	-£10,516,668
60% LAR : 40% CIR	20%	£3,861,520	-£5,783,219	-£5,833,190	-£5,933,448	-£6,489,622	-£11,020,865	-£13,327,413
60% LAR : 40% CIR	25%	£870,201	-£8,611,563	-£8,661,404	-£8,761,428	-£9,317,015	-£13,843,956	-£16,148,550
60% LAR : 40% CIR	30%	-£2,130,688	-£11,449,408	-£11,499,137	-£11,598,951	-£12,154,016	-£16,677,125	-£18,979,977
60% LAR : 40% CIR	35%	-£5,141,051	-£14,296,662	-£14,346,293	-£14,445,924	-£15,000,529	-£19,520,273	-£21,821,593
60% LAR : 40% CIR	40%	-£8,160,796	-£17,153,232	-£17,202,781	-£17,302,253	-£17,856,462	-£22,373,298	-£24,673,298
60% LAR : 40% CIR	45%	-£11,189,830	-£20,019,024	-£20,068,506	-£20,167,844	-£20,721,719	-£25,236,105	-£27,534,991
60% LAR : 40% CIR	50%	-£14,228,058	-£22,893,945	-£22,943,375	-£23,042,604	-£23,596,207	-£28,108,592	-£30,406,569

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£52,042,167	£41,746,219	£41,695,571	£41,594,114	£41,034,941	£36,481,705	£34,165,159
60% LAR : 40% CIR	5%	£49,090,067	£38,956,815	£38,906,362	£38,805,243	£38,246,920	£33,699,910	£31,386,194
60% LAR : 40% CIR	10%	£46,128,020	£36,157,538	£36,107,261	£36,006,456	£35,448,915	£30,907,642	£28,596,535
60% LAR : 40% CIR	15%	£43,156,123	£33,348,478	£33,298,362	£33,197,844	£32,641,019	£28,105,001	£25,796,281
60% LAR : 40% CIR	20%	£40,174,468	£30,529,730	£30,479,758	£30,379,501	£29,823,327	£25,292,084	£22,985,536
60% LAR : 40% CIR	25%	£37,183,150	£27,701,386	£27,651,544	£27,551,520	£26,995,934	£22,468,993	£20,164,399
60% LAR : 40% CIR	30%	£34,182,261	£24,863,541	£24,813,811	£24,713,998	£24,158,933	£19,635,824	£17,332,972
60% LAR : 40% CIR	35%	£31,171,898	£22,016,287	£21,966,655	£21,867,025	£21,312,419	£16,792,676	£14,491,355
60% LAR : 40% CIR	40%	£28,152,152	£19,159,717	£19,110,168	£19,010,696	£18,456,487	£13,939,650	£11,639,650
60% LAR : 40% CIR	45%	£25,123,118	£16,293,925	£16,244,442	£16,145,104	£15,591,230	£11,076,844	£8,777,958
60% LAR : 40% CIR	50%	£22,084,891	£13,419,003	£13,369,574	£13,270,345	£12,716,742	£8,204,357	£5,906,380

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£67,088,577	£56,792,629	£56,741,981	£56,640,524	£56,081,352	£51,528,115	£49,211,569
60% LAR : 40% CIR	5%	£64,136,477	£54,003,226	£53,952,772	£53,851,654	£53,293,330	£48,746,320	£46,432,604
60% LAR : 40% CIR	10%	£61,174,430	£51,203,949	£51,153,671	£51,052,866	£50,495,325	£45,954,052	£43,642,945
60% LAR : 40% CIR	15%	£58,202,533	£48,394,888	£48,344,772	£48,244,254	£47,687,429	£43,151,411	£40,842,691
60% LAR : 40% CIR	20%	£55,220,879	£45,576,140	£45,526,169	£45,425,911	£44,869,737	£40,338,494	£38,031,946
60% LAR : 40% CIR	25%	£52,229,560	£42,747,796	£42,697,955	£42,597,931	£42,042,344	£37,515,403	£35,210,809
60% LAR : 40% CIR	30%	£49,228,671	£39,909,951	£39,860,222	£39,760,408	£39,205,343	£34,682,234	£32,379,382
60% LAR : 40% CIR	35%	£46,218,308	£37,062,697	£37,013,066	£36,913,435	£36,358,830	£31,839,086	£29,537,766
60% LAR : 40% CIR	40%	£43,198,563	£34,206,127	£34,156,578	£34,057,106	£33,502,897	£28,986,061	£26,686,061
60% LAR : 40% CIR	45%	£40,169,529	£31,340,335	£31,290,853	£31,191,515	£30,637,640	£26,123,254	£23,824,368
60% LAR : 40% CIR	50%	£37,131,301	£28,465,414	£28,415,984	£28,316,755	£27,763,152	£23,250,767	£20,952,790

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£84,874,860	£74,578,911	£74,528,263	£74,426,806	£73,867,634	£69,314,397	£66,997,851
60% LAR : 40% CIR	5%	£81,922,760	£71,789,508	£71,739,054	£71,637,936	£71,079,612	£66,532,602	£64,218,886
60% LAR : 40% CIR	10%	£78,960,713	£68,990,231	£68,939,953	£68,839,148	£68,281,607	£63,740,334	£61,429,227
60% LAR : 40% CIR	15%	£75,988,815	£66,181,170	£66,131,054	£66,030,536	£65,473,711	£60,937,693	£58,628,973
60% LAR : 40% CIR	20%	£73,007,161	£63,362,422	£63,312,451	£63,212,193	£62,656,019	£58,124,777	£55,818,228
60% LAR : 40% CIR	25%	£70,015,842	£60,534,078	£60,484,237	£60,384,213	£59,828,626	£55,301,685	£52,997,091
60% LAR : 40% CIR	30%	£67,014,953	£57,696,233	£57,646,504	£57,546,690	£56,991,625	£52,468,516	£50,165,664
60% LAR : 40% CIR	35%	£64,004,590	£54,848,979	£54,799,348	£54,699,717	£54,145,112	£49,625,368	£47,324,048
60% LAR : 40% CIR	40%	£60,984,845	£51,992,409	£51,942,860	£51,843,388	£51,289,179	£46,772,343	£44,472,343
60% LAR : 40% CIR	45%	£57,955,811	£49,126,617	£49,077,135	£48,977,797	£48,423,922	£43,909,536	£41,610,650
60% LAR : 40% CIR	50%	£54,917,583	£46,251,696	£46,202,266	£46,103,037	£45,549,434	£41,037,049	£38,739,072

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR in Perp

Value Area	**Zone A - Lower Cenral Zone**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£103,230,844	£92,937,008	£92,886,360	£92,784,903	£92,225,730	£87,672,493	£85,355,949
60% LAR : 40% CIR	5%	£99,947,372	£89,821,533	£89,771,078	£89,669,961	£89,111,637	£84,564,627	£82,250,911
60% LAR : 40% CIR	10%	£96,653,956	£86,696,182	£86,645,905	£86,545,101	£85,987,560	£81,446,286	£79,135,179
60% LAR : 40% CIR	15%	£93,350,688	£83,561,050	£83,510,935	£83,410,415	£82,853,591	£78,317,572	£76,008,854
60% LAR : 40% CIR	20%	£90,037,662	£80,416,229	£80,366,258	£80,266,001	£79,709,828	£75,178,584	£72,872,036
60% LAR : 40% CIR	25%	£86,714,973	£77,261,814	£77,211,971	£77,111,948	£76,556,362	£72,029,421	£69,724,827
60% LAR : 40% CIR	30%	£83,382,713	£74,097,897	£74,048,167	£73,948,354	£73,393,289	£68,870,179	£66,567,327
60% LAR : 40% CIR	35%	£80,040,978	£70,924,570	£70,874,938	£70,775,308	£70,220,703	£65,700,960	£63,399,639
60% LAR : 40% CIR	40%	£76,689,861	£67,741,928	£67,692,379	£67,592,907	£67,038,699	£62,521,862	£60,221,862
60% LAR : 40% CIR	45%	£73,329,457	£64,550,064	£64,500,582	£64,401,244	£63,847,368	£59,332,983	£57,034,098
60% LAR : 40% CIR	50%	£69,959,859	£61,349,071	£61,299,640	£61,200,411	£60,646,810	£56,134,423	£53,836,447

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,597,126	£5,303,290	£5,252,642	£5,151,185	£4,592,012	£38,775	-£2,277,769
60% LAR : 40% CIR	5%	£12,313,654	£2,187,815	£2,137,360	£2,036,243	£1,477,919	-£3,069,091	-£5,382,807
60% LAR : 40% CIR	10%	£9,020,238	-£937,536	-£987,813	-£1,088,617	-£1,646,158	-£6,187,432	-£8,498,539
60% LAR : 40% CIR	15%	£5,716,970	-£4,072,668	-£4,122,783	-£4,223,302	-£4,780,127	-£9,316,146	-£11,624,864
60% LAR : 40% CIR	20%	£2,403,944	-£7,217,488	-£7,267,460	-£7,367,717	-£7,923,890	-£12,455,134	-£14,761,682
60% LAR : 40% CIR	25%	-£918,745	-£10,371,904	-£10,421,747	-£10,521,769	-£11,077,356	-£15,604,297	-£17,908,891
60% LAR : 40% CIR	30%	-£4,251,005	-£13,535,821	-£13,585,551	-£13,685,364	-£14,240,429	-£18,763,539	-£21,066,391
60% LAR : 40% CIR	35%	-£7,592,740	-£16,709,148	-£16,758,779	-£16,858,410	-£17,413,015	-£21,932,758	-£24,234,079
60% LAR : 40% CIR	40%	-£10,943,857	-£19,891,790	-£19,941,339	-£20,040,810	-£20,595,019	-£25,111,856	-£27,411,856
60% LAR : 40% CIR	45%	-£14,304,261	-£23,083,654	-£23,133,136	-£23,232,474	-£23,786,350	-£28,300,735	-£30,599,620
60% LAR : 40% CIR	50%	-£17,673,859	-£26,284,647	-£26,334,077	-£26,433,306	-£26,986,908	-£31,499,295	-£33,797,271

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£51,910,075	£41,616,238	£41,565,591	£41,464,133	£40,904,961	£36,351,724	£34,035,179
60% LAR : 40% CIR	5%	£48,626,603	£38,500,764	£38,450,309	£38,349,192	£37,790,868	£33,243,857	£30,930,142
60% LAR : 40% CIR	10%	£45,333,187	£35,375,413	£35,325,136	£35,224,332	£34,666,790	£30,125,517	£27,814,410
60% LAR : 40% CIR	15%	£42,029,918	£32,240,281	£32,190,165	£32,089,646	£31,532,822	£26,996,803	£24,688,085
60% LAR : 40% CIR	20%	£38,716,893	£29,095,460	£29,045,489	£28,945,231	£28,389,058	£23,857,815	£21,551,267
60% LAR : 40% CIR	25%	£35,394,203	£25,941,045	£25,891,202	£25,791,179	£25,235,593	£20,708,651	£18,404,058
60% LAR : 40% CIR	30%	£32,061,944	£22,777,127	£22,727,398	£22,627,585	£22,072,520	£17,549,410	£15,246,558
60% LAR : 40% CIR	35%	£28,720,209	£19,603,801	£19,554,169	£19,454,539	£18,899,933	£14,380,191	£12,078,869
60% LAR : 40% CIR	40%	£25,369,092	£16,421,159	£16,371,610	£16,272,138	£15,717,929	£11,201,092	£8,901,092
60% LAR : 40% CIR	45%	£22,008,688	£13,229,295	£13,179,813	£13,080,475	£12,526,599	£8,012,214	£5,713,328
60% LAR : 40% CIR	50%	£18,639,090	£10,028,302	£9,978,871	£9,879,642	£9,326,040	£4,813,654	£2,515,677

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£66,956,485	£56,662,649	£56,612,001	£56,510,544	£55,951,371	£51,398,134	£49,081,590
60% LAR : 40% CIR	5%	£63,673,013	£53,547,174	£53,496,719	£53,395,602	£52,837,278	£48,290,268	£45,976,552
60% LAR : 40% CIR	10%	£60,379,597	£50,421,823	£50,371,546	£50,270,742	£49,713,201	£45,171,927	£42,860,820
60% LAR : 40% CIR	15%	£57,076,329	£47,286,691	£47,236,576	£47,136,057	£46,579,232	£42,043,213	£39,734,495
60% LAR : 40% CIR	20%	£53,763,303	£44,141,870	£44,091,899	£43,991,642	£43,435,469	£38,904,225	£36,597,677
60% LAR : 40% CIR	25%	£50,440,614	£40,987,455	£40,937,612	£40,837,589	£40,282,003	£35,755,062	£33,450,468
60% LAR : 40% CIR	30%	£47,108,354	£37,823,538	£37,773,808	£37,673,995	£37,118,930	£32,595,820	£30,292,968
60% LAR : 40% CIR	35%	£43,766,619	£34,650,211	£34,600,580	£34,500,949	£33,946,344	£29,426,601	£27,125,280
60% LAR : 40% CIR	40%	£40,415,502	£31,467,569	£31,418,020	£31,318,548	£30,764,340	£26,247,503	£23,947,503
60% LAR : 40% CIR	45%	£37,055,098	£28,275,705	£28,226,223	£28,126,885	£27,573,009	£23,058,624	£20,759,739
60% LAR : 40% CIR	50%	£33,685,500	£25,074,712	£25,025,281	£24,926,053	£24,372,451	£19,860,064	£17,562,088

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£84,742,767	£74,448,931	£74,398,283	£74,296,826	£73,737,653	£69,184,416	£66,867,872
60% LAR : 40% CIR	5%	£81,459,295	£71,333,456	£71,283,002	£71,181,884	£70,623,560	£66,076,550	£63,762,834
60% LAR : 40% CIR	10%	£78,165,879	£68,208,105	£68,157,829	£68,057,024	£67,499,483	£62,958,209	£60,647,102
60% LAR : 40% CIR	15%	£74,862,611	£65,072,973	£65,022,858	£64,922,339	£64,365,514	£59,829,495	£57,520,777
60% LAR : 40% CIR	20%	£71,549,585	£61,928,153	£61,878,181	£61,777,924	£61,221,751	£56,690,507	£54,383,959
60% LAR : 40% CIR	25%	£68,226,896	£58,773,737	£58,723,894	£58,623,872	£58,068,285	£53,541,344	£51,236,750
60% LAR : 40% CIR	30%	£64,894,636	£55,609,820	£55,560,090	£55,460,277	£54,905,212	£50,382,102	£48,079,250
60% LAR : 40% CIR	35%	£61,552,901	£52,436,493	£52,386,862	£52,287,231	£51,732,626	£47,212,883	£44,911,562
60% LAR : 40% CIR	40%	£58,201,784	£49,253,851	£49,204,302	£49,104,831	£48,550,622	£44,033,785	£41,733,785
60% LAR : 40% CIR	45%	£54,841,380	£46,061,987	£46,012,505	£45,913,167	£45,359,292	£40,844,906	£38,546,021
60% LAR : 40% CIR	50%	£51,471,782	£42,860,994	£42,811,564	£42,712,335	£42,158,733	£37,646,346	£35,348,370

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR in Perp

Value Area	**Zone A - Medium Central Zone**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£118,694,819	£108,153,711	£108,103,063	£108,001,606	£107,442,434	£102,889,197	£100,572,651
60% LAR : 40% CIR	5%	£114,638,148	£104,277,401	£104,226,946	£104,125,829	£103,567,505	£99,020,495	£96,706,779
60% LAR : 40% CIR	10%	£110,571,533	£100,391,215	£100,340,938	£100,240,133	£99,682,592	£95,141,319	£92,830,211
60% LAR : 40% CIR	15%	£106,495,066	£96,495,248	£96,445,132	£96,344,614	£95,787,788	£91,251,771	£88,943,051
60% LAR : 40% CIR	20%	£102,408,841	£92,589,592	£92,539,621	£92,439,363	£91,883,190	£87,351,947	£85,045,399
60% LAR : 40% CIR	25%	£98,312,953	£88,674,341	£88,624,499	£88,524,477	£87,968,889	£83,441,948	£81,137,354
60% LAR : 40% CIR	30%	£94,207,495	£84,749,589	£84,699,860	£84,600,045	£84,044,981	£79,521,871	£77,219,020
60% LAR : 40% CIR	35%	£90,092,562	£80,815,426	£80,765,796	£80,666,166	£80,111,560	£75,591,817	£73,290,496
60% LAR : 40% CIR	40%	£85,968,247	£76,871,950	£76,822,401	£76,722,929	£76,168,720	£71,651,884	£69,351,883
60% LAR : 40% CIR	45%	£81,834,643	£72,919,250	£72,869,769	£72,770,430	£72,216,556	£67,702,170	£65,403,285
60% LAR : 40% CIR	50%	£77,691,846	£68,957,422	£68,907,992	£68,808,763	£68,255,161	£63,742,775	£61,444,798

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£31,061,101	£20,519,993	£20,469,345	£20,367,888	£19,808,716	£15,255,479	£12,938,933
60% LAR : 40% CIR	5%	£27,004,430	£16,643,683	£16,593,228	£16,492,111	£15,933,787	£11,386,777	£9,073,061
60% LAR : 40% CIR	10%	£22,937,815	£12,757,497	£12,707,220	£12,606,415	£12,048,874	£7,507,602	£5,196,494
60% LAR : 40% CIR	15%	£18,861,348	£8,861,530	£8,811,414	£8,710,896	£8,154,071	£3,618,053	£1,309,334
60% LAR : 40% CIR	20%	£14,775,123	£4,955,874	£4,905,903	£4,805,645	£4,249,472	-£281,771	-£2,588,319
60% LAR : 40% CIR	25%	£10,679,235	£1,040,623	£990,781	£890,759	£335,171	-£4,191,770	-£6,496,364
60% LAR : 40% CIR	30%	£6,573,778	-£2,884,129	-£2,933,858	-£3,033,673	-£3,588,737	-£8,111,847	-£10,414,698
60% LAR : 40% CIR	35%	£2,458,844	-£6,818,291	-£6,867,922	-£6,967,552	-£7,522,158	-£12,041,901	-£14,343,222
60% LAR : 40% CIR	40%	-£1,665,471	-£10,761,768	-£10,811,317	-£10,910,789	-£11,464,998	-£15,981,834	-£18,281,834
60% LAR : 40% CIR	45%	-£5,799,075	-£14,714,468	-£14,763,949	-£14,863,288	-£15,417,162	-£19,931,548	-£22,230,433
60% LAR : 40% CIR	50%	-£9,941,872	-£18,676,296	-£18,725,726	-£18,824,955	-£19,378,557	-£23,890,942	-£26,188,920

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£67,374,050	£56,832,942	£56,782,294	£56,680,837	£56,121,664	£51,568,428	£49,251,882
60% LAR : 40% CIR	5%	£63,317,379	£52,956,632	£52,906,177	£52,805,060	£52,246,736	£47,699,725	£45,386,010
60% LAR : 40% CIR	10%	£59,250,764	£49,070,446	£49,020,168	£48,919,364	£48,361,823	£43,820,550	£41,509,442
60% LAR : 40% CIR	15%	£55,174,297	£45,174,479	£45,124,363	£45,023,845	£44,467,019	£39,931,002	£37,622,282
60% LAR : 40% CIR	20%	£51,088,072	£41,268,823	£41,218,852	£41,118,594	£40,562,420	£36,031,178	£33,724,629
60% LAR : 40% CIR	25%	£46,992,184	£37,353,572	£37,303,730	£37,203,707	£36,648,120	£32,121,178	£29,816,585
60% LAR : 40% CIR	30%	£42,886,726	£33,428,820	£33,379,090	£33,279,276	£32,724,212	£28,201,102	£25,898,250
60% LAR : 40% CIR	35%	£38,771,793	£29,494,657	£29,445,027	£29,345,396	£28,790,791	£24,271,048	£21,969,727
60% LAR : 40% CIR	40%	£34,647,478	£25,551,181	£25,501,632	£25,402,160	£24,847,951	£20,331,114	£18,031,114
60% LAR : 40% CIR	45%	£30,513,874	£21,598,481	£21,549,000	£21,449,661	£20,895,786	£16,381,401	£14,082,515
60% LAR : 40% CIR	50%	£26,371,077	£17,636,653	£17,587,223	£17,487,994	£16,934,392	£12,422,006	£10,124,029

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£82,420,460	£71,879,352	£71,828,704	£71,727,247	£71,168,075	£66,614,838	£64,298,292
60% LAR : 40% CIR	5%	£78,363,789	£68,003,042	£67,952,587	£67,851,470	£67,293,146	£62,746,136	£60,432,420
60% LAR : 40% CIR	10%	£74,297,174	£64,116,856	£64,066,579	£63,965,774	£63,408,233	£58,866,960	£56,555,853
60% LAR : 40% CIR	15%	£70,220,707	£60,220,889	£60,170,773	£60,070,255	£59,513,429	£54,977,412	£52,668,693
60% LAR : 40% CIR	20%	£66,134,482	£56,315,233	£56,265,262	£56,165,004	£55,608,831	£51,077,588	£48,771,040
60% LAR : 40% CIR	25%	£62,038,594	£52,399,982	£52,350,140	£52,250,118	£51,694,530	£47,167,589	£44,862,995
60% LAR : 40% CIR	30%	£57,933,136	£48,475,230	£48,425,501	£48,325,686	£47,770,622	£43,247,512	£40,944,661
60% LAR : 40% CIR	35%	£53,818,203	£44,541,067	£44,491,437	£44,391,807	£43,837,201	£39,317,458	£37,016,137
60% LAR : 40% CIR	40%	£49,693,888	£40,597,591	£40,548,042	£40,448,570	£39,894,361	£35,377,525	£33,077,525
60% LAR : 40% CIR	45%	£45,560,284	£36,644,891	£36,595,410	£36,496,071	£35,942,197	£31,427,811	£29,128,926
60% LAR : 40% CIR	50%	£41,417,487	£32,683,063	£32,633,633	£32,534,404	£31,980,802	£27,468,416	£25,170,439

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£100,206,742	£89,665,634	£89,614,986	£89,513,529	£88,954,357	£84,401,120	£82,084,574
60% LAR : 40% CIR	5%	£96,150,071	£85,789,324	£85,738,870	£85,637,752	£85,079,428	£80,532,418	£78,218,702
60% LAR : 40% CIR	10%	£92,083,456	£81,903,138	£81,852,861	£81,752,056	£81,194,515	£76,653,243	£74,342,135
60% LAR : 40% CIR	15%	£88,006,989	£78,007,171	£77,957,055	£77,856,537	£77,299,712	£72,763,694	£70,454,975
60% LAR : 40% CIR	20%	£83,920,764	£74,101,515	£74,051,544	£73,951,286	£73,395,113	£68,863,870	£66,557,322
60% LAR : 40% CIR	25%	£79,824,876	£70,186,264	£70,136,422	£70,036,400	£69,480,812	£64,953,871	£62,649,277
60% LAR : 40% CIR	30%	£75,719,419	£66,261,512	£66,211,783	£66,111,968	£65,556,904	£61,033,794	£58,730,943
60% LAR : 40% CIR	35%	£71,604,485	£62,327,350	£62,277,719	£62,178,089	£61,623,483	£57,103,740	£54,802,419
60% LAR : 40% CIR	40%	£67,480,170	£58,383,873	£58,334,324	£58,234,852	£57,680,643	£53,163,807	£50,863,807
60% LAR : 40% CIR	45%	£63,346,566	£54,431,173	£54,381,692	£54,282,353	£53,728,479	£49,214,093	£46,915,208
60% LAR : 40% CIR	50%	£59,203,769	£50,469,345	£50,419,915	£50,320,686	£49,767,084	£45,254,699	£42,956,721

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR in Perp

Value Area	**Zone A - Higher Central Zone**

No Units	105
Site Area	0.9 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£127,531,376	£116,848,970	£116,798,322	£116,696,864	£116,137,692	£111,584,456	£109,267,910
60% LAR : 40% CIR	5%	£123,032,877	£112,537,897	£112,487,443	£112,386,324	£111,828,000	£107,280,991	£104,967,274
60% LAR : 40% CIR	10%	£118,524,435	£108,216,949	£108,166,671	£108,065,866	£107,508,325	£102,967,052	£100,655,945
60% LAR : 40% CIR	15%	£114,006,140	£103,886,218	£103,836,102	£103,735,583	£103,178,759	£98,642,740	£96,334,021
60% LAR : 40% CIR	20%	£109,478,086	£99,545,800	£99,495,829	£99,395,571	£98,839,397	£94,308,154	£92,001,605
60% LAR : 40% CIR	25%	£104,940,370	£95,195,786	£95,145,943	£95,045,920	£94,490,334	£89,963,391	£87,658,799
60% LAR : 40% CIR	30%	£100,393,085	£90,836,270	£90,786,541	£90,686,727	£90,131,662	£85,608,552	£83,305,702
60% LAR : 40% CIR	35%	£95,836,324	£86,467,346	£86,417,714	£86,318,084	£85,763,478	£81,243,735	£78,942,414
60% LAR : 40% CIR	40%	£91,270,180	£82,089,105	£82,039,556	£81,940,084	£81,385,876	£76,869,039	£74,569,039
60% LAR : 40% CIR	45%	£86,694,750	£77,701,642	£77,652,161	£77,552,823	£76,998,948	£72,484,563	£70,185,677
60% LAR : 40% CIR	50%	£82,110,125	£73,305,052	£73,255,621	£73,156,392	£72,602,791	£68,090,405	£65,792,427

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£39,897,658	£29,215,252	£29,164,604	£29,063,146	£28,503,974	£23,950,738	£21,634,192
60% LAR : 40% CIR	5%	£35,399,159	£24,904,179	£24,853,725	£24,752,606	£24,194,282	£19,647,273	£17,333,556
60% LAR : 40% CIR	10%	£30,890,717	£20,583,231	£20,532,953	£20,432,148	£19,874,607	£15,333,334	£13,022,227
60% LAR : 40% CIR	15%	£26,372,422	£16,252,500	£16,202,384	£16,101,866	£15,545,041	£11,009,022	£8,700,303
60% LAR : 40% CIR	20%	£21,844,368	£11,912,082	£11,862,111	£11,761,853	£11,205,679	£6,674,437	£4,367,887
60% LAR : 40% CIR	25%	£17,306,652	£7,562,068	£7,512,225	£7,412,202	£6,856,616	£2,329,673	£25,081
60% LAR : 40% CIR	30%	£12,759,367	£3,202,552	£3,152,823	£3,053,009	£2,497,944	-£2,025,166	-£4,328,016
60% LAR : 40% CIR	35%	£8,202,606	-£1,166,372	-£1,216,004	-£1,315,634	-£1,870,240	-£6,389,983	-£8,691,304
60% LAR : 40% CIR	40%	£3,636,462	-£5,544,613	-£5,594,162	-£5,693,633	-£6,247,842	-£10,764,679	-£13,064,679
60% LAR : 40% CIR	45%	-£938,968	-£9,932,075	-£9,981,557	-£10,080,895	-£10,634,770	-£15,149,155	-£17,448,041
60% LAR : 40% CIR	50%	-£5,523,593	-£14,328,666	-£14,378,097	-£14,477,326	-£15,030,927	-£19,543,313	-£21,841,290

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£76,210,607	£65,528,201	£65,477,553	£65,376,095	£64,816,922	£60,263,687	£57,947,141
60% LAR : 40% CIR	5%	£71,712,108	£61,217,128	£61,166,673	£61,065,555	£60,507,231	£55,960,221	£53,646,505
60% LAR : 40% CIR	10%	£67,203,665	£56,896,179	£56,845,902	£56,745,097	£56,187,556	£51,646,283	£49,335,176
60% LAR : 40% CIR	15%	£62,685,370	£52,565,449	£52,515,332	£52,414,814	£51,857,990	£47,321,971	£45,013,252
60% LAR : 40% CIR	20%	£58,157,317	£48,225,031	£48,175,059	£48,074,802	£47,518,628	£42,987,385	£40,680,836
60% LAR : 40% CIR	25%	£53,619,601	£43,875,017	£43,825,174	£43,725,151	£43,169,565	£38,642,622	£36,338,030
60% LAR : 40% CIR	30%	£49,072,316	£39,515,501	£39,465,771	£39,365,958	£38,810,893	£34,287,783	£31,984,932
60% LAR : 40% CIR	35%	£44,515,554	£35,146,576	£35,096,945	£34,997,314	£34,442,709	£29,922,966	£27,621,645
60% LAR : 40% CIR	40%	£39,949,411	£30,768,336	£30,718,787	£30,619,315	£30,065,106	£25,548,269	£23,248,269
60% LAR : 40% CIR	45%	£35,373,980	£26,380,873	£26,331,392	£26,232,054	£25,678,179	£21,163,793	£18,864,908
60% LAR : 40% CIR	50%	£30,789,356	£21,984,283	£21,934,852	£21,835,623	£21,282,021	£16,769,636	£14,471,658

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£91,257,017	£80,574,611	£80,523,963	£80,422,505	£79,863,333	£75,310,097	£72,993,551
60% LAR : 40% CIR	5%	£86,758,518	£76,263,538	£76,213,084	£76,111,965	£75,553,641	£71,006,632	£68,692,915
60% LAR : 40% CIR	10%	£82,250,076	£71,942,590	£71,892,312	£71,791,507	£71,233,966	£66,692,693	£64,381,586
60% LAR : 40% CIR	15%	£77,731,781	£67,611,859	£67,561,743	£67,461,224	£66,904,400	£62,368,381	£60,059,662
60% LAR : 40% CIR	20%	£73,203,727	£63,271,441	£63,221,470	£63,121,212	£62,565,038	£58,033,796	£55,727,246
60% LAR : 40% CIR	25%	£68,666,011	£58,921,427	£58,871,584	£58,771,561	£58,215,975	£53,689,032	£51,384,440
60% LAR : 40% CIR	30%	£64,118,726	£54,561,911	£54,512,182	£54,412,368	£53,857,303	£49,334,193	£47,031,343
60% LAR : 40% CIR	35%	£59,561,965	£50,192,987	£50,143,355	£50,043,725	£49,489,119	£44,969,376	£42,668,055
60% LAR : 40% CIR	40%	£54,995,821	£45,814,746	£45,765,197	£45,665,726	£45,111,517	£40,594,680	£38,294,680
60% LAR : 40% CIR	45%	£50,420,391	£41,427,283	£41,377,802	£41,278,464	£40,724,589	£36,210,204	£33,911,318
60% LAR : 40% CIR	50%	£45,835,766	£37,030,693	£36,981,262	£36,882,033	£36,328,432	£31,816,046	£29,518,069

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£109,043,299	£98,360,893	£98,310,245	£98,208,787	£97,649,615	£93,096,379	£90,779,833
60% LAR : 40% CIR	5%	£104,544,800	£94,049,820	£93,999,366	£93,898,247	£93,339,923	£88,792,914	£86,479,197
60% LAR : 40% CIR	10%	£100,036,358	£89,728,872	£89,678,594	£89,577,789	£89,020,248	£84,478,975	£82,167,868
60% LAR : 40% CIR	15%	£95,518,063	£85,398,141	£85,348,025	£85,247,507	£84,690,682	£80,154,663	£77,845,944
60% LAR : 40% CIR	20%	£90,990,009	£81,057,723	£81,007,752	£80,907,494	£80,351,320	£75,820,078	£73,513,528
60% LAR : 40% CIR	25%	£86,452,293	£76,707,709	£76,657,866	£76,557,843	£76,002,257	£71,475,314	£69,170,722
60% LAR : 40% CIR	30%	£81,905,009	£72,348,193	£72,298,464	£72,198,650	£71,643,585	£67,120,475	£64,817,625
60% LAR : 40% CIR	35%	£77,348,247	£67,979,269	£67,929,637	£67,830,007	£67,275,401	£62,755,658	£60,454,337
60% LAR : 40% CIR	40%	£72,782,103	£63,601,028	£63,551,479	£63,452,008	£62,897,799	£58,380,962	£56,080,962
60% LAR : 40% CIR	45%	£68,206,673	£59,213,566	£59,164,084	£59,064,746	£58,510,871	£53,996,486	£51,697,600
60% LAR : 40% CIR	50%	£63,622,048	£54,816,975	£54,767,544	£54,668,315	£54,114,714	£49,602,328	£47,304,351

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR for 15 Years		Value Area	Zone A - Zone 1 and Eastern Central Zone

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£89,319,103	£79,247,718	£79,197,069	£79,095,613	£78,536,440	£73,983,203	£71,666,658
60% LAR : 40% CIR	5%	£86,698,373	£76,784,387	£76,733,932	£76,632,815	£76,074,491	£71,527,480	£69,213,765
60% LAR : 40% CIR	10%	£84,067,697	£74,311,181	£74,260,903	£74,160,098	£73,602,557	£69,061,285	£66,750,177
60% LAR : 40% CIR	15%	£81,427,171	£71,828,193	£71,778,077	£71,677,559	£71,120,734	£66,584,716	£64,275,996
60% LAR : 40% CIR	20%	£78,776,887	£69,335,517	£69,285,545	£69,185,288	£68,629,115	£64,097,871	£61,791,323
60% LAR : 40% CIR	25%	£76,116,940	£66,833,246	£66,783,403	£66,683,380	£66,127,793	£61,600,852	£59,296,259
60% LAR : 40% CIR	30%	£73,447,422	£64,321,472	£64,271,743	£64,171,929	£63,616,865	£59,093,755	£56,790,904
60% LAR : 40% CIR	35%	£70,768,429	£61,800,290	£61,750,659	£61,651,028	£61,096,423	£56,576,681	£54,275,359
60% LAR : 40% CIR	40%	£68,080,055	£59,269,793	£59,220,244	£59,120,772	£58,566,563	£54,049,727	£51,749,727
60% LAR : 40% CIR	45%	£65,382,392	£56,730,073	£56,680,591	£56,581,253	£56,027,378	£51,512,992	£49,214,107
60% LAR : 40% CIR	50%	£62,675,535	£54,181,224	£54,131,794	£54,032,565	£53,478,963	£48,966,577	£46,668,600

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,685,385	-£8,386,000	-£8,436,649	-£8,538,105	-£9,097,278	-£13,650,515	-£15,967,060
60% LAR : 40% CIR	5%	-£935,345	-£10,849,331	-£10,899,786	-£11,000,903	-£11,559,227	-£16,106,238	-£18,419,953
60% LAR : 40% CIR	10%	-£3,566,020	-£13,322,537	-£13,372,815	-£13,473,620	-£14,031,161	-£18,572,433	-£20,883,541
60% LAR : 40% CIR	15%	-£6,206,547	-£15,805,525	-£15,855,641	-£15,956,159	-£16,512,984	-£21,049,002	-£23,357,722
60% LAR : 40% CIR	20%	-£8,856,831	-£18,298,201	-£18,348,173	-£18,448,430	-£19,004,603	-£23,535,847	-£25,842,395
60% LAR : 40% CIR	25%	-£11,516,778	-£20,800,472	-£20,850,315	-£20,950,338	-£21,505,925	-£26,032,866	-£28,337,459
60% LAR : 40% CIR	30%	-£14,186,296	-£23,312,246	-£23,361,975	-£23,461,788	-£24,016,853	-£28,539,963	-£30,842,814
60% LAR : 40% CIR	35%	-£16,865,289	-£25,833,428	-£25,883,059	-£25,982,690	-£26,537,295	-£31,057,037	-£33,358,359
60% LAR : 40% CIR	40%	-£19,553,663	-£28,363,925	-£28,413,474	-£28,512,946	-£29,067,155	-£33,583,991	-£35,883,991
60% LAR : 40% CIR	45%	-£22,251,326	-£30,903,645	-£30,953,127	-£31,052,465	-£31,606,339	-£36,120,726	-£38,419,611
60% LAR : 40% CIR	50%	-£24,958,183	-£33,452,494	-£33,501,924	-£33,601,153	-£34,154,755	-£38,667,141	-£40,965,118

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£37,998,334	£27,926,948	£27,876,300	£27,774,843	£27,215,671	£22,662,434	£20,345,888
60% LAR : 40% CIR	5%	£35,377,604	£25,463,618	£25,413,163	£25,312,046	£24,753,722	£20,206,711	£17,892,996
60% LAR : 40% CIR	10%	£32,746,928	£22,990,411	£22,940,134	£22,839,329	£22,281,788	£17,740,516	£15,429,408
60% LAR : 40% CIR	15%	£30,106,402	£20,507,424	£20,457,308	£20,356,790	£19,799,965	£15,263,946	£12,955,227
60% LAR : 40% CIR	20%	£27,456,118	£18,014,747	£17,964,776	£17,864,518	£17,308,346	£12,777,102	£10,470,554
60% LAR : 40% CIR	25%	£24,796,171	£15,512,477	£15,462,634	£15,362,611	£14,807,024	£10,280,082	£7,975,490
60% LAR : 40% CIR	30%	£22,126,653	£13,000,703	£12,950,974	£12,851,160	£12,296,095	£7,772,985	£5,470,135
60% LAR : 40% CIR	35%	£19,447,660	£10,479,521	£10,429,890	£10,330,259	£9,775,654	£5,255,912	£2,954,590
60% LAR : 40% CIR	40%	£16,759,285	£7,949,024	£7,899,475	£7,800,002	£7,245,794	£2,728,958	£428,958
60% LAR : 40% CIR	45%	£14,061,623	£5,409,304	£5,359,822	£5,260,484	£4,706,609	£192,223	-£2,106,663
60% LAR : 40% CIR	50%	£11,354,766	£2,860,455	£2,811,025	£2,711,796	£2,158,193	-£2,354,192	-£4,652,169

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£53,044,744	£42,973,359	£42,922,710	£42,821,254	£42,262,081	£37,708,844	£35,392,299
60% LAR : 40% CIR	5%	£50,424,014	£40,510,028	£40,459,573	£40,358,456	£39,800,132	£35,253,121	£32,939,406
60% LAR : 40% CIR	10%	£47,793,338	£38,036,822	£37,986,544	£37,885,739	£37,328,198	£32,786,926	£30,475,818
60% LAR : 40% CIR	15%	£45,152,812	£35,553,834	£35,503,718	£35,403,200	£34,846,375	£30,310,357	£28,001,637
60% LAR : 40% CIR	20%	£42,502,528	£33,061,158	£33,011,186	£32,910,929	£32,354,756	£27,823,512	£25,516,964
60% LAR : 40% CIR	25%	£39,842,581	£30,558,887	£30,509,044	£30,409,021	£29,853,434	£25,326,493	£23,021,900
60% LAR : 40% CIR	30%	£37,173,063	£28,047,113	£27,997,384	£27,897,571	£27,342,506	£22,819,396	£20,516,545
60% LAR : 40% CIR	35%	£34,494,070	£25,525,931	£25,476,300	£25,376,669	£24,822,064	£20,302,322	£18,001,000
60% LAR : 40% CIR	40%	£31,805,696	£22,995,434	£22,945,885	£22,846,413	£22,292,204	£17,775,368	£15,475,368
60% LAR : 40% CIR	45%	£29,108,033	£20,455,714	£20,406,232	£20,306,894	£19,753,020	£15,238,633	£12,939,748
60% LAR : 40% CIR	50%	£26,401,176	£17,906,865	£17,857,435	£17,758,206	£17,204,604	£12,692,218	£10,394,241

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£70,831,026	£60,759,641	£60,708,993	£60,607,536	£60,048,363	£55,495,126	£53,178,581
60% LAR : 40% CIR	5%	£68,210,296	£58,296,310	£58,245,855	£58,144,738	£57,586,414	£53,039,403	£50,725,688
60% LAR : 40% CIR	10%	£65,579,621	£55,823,104	£55,772,826	£55,672,022	£55,114,480	£50,573,208	£48,262,100
60% LAR : 40% CIR	15%	£62,939,094	£53,340,116	£53,290,000	£53,189,482	£52,632,657	£48,096,639	£45,787,919
60% LAR : 40% CIR	20%	£60,288,810	£50,847,440	£50,797,468	£50,697,211	£50,141,038	£45,609,794	£43,303,246
60% LAR : 40% CIR	25%	£57,628,863	£48,345,169	£48,295,326	£48,195,303	£47,639,716	£43,112,775	£40,808,182
60% LAR : 40% CIR	30%	£54,959,345	£45,833,395	£45,783,666	£45,683,853	£45,128,788	£40,605,678	£38,302,827
60% LAR : 40% CIR	35%	£52,280,352	£43,312,213	£43,262,582	£43,162,952	£42,608,346	£38,088,604	£35,787,282
60% LAR : 40% CIR	40%	£49,591,978	£40,781,716	£40,732,167	£40,632,695	£40,078,486	£35,561,650	£33,261,650
60% LAR : 40% CIR	45%	£46,894,315	£38,241,996	£38,192,514	£38,093,176	£37,539,302	£33,024,915	£30,726,030
60% LAR : 40% CIR	50%	£44,187,458	£35,693,147	£35,643,717	£35,544,488	£34,990,886	£30,478,500	£28,180,524

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR for 15 Years	
Value Area	**Zone A - Kings Cross Lower**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£109,703,365	£99,306,033	£99,255,384	£99,153,927	£98,594,754	£94,041,518	£91,724,973
60% LAR : 40% CIR	5%	£107,082,636	£96,842,702	£96,792,247	£96,691,129	£96,132,805	£91,585,795	£89,272,079
60% LAR : 40% CIR	10%	£104,451,961	£94,369,496	£94,319,218	£94,218,414	£93,660,872	£89,119,600	£86,808,492
60% LAR : 40% CIR	15%	£101,811,434	£91,886,508	£91,836,392	£91,735,874	£91,179,048	£86,643,031	£84,334,311
60% LAR : 40% CIR	20%	£99,161,149	£89,393,832	£89,343,860	£89,243,603	£88,687,429	£84,156,186	£81,849,638
60% LAR : 40% CIR	25%	£96,501,202	£86,891,560	£86,841,718	£86,741,695	£86,186,108	£81,659,167	£79,354,573
60% LAR : 40% CIR	30%	£93,831,684	£84,379,787	£84,330,058	£84,230,245	£83,675,180	£79,152,070	£76,849,218
60% LAR : 40% CIR	35%	£91,152,691	£81,858,605	£81,808,974	£81,709,343	£81,154,738	£76,634,995	£74,333,674
60% LAR : 40% CIR	40%	£88,464,317	£79,328,107	£79,278,558	£79,179,087	£78,624,878	£74,108,042	£71,808,042
60% LAR : 40% CIR	45%	£85,766,654	£76,788,388	£76,738,906	£76,639,568	£76,085,693	£71,571,307	£69,272,422
60% LAR : 40% CIR	50%	£83,059,797	£74,239,539	£74,190,109	£74,090,880	£73,537,278	£69,024,892	£66,726,916

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£22,069,647	£11,672,315	£11,621,667	£11,520,209	£10,961,036	£6,407,800	£4,091,255
60% LAR : 40% CIR	5%	£19,448,918	£9,208,984	£9,158,529	£9,057,411	£8,499,087	£3,952,078	£1,638,361
60% LAR : 40% CIR	10%	£16,818,243	£6,735,778	£6,685,500	£6,584,696	£6,027,154	£1,485,882	-£825,226
60% LAR : 40% CIR	15%	£14,177,716	£4,252,790	£4,202,674	£4,102,156	£3,545,330	-£990,687	-£3,299,407
60% LAR : 40% CIR	20%	£11,527,431	£1,760,114	£1,710,142	£1,609,885	£1,053,711	-£3,477,532	-£5,784,080
60% LAR : 40% CIR	25%	£8,867,484	-£742,158	-£792,000	-£892,022	-£1,447,610	-£5,974,551	-£8,279,145
60% LAR : 40% CIR	30%	£6,197,966	-£3,253,931	-£3,303,660	-£3,403,473	-£3,958,538	-£8,481,648	-£10,784,500
60% LAR : 40% CIR	35%	£3,518,973	-£5,775,113	-£5,824,744	-£5,924,374	-£6,478,980	-£10,998,723	-£13,300,044
60% LAR : 40% CIR	40%	£830,599	-£8,305,611	-£8,355,160	-£8,454,631	-£9,008,840	-£13,525,676	-£15,825,676
60% LAR : 40% CIR	45%	-£1,867,064	-£10,845,330	-£10,894,812	-£10,994,150	-£11,548,025	-£16,062,411	-£18,361,296
60% LAR : 40% CIR	50%	-£4,573,920	-£13,394,179	-£13,443,609	-£13,542,838	-£14,096,440	-£18,608,826	-£20,906,802

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£58,382,596	£47,985,263	£47,934,615	£47,833,157	£47,273,985	£42,720,749	£40,404,204
60% LAR : 40% CIR	5%	£55,761,866	£45,521,933	£45,471,478	£45,370,360	£44,812,036	£40,265,026	£37,951,310
60% LAR : 40% CIR	10%	£53,131,191	£43,048,726	£42,998,449	£42,897,644	£42,340,103	£37,798,831	£35,487,723
60% LAR : 40% CIR	15%	£50,490,664	£40,565,739	£40,515,623	£40,415,105	£39,858,279	£35,322,262	£33,013,542
60% LAR : 40% CIR	20%	£47,840,380	£38,073,062	£38,023,091	£37,922,834	£37,366,660	£32,835,417	£30,528,869
60% LAR : 40% CIR	25%	£45,180,433	£35,570,791	£35,520,949	£35,420,926	£34,865,339	£30,338,397	£28,033,804
60% LAR : 40% CIR	30%	£42,510,915	£33,059,018	£33,009,289	£32,909,475	£32,354,410	£27,831,300	£25,528,449
60% LAR : 40% CIR	35%	£39,831,922	£30,537,836	£30,488,205	£30,388,574	£29,833,969	£25,314,226	£23,012,905
60% LAR : 40% CIR	40%	£37,143,548	£28,007,338	£27,957,789	£27,858,318	£27,304,109	£22,787,273	£20,487,273
60% LAR : 40% CIR	45%	£34,445,885	£25,467,619	£25,418,137	£25,318,799	£24,764,923	£20,250,538	£17,951,652
60% LAR : 40% CIR	50%	£31,739,028	£22,918,770	£22,869,340	£22,770,111	£22,216,508	£17,704,123	£15,406,146

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£73,429,006	£63,031,674	£62,981,026	£62,879,568	£62,320,395	£57,767,159	£55,450,614
60% LAR : 40% CIR	5%	£70,808,277	£60,568,343	£60,517,888	£60,416,770	£59,858,446	£55,311,436	£52,997,720
60% LAR : 40% CIR	10%	£68,177,602	£58,095,137	£58,044,859	£57,944,055	£57,386,513	£52,845,241	£50,534,133
60% LAR : 40% CIR	15%	£65,537,075	£55,612,149	£55,562,033	£55,461,515	£54,904,689	£50,368,672	£48,059,952
60% LAR : 40% CIR	20%	£62,886,790	£53,119,473	£53,069,501	£52,969,244	£52,413,070	£47,881,827	£45,575,279
60% LAR : 40% CIR	25%	£60,226,843	£50,617,201	£50,567,359	£50,467,336	£49,911,749	£45,384,808	£43,080,214
60% LAR : 40% CIR	30%	£57,557,325	£48,105,428	£48,055,699	£47,955,886	£47,400,821	£42,877,711	£40,574,859
60% LAR : 40% CIR	35%	£54,878,332	£45,584,246	£45,534,615	£45,434,985	£44,880,379	£40,360,636	£38,059,315
60% LAR : 40% CIR	40%	£52,189,958	£43,053,748	£43,004,199	£42,904,728	£42,350,519	£37,833,683	£35,533,683
60% LAR : 40% CIR	45%	£49,492,295	£40,514,029	£40,464,547	£40,365,209	£39,811,334	£35,296,948	£32,998,063
60% LAR : 40% CIR	50%	£46,785,439	£37,965,180	£37,915,750	£37,816,521	£37,262,919	£32,750,533	£30,452,557

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£91,215,288	£80,817,956	£80,767,308	£80,665,850	£80,106,677	£75,553,441	£73,236,896
60% LAR : 40% CIR	5%	£88,594,559	£78,354,625	£78,304,170	£78,203,052	£77,644,728	£73,097,719	£70,784,002
60% LAR : 40% CIR	10%	£85,963,884	£75,881,419	£75,831,141	£75,730,337	£75,172,795	£70,631,523	£68,320,415
60% LAR : 40% CIR	15%	£83,323,357	£73,398,431	£73,348,315	£73,247,797	£72,690,971	£68,154,954	£65,846,234
60% LAR : 40% CIR	20%	£80,673,072	£70,905,755	£70,855,783	£70,755,526	£70,199,352	£65,668,109	£63,361,561
60% LAR : 40% CIR	25%	£78,013,125	£68,403,483	£68,353,641	£68,253,619	£67,698,031	£63,171,090	£60,866,496
60% LAR : 40% CIR	30%	£75,343,607	£65,891,710	£65,841,981	£65,742,168	£65,187,103	£60,663,993	£58,361,141
60% LAR : 40% CIR	35%	£72,664,614	£63,370,528	£63,320,897	£63,221,267	£62,666,661	£58,146,918	£55,845,597
60% LAR : 40% CIR	40%	£69,976,240	£60,840,030	£60,790,481	£60,691,010	£60,136,801	£55,619,965	£53,319,965
60% LAR : 40% CIR	45%	£67,278,577	£58,300,311	£58,250,829	£58,151,491	£57,597,616	£53,083,230	£50,784,345
60% LAR : 40% CIR	50%	£64,571,721	£55,751,462	£55,702,032	£55,602,803	£55,049,201	£50,536,815	£48,238,839

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR for 15 Years		Value Area	Zone A - Kings Cross Higher

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£116,330,783	£105,827,476	£105,776,828	£105,675,371	£105,116,199	£100,562,962	£98,246,416
60% LAR : 40% CIR	5%	£113,378,683	£103,038,074	£102,987,619	£102,886,502	£102,328,178	£97,781,167	£95,467,452
60% LAR : 40% CIR	10%	£110,416,637	£100,238,796	£100,188,518	£100,087,713	£99,530,172	£94,988,899	£92,677,792
60% LAR : 40% CIR	15%	£107,444,738	£97,429,736	£97,379,619	£97,279,101	£96,722,276	£92,186,258	£89,877,538
60% LAR : 40% CIR	20%	£104,463,084	£94,610,987	£94,561,016	£94,460,758	£93,904,585	£89,373,342	£87,066,793
60% LAR : 40% CIR	25%	£101,471,766	£91,782,643	£91,732,802	£91,632,779	£91,077,191	£86,550,250	£84,245,656
60% LAR : 40% CIR	30%	£98,470,877	£88,944,798	£88,895,070	£88,795,255	£88,240,191	£83,717,081	£81,414,229
60% LAR : 40% CIR	35%	£95,460,513	£86,097,544	£86,047,913	£85,948,282	£85,393,677	£80,873,934	£78,572,613
60% LAR : 40% CIR	40%	£92,440,768	£83,240,974	£83,191,425	£83,091,953	£82,537,744	£78,020,908	£75,720,909
60% LAR : 40% CIR	45%	£89,411,734	£80,375,182	£80,325,701	£80,226,362	£79,672,487	£75,158,102	£72,859,216
60% LAR : 40% CIR	50%	£86,373,506	£77,500,261	£77,450,831	£77,351,602	£76,797,999	£72,285,614	£69,987,637

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£28,697,065	£18,193,758	£18,143,110	£18,041,654	£17,482,481	£12,929,244	£10,612,699
60% LAR : 40% CIR	5%	£25,744,965	£15,404,356	£15,353,901	£15,252,784	£14,694,460	£10,147,449	£7,833,734
60% LAR : 40% CIR	10%	£22,782,919	£12,605,078	£12,554,800	£12,453,996	£11,896,454	£7,355,181	£5,044,074
60% LAR : 40% CIR	15%	£19,811,020	£9,796,018	£9,745,901	£9,645,383	£9,088,559	£4,552,540	£2,243,821
60% LAR : 40% CIR	20%	£16,829,366	£6,977,269	£6,927,298	£6,827,040	£6,270,867	£1,739,624	-£566,925
60% LAR : 40% CIR	25%	£13,838,048	£4,148,926	£4,099,084	£3,999,061	£3,443,473	-£1,083,468	-£3,388,062
60% LAR : 40% CIR	30%	£10,837,159	£1,311,080	£1,261,352	£1,161,537	£606,473	-£3,916,637	-£6,219,488
60% LAR : 40% CIR	35%	£7,826,795	-£1,536,174	-£1,585,805	-£1,685,436	-£2,240,041	-£6,759,784	-£9,061,105
60% LAR : 40% CIR	40%	£4,807,050	-£4,392,744	-£4,442,293	-£4,541,765	-£5,095,973	-£9,612,810	-£11,912,809
60% LAR : 40% CIR	45%	£1,778,016	-£7,258,536	-£7,308,017	-£7,407,356	-£7,961,231	-£12,475,616	-£14,774,502
60% LAR : 40% CIR	50%	-£1,260,212	-£10,133,457	-£10,182,887	-£10,282,116	-£10,835,719	-£15,348,104	-£17,646,081

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£65,010,013	£54,506,707	£54,456,059	£54,354,602	£53,795,429	£49,242,193	£46,925,647
60% LAR : 40% CIR	5%	£62,057,913	£51,717,305	£51,666,850	£51,565,733	£51,007,409	£46,460,398	£44,146,683
60% LAR : 40% CIR	10%	£59,095,867	£48,918,026	£48,867,749	£48,766,944	£48,209,403	£43,668,130	£41,357,023
60% LAR : 40% CIR	15%	£56,123,969	£46,108,967	£46,058,850	£45,958,332	£45,401,507	£40,865,489	£38,556,769
60% LAR : 40% CIR	20%	£53,142,315	£43,290,218	£43,240,246	£43,139,989	£42,583,816	£38,052,572	£35,746,024
60% LAR : 40% CIR	25%	£50,150,996	£40,461,874	£40,412,032	£40,312,010	£39,756,422	£35,229,481	£32,924,887
60% LAR : 40% CIR	30%	£47,150,108	£37,624,029	£37,574,300	£37,474,486	£36,919,422	£32,396,312	£30,093,460
60% LAR : 40% CIR	35%	£44,139,744	£34,776,775	£34,727,143	£34,627,513	£34,072,908	£29,553,165	£27,251,844
60% LAR : 40% CIR	40%	£41,119,999	£31,920,205	£31,870,656	£31,771,184	£31,216,975	£26,700,138	£24,400,139
60% LAR : 40% CIR	45%	£38,090,965	£29,054,413	£29,004,931	£28,905,592	£28,351,718	£23,837,333	£21,538,447
60% LAR : 40% CIR	50%	£35,052,737	£26,179,492	£26,130,062	£26,030,833	£25,477,230	£20,964,845	£18,666,868

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£80,056,424	£69,553,117	£69,502,469	£69,401,012	£68,841,840	£64,288,603	£61,972,058
60% LAR : 40% CIR	5%	£77,104,324	£66,763,715	£66,713,260	£66,612,143	£66,053,819	£61,506,808	£59,193,093
60% LAR : 40% CIR	10%	£74,142,278	£63,964,437	£63,914,159	£63,813,355	£63,255,813	£58,714,540	£56,403,433
60% LAR : 40% CIR	15%	£71,170,379	£61,155,377	£61,105,260	£61,004,742	£60,447,918	£55,911,899	£53,603,180
60% LAR : 40% CIR	20%	£68,188,725	£58,336,628	£58,286,657	£58,186,399	£57,630,226	£53,098,983	£50,792,434
60% LAR : 40% CIR	25%	£65,197,407	£55,508,285	£55,458,443	£55,358,420	£54,802,832	£50,275,891	£47,971,297
60% LAR : 40% CIR	30%	£62,196,518	£52,670,439	£52,620,711	£52,520,896	£51,965,832	£47,442,722	£45,139,871
60% LAR : 40% CIR	35%	£59,186,154	£49,823,185	£49,773,554	£49,673,923	£49,119,318	£44,599,575	£42,298,254
60% LAR : 40% CIR	40%	£56,166,409	£46,966,615	£46,917,066	£46,817,594	£46,263,385	£41,746,549	£39,446,550
60% LAR : 40% CIR	45%	£53,137,375	£44,100,823	£44,051,342	£43,952,003	£43,398,128	£38,883,743	£36,584,857
60% LAR : 40% CIR	50%	£50,099,147	£41,225,902	£41,176,472	£41,077,243	£40,523,640	£36,011,255	£33,713,278

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£97,842,706	£87,339,399	£87,288,751	£87,187,295	£86,628,122	£82,074,885	£79,758,340
60% LAR : 40% CIR	5%	£94,890,606	£84,549,997	£84,499,542	£84,398,425	£83,840,101	£79,293,090	£76,979,375
60% LAR : 40% CIR	10%	£91,928,560	£81,750,719	£81,700,441	£81,599,637	£81,042,095	£76,500,822	£74,189,715
60% LAR : 40% CIR	15%	£88,956,661	£78,941,659	£78,891,542	£78,791,024	£78,234,200	£73,698,181	£71,389,462
60% LAR : 40% CIR	20%	£85,975,007	£76,122,910	£76,072,939	£75,972,681	£75,416,508	£70,885,265	£68,578,716
60% LAR : 40% CIR	25%	£82,983,689	£73,294,567	£73,244,725	£73,144,702	£72,589,114	£68,062,173	£65,757,580
60% LAR : 40% CIR	30%	£79,982,800	£70,456,721	£70,406,993	£70,307,178	£69,752,114	£65,229,004	£62,926,153
60% LAR : 40% CIR	35%	£76,972,436	£67,609,467	£67,559,836	£67,460,205	£66,905,600	£62,385,857	£60,084,536
60% LAR : 40% CIR	40%	£73,952,691	£64,752,897	£64,703,348	£64,603,877	£64,049,668	£59,532,831	£57,232,832
60% LAR : 40% CIR	45%	£70,923,657	£61,887,105	£61,837,624	£61,738,285	£61,184,410	£56,670,025	£54,371,139
60% LAR : 40% CIR	50%	£67,885,429	£59,012,184	£58,962,754	£58,863,525	£58,309,923	£53,797,537	£51,499,560

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR for 15 Years	
No Units	105
Site Area	0.9 Ha

Value Area	Zone A - Lower Cenral Zone	
Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£115,412,760	£104,924,133	£104,873,485	£104,772,028	£104,212,855	£99,659,619	£97,343,074
60% LAR : 40% CIR	5%	£112,129,289	£101,808,658	£101,758,204	£101,657,086	£101,098,762	£96,551,752	£94,238,036
60% LAR : 40% CIR	10%	£108,835,872	£98,683,307	£98,633,031	£98,532,225	£97,974,684	£93,433,412	£91,122,305
60% LAR : 40% CIR	15%	£105,532,603	£95,548,176	£95,498,059	£95,397,541	£94,840,716	£90,304,698	£87,995,979
60% LAR : 40% CIR	20%	£102,219,577	£92,403,355	£92,353,384	£92,253,126	£91,696,952	£87,165,710	£84,859,161
60% LAR : 40% CIR	25%	£98,896,888	£89,248,940	£89,199,097	£89,099,074	£88,543,488	£84,016,545	£81,711,953
60% LAR : 40% CIR	30%	£95,564,629	£86,085,022	£86,035,293	£85,935,478	£85,380,414	£80,857,304	£78,554,453
60% LAR : 40% CIR	35%	£92,222,894	£82,911,695	£82,862,064	£82,762,433	£82,207,828	£77,688,086	£75,386,764
60% LAR : 40% CIR	40%	£88,871,778	£79,729,054	£79,679,504	£79,580,033	£79,025,823	£74,508,987	£72,208,987
60% LAR : 40% CIR	45%	£85,511,374	£76,537,190	£76,487,707	£76,388,369	£75,834,494	£71,320,109	£69,021,223
60% LAR : 40% CIR	50%	£82,141,775	£73,336,196	£73,286,766	£73,187,537	£72,633,934	£68,121,549	£65,823,572

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£27,779,042	£17,290,415	£17,239,767	£17,138,310	£16,579,137	£12,025,901	£9,709,356
60% LAR : 40% CIR	5%	£24,495,571	£14,174,940	£14,124,486	£14,023,368	£13,465,044	£8,918,034	£6,604,318
60% LAR : 40% CIR	10%	£21,202,154	£11,049,590	£10,999,313	£10,898,507	£10,340,966	£5,799,694	£3,488,587
60% LAR : 40% CIR	15%	£17,898,885	£7,914,458	£7,864,341	£7,763,823	£7,206,999	£2,670,980	£362,262
60% LAR : 40% CIR	20%	£14,585,859	£4,769,637	£4,719,666	£4,619,408	£4,063,234	-£468,008	-£2,774,557
60% LAR : 40% CIR	25%	£11,263,170	£1,615,222	£1,565,379	£1,465,356	£909,770	-£3,617,173	-£5,921,765
60% LAR : 40% CIR	30%	£7,930,911	-£1,548,696	-£1,598,425	-£1,698,240	-£2,253,303	-£6,776,413	-£9,079,265
60% LAR : 40% CIR	35%	£4,589,177	-£4,722,023	-£4,771,654	-£4,871,284	-£5,425,890	-£9,945,632	-£12,246,954
60% LAR : 40% CIR	40%	£1,238,060	-£7,904,664	-£7,954,214	-£8,053,685	-£8,607,895	-£13,124,731	-£15,424,731
60% LAR : 40% CIR	45%	-£2,122,344	-£11,096,528	-£11,146,011	-£11,245,349	-£11,799,224	-£16,313,609	-£18,612,495
60% LAR : 40% CIR	50%	-£5,491,943	-£14,297,522	-£14,346,952	-£14,446,181	-£14,999,784	-£19,512,169	-£21,810,146

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£64,091,991	£53,603,364	£53,552,716	£53,451,259	£52,892,086	£48,338,850	£46,022,305
60% LAR : 40% CIR	5%	£60,808,520	£50,487,888	£50,437,435	£50,336,316	£49,777,993	£45,230,983	£42,917,267
60% LAR : 40% CIR	10%	£57,515,102	£47,362,538	£47,312,262	£47,211,456	£46,653,915	£42,112,643	£39,801,536
60% LAR : 40% CIR	15%	£54,211,834	£44,227,407	£44,177,290	£44,076,772	£43,519,947	£38,983,929	£36,675,210
60% LAR : 40% CIR	20%	£50,898,808	£41,082,586	£41,032,614	£40,932,357	£40,376,183	£35,844,940	£33,538,392
60% LAR : 40% CIR	25%	£47,576,119	£37,928,170	£37,878,328	£37,778,305	£37,222,718	£32,695,776	£30,391,183
60% LAR : 40% CIR	30%	£44,243,860	£34,764,253	£34,714,524	£34,614,709	£34,059,645	£29,536,535	£27,233,684
60% LAR : 40% CIR	35%	£40,902,125	£31,590,926	£31,541,295	£31,441,664	£30,887,059	£26,367,317	£24,065,995
60% LAR : 40% CIR	40%	£37,551,009	£28,408,284	£28,358,735	£28,259,264	£27,705,054	£23,188,218	£20,888,218
60% LAR : 40% CIR	45%	£34,190,604	£25,216,420	£25,166,938	£25,067,600	£24,513,725	£19,999,340	£17,700,454
60% LAR : 40% CIR	50%	£30,821,006	£22,015,426	£21,965,997	£21,866,768	£21,313,165	£16,800,779	£14,502,803

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£79,138,401	£68,649,774	£68,599,126	£68,497,669	£67,938,496	£63,385,260	£61,068,715
60% LAR : 40% CIR	5%	£75,854,930	£65,534,299	£65,483,845	£65,382,727	£64,824,403	£60,277,393	£57,963,677
60% LAR : 40% CIR	10%	£72,561,513	£62,408,949	£62,358,672	£62,257,866	£61,700,325	£57,159,053	£54,847,946
60% LAR : 40% CIR	15%	£69,258,244	£59,273,817	£59,223,700	£59,123,182	£58,566,358	£54,030,339	£51,721,621
60% LAR : 40% CIR	20%	£65,945,218	£56,128,996	£56,079,025	£55,978,767	£55,422,593	£50,891,351	£48,584,802
60% LAR : 40% CIR	25%	£62,622,529	£52,974,581	£52,924,738	£52,824,715	£52,269,129	£47,742,186	£45,437,594
60% LAR : 40% CIR	30%	£59,290,270	£49,810,663	£49,760,934	£49,661,119	£49,106,055	£44,582,946	£42,280,094
60% LAR : 40% CIR	35%	£55,948,535	£46,637,336	£46,587,705	£46,488,074	£45,933,469	£41,413,727	£39,112,405
60% LAR : 40% CIR	40%	£52,597,419	£43,454,695	£43,405,145	£43,305,674	£42,751,464	£38,234,628	£35,934,628
60% LAR : 40% CIR	45%	£49,237,015	£40,262,831	£40,213,348	£40,114,010	£39,560,135	£35,045,750	£32,746,864
60% LAR : 40% CIR	50%	£45,867,416	£37,061,837	£37,012,407	£36,913,178	£36,359,575	£31,847,190	£29,549,213

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£96,924,683	£86,436,056	£86,385,408	£86,283,951	£85,724,778	£81,171,542	£78,854,997
60% LAR : 40% CIR	5%	£93,641,212	£83,320,581	£83,270,127	£83,169,009	£82,610,685	£78,063,675	£75,749,959
60% LAR : 40% CIR	10%	£90,347,795	£80,195,231	£80,144,954	£80,044,148	£79,486,607	£74,945,335	£72,634,228
60% LAR : 40% CIR	15%	£87,044,526	£77,060,099	£77,009,982	£76,909,464	£76,352,640	£71,816,621	£69,507,903
60% LAR : 40% CIR	20%	£83,731,501	£73,915,278	£73,865,307	£73,765,049	£73,208,875	£68,677,633	£66,371,084
60% LAR : 40% CIR	25%	£80,408,811	£70,760,863	£70,711,020	£70,610,997	£70,055,411	£65,528,468	£63,223,876
60% LAR : 40% CIR	30%	£77,076,552	£67,596,945	£67,547,216	£67,447,401	£66,892,338	£62,369,228	£60,066,376
60% LAR : 40% CIR	35%	£73,734,818	£64,423,618	£64,373,987	£64,274,357	£63,719,751	£59,200,009	£56,898,687
60% LAR : 40% CIR	40%	£70,383,701	£61,240,977	£61,191,428	£61,091,956	£60,537,746	£56,020,910	£53,720,910
60% LAR : 40% CIR	45%	£67,023,297	£58,049,113	£57,999,630	£57,900,292	£57,346,417	£52,832,032	£50,533,146
60% LAR : 40% CIR	50%	£63,653,698	£54,848,119	£54,798,689	£54,699,460	£54,145,857	£49,633,472	£47,335,495

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR for 15 Years

Value Area	Zone A - Medium Central Zone

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£130,876,735	£120,140,837	£120,090,189	£119,988,731	£119,429,558	£114,876,323	£112,559,777
60% LAR : 40% CIR	5%	£126,820,065	£116,264,527	£116,214,072	£116,112,954	£115,554,630	£111,007,620	£108,693,904
60% LAR : 40% CIR	10%	£122,753,449	£112,378,341	£112,328,063	£112,227,259	£111,669,717	£107,128,445	£104,817,337
60% LAR : 40% CIR	15%	£118,676,982	£108,482,373	£108,432,258	£108,331,740	£107,774,914	£103,238,895	£100,930,177
60% LAR : 40% CIR	20%	£114,590,757	£104,576,718	£104,526,746	£104,426,489	£103,870,315	£99,339,072	£97,032,524
60% LAR : 40% CIR	25%	£110,494,870	£100,661,467	£100,611,625	£100,511,602	£99,956,015	£95,429,073	£93,124,480
60% LAR : 40% CIR	30%	£106,389,411	£96,736,713	£96,686,985	£96,587,171	£96,032,107	£91,508,997	£89,206,145
60% LAR : 40% CIR	35%	£102,274,478	£92,802,552	£92,752,921	£92,653,291	£92,098,685	£87,578,942	£85,277,622
60% LAR : 40% CIR	40%	£98,150,162	£88,859,075	£88,809,526	£88,710,055	£88,155,845	£83,639,009	£81,339,009
60% LAR : 40% CIR	45%	£94,016,560	£84,906,376	£84,856,893	£84,757,555	£84,203,681	£79,689,296	£77,390,409
60% LAR : 40% CIR	50%	£89,873,763	£80,944,548	£80,895,117	£80,795,888	£80,242,287	£75,729,900	£73,431,924

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£43,243,017	£32,507,119	£32,456,471	£32,355,013	£31,795,840	£27,242,605	£24,926,059
60% LAR : 40% CIR	5%	£39,186,347	£28,630,809	£28,580,354	£28,479,236	£27,920,912	£23,373,902	£21,060,186
60% LAR : 40% CIR	10%	£35,119,731	£24,744,623	£24,694,345	£24,593,541	£24,035,999	£19,494,727	£17,183,619
60% LAR : 40% CIR	15%	£31,043,264	£20,848,656	£20,798,540	£20,698,022	£20,141,196	£15,605,177	£13,296,459
60% LAR : 40% CIR	20%	£26,957,039	£16,943,000	£16,893,029	£16,792,771	£16,236,597	£11,705,354	£9,398,806
60% LAR : 40% CIR	25%	£22,861,152	£13,027,749	£12,977,907	£12,877,884	£12,322,297	£7,795,355	£5,490,762
60% LAR : 40% CIR	30%	£18,755,693	£9,102,996	£9,053,267	£8,953,453	£8,398,389	£3,875,279	£1,572,427
60% LAR : 40% CIR	35%	£14,640,760	£5,168,834	£5,119,203	£5,019,573	£4,464,967	-£54,776	-£2,356,096
60% LAR : 40% CIR	40%	£10,516,444	£1,225,357	£1,175,808	£1,076,337	£522,127	-£3,994,709	-£6,294,709
60% LAR : 40% CIR	45%	£6,382,842	-£2,727,342	-£2,776,824	-£2,876,162	-£3,430,037	-£7,944,422	-£10,243,309
60% LAR : 40% CIR	50%	£2,240,045	-£6,689,170	-£6,738,601	-£6,837,830	-£7,391,431	-£11,903,818	-£14,201,794

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£79,555,966	£68,820,068	£68,769,419	£68,667,962	£68,108,789	£63,555,553	£61,239,008
60% LAR : 40% CIR	5%	£75,499,296	£64,943,757	£64,893,303	£64,792,184	£64,233,861	£59,686,851	£57,373,135
60% LAR : 40% CIR	10%	£71,432,680	£61,057,572	£61,007,294	£60,906,489	£60,348,948	£55,807,676	£53,496,568
60% LAR : 40% CIR	15%	£67,356,212	£57,161,604	£57,111,488	£57,010,970	£56,454,145	£51,918,126	£49,609,408
60% LAR : 40% CIR	20%	£63,269,988	£53,255,949	£53,205,977	£53,105,720	£52,549,546	£48,018,303	£45,711,755
60% LAR : 40% CIR	25%	£59,174,100	£49,340,698	£49,290,856	£49,190,833	£48,635,245	£44,108,304	£41,803,710
60% LAR : 40% CIR	30%	£55,068,642	£45,415,944	£45,366,216	£45,266,401	£44,711,338	£40,188,228	£37,885,376
60% LAR : 40% CIR	35%	£50,953,709	£41,481,783	£41,432,151	£41,332,522	£40,777,916	£36,258,173	£33,956,853
60% LAR : 40% CIR	40%	£46,829,393	£37,538,306	£37,488,757	£37,389,286	£36,835,076	£32,318,240	£30,018,240
60% LAR : 40% CIR	45%	£42,695,791	£33,585,606	£33,536,124	£33,436,786	£32,882,912	£28,368,527	£26,069,640
60% LAR : 40% CIR	50%	£38,552,993	£29,623,779	£29,574,348	£29,475,119	£28,921,517	£24,409,131	£22,111,154

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£94,602,376	£83,866,478	£83,815,830	£83,714,372	£83,155,199	£78,601,964	£76,285,418
60% LAR : 40% CIR	5%	£90,545,706	£79,990,168	£79,939,713	£79,838,595	£79,280,271	£74,733,261	£72,419,545
60% LAR : 40% CIR	10%	£86,479,090	£76,103,982	£76,053,704	£75,952,900	£75,395,358	£70,854,086	£68,542,978
60% LAR : 40% CIR	15%	£82,402,623	£72,208,015	£72,157,899	£72,057,381	£71,500,555	£66,964,536	£64,655,818
60% LAR : 40% CIR	20%	£78,316,398	£68,302,359	£68,252,388	£68,152,130	£67,595,956	£63,064,713	£60,758,165
60% LAR : 40% CIR	25%	£74,220,511	£64,387,108	£64,337,266	£64,237,243	£63,681,656	£59,154,714	£56,850,121
60% LAR : 40% CIR	30%	£70,115,052	£60,462,355	£60,412,626	£60,312,812	£59,757,748	£55,234,638	£52,931,786
60% LAR : 40% CIR	35%	£66,000,119	£56,528,193	£56,478,562	£56,378,932	£55,824,326	£51,304,583	£49,003,263
60% LAR : 40% CIR	40%	£61,875,803	£52,584,716	£52,535,167	£52,435,696	£51,881,486	£47,364,650	£45,064,650
60% LAR : 40% CIR	45%	£57,742,201	£48,632,017	£48,582,534	£48,483,196	£47,929,322	£43,414,937	£41,116,050
60% LAR : 40% CIR	50%	£53,599,404	£44,670,189	£44,620,758	£44,521,529	£43,967,928	£39,455,541	£37,157,565

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£112,388,658	£101,652,760	£101,602,112	£101,500,654	£100,941,481	£96,388,246	£94,071,700
60% LAR : 40% CIR	5%	£108,331,988	£97,776,450	£97,725,995	£97,624,877	£97,066,553	£92,519,543	£90,205,827
60% LAR : 40% CIR	10%	£104,265,372	£93,890,264	£93,839,986	£93,739,182	£93,181,640	£88,640,368	£86,329,260
60% LAR : 40% CIR	15%	£100,188,905	£89,994,297	£89,944,181	£89,843,663	£89,286,837	£84,750,818	£82,442,100
60% LAR : 40% CIR	20%	£96,102,680	£86,088,641	£86,038,670	£85,938,412	£85,382,238	£80,850,995	£78,544,447
60% LAR : 40% CIR	25%	£92,006,793	£82,173,390	£82,123,548	£82,023,525	£81,467,938	£76,940,996	£74,636,403
60% LAR : 40% CIR	30%	£87,901,334	£78,248,637	£78,198,908	£78,099,094	£77,544,030	£73,020,920	£70,718,068
60% LAR : 40% CIR	35%	£83,786,401	£74,314,475	£74,264,844	£74,165,214	£73,610,608	£69,090,865	£66,789,545
60% LAR : 40% CIR	40%	£79,662,085	£70,370,998	£70,321,449	£70,221,978	£69,667,768	£65,150,932	£62,850,932
60% LAR : 40% CIR	45%	£75,528,483	£66,418,299	£66,368,817	£66,269,479	£65,715,604	£61,201,219	£58,902,332
60% LAR : 40% CIR	50%	£71,385,686	£62,456,471	£62,407,040	£62,307,811	£61,754,210	£57,241,823	£54,943,847

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR for 15 Years		Value Area	Zone A - Higher Central Zone

No Units	105
Site Area	0.9 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£139,713,292	£128,836,096	£128,785,448	£128,683,990	£128,124,817	£123,571,582	£121,255,036
60% LAR : 40% CIR	5%	£135,214,794	£124,525,022	£124,474,568	£124,373,450	£123,815,126	£119,268,115	£116,954,400
60% LAR : 40% CIR	10%	£130,706,350	£120,204,074	£120,153,797	£120,052,992	£119,495,451	£114,954,177	£112,643,070
60% LAR : 40% CIR	15%	£126,188,055	£115,873,344	£115,823,227	£115,722,709	£115,165,884	£110,629,866	£108,321,146
60% LAR : 40% CIR	20%	£121,660,003	£111,532,925	£111,482,954	£111,382,696	£110,826,523	£106,295,279	£103,988,731
60% LAR : 40% CIR	25%	£117,122,287	£107,182,912	£107,133,069	£107,033,046	£106,477,458	£101,950,517	£99,645,924
60% LAR : 40% CIR	30%	£112,575,001	£102,823,395	£102,773,666	£102,673,853	£102,118,788	£97,595,678	£95,292,827
60% LAR : 40% CIR	35%	£108,018,240	£98,454,471	£98,404,840	£98,305,209	£97,750,604	£93,230,860	£90,929,540
60% LAR : 40% CIR	40%	£103,452,097	£94,076,231	£94,026,681	£93,927,210	£93,373,001	£88,856,164	£86,556,164
60% LAR : 40% CIR	45%	£98,876,666	£89,688,768	£89,639,287	£89,539,948	£88,986,073	£84,471,688	£82,172,802
60% LAR : 40% CIR	50%	£94,292,041	£85,292,177	£85,242,747	£85,143,518	£84,589,916	£80,077,530	£77,779,553

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£52,079,574	£41,202,378	£41,151,730	£41,050,272	£40,491,099	£35,937,864	£33,621,318
60% LAR : 40% CIR	5%	£47,581,076	£36,891,304	£36,840,850	£36,739,732	£36,181,408	£31,634,397	£29,320,682
60% LAR : 40% CIR	10%	£43,072,632	£32,570,356	£32,520,079	£32,419,274	£31,861,733	£27,320,459	£25,009,352
60% LAR : 40% CIR	15%	£38,554,337	£28,239,626	£28,189,509	£28,088,991	£27,532,167	£22,996,148	£20,687,429
60% LAR : 40% CIR	20%	£34,026,285	£23,899,207	£23,849,236	£23,748,979	£23,192,805	£18,661,561	£16,355,013
60% LAR : 40% CIR	25%	£29,488,569	£19,549,194	£19,499,351	£19,399,328	£18,843,740	£14,316,799	£12,012,207
60% LAR : 40% CIR	30%	£24,941,283	£15,189,677	£15,139,948	£15,040,135	£14,485,070	£9,961,960	£7,659,109
60% LAR : 40% CIR	35%	£20,384,522	£10,820,753	£10,771,122	£10,671,491	£10,116,886	£5,597,142	£3,295,822
60% LAR : 40% CIR	40%	£15,818,379	£6,442,513	£6,392,964	£6,293,492	£5,739,283	£1,222,446	-£1,077,554
60% LAR : 40% CIR	45%	£11,242,948	£2,055,050	£2,005,569	£1,906,230	£1,352,355	-£3,162,030	-£5,460,915
60% LAR : 40% CIR	50%	£6,658,323	-£2,341,541	-£2,390,971	-£2,490,200	-£3,043,802	-£7,556,188	-£9,854,165

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£88,392,522	£77,515,327	£77,464,678	£77,363,221	£76,804,048	£72,250,812	£69,934,267
60% LAR : 40% CIR	5%	£83,894,025	£73,204,252	£73,153,799	£73,052,680	£72,494,357	£67,947,346	£65,633,631
60% LAR : 40% CIR	10%	£79,385,581	£68,883,305	£68,833,027	£68,732,223	£68,174,681	£63,633,408	£61,322,301
60% LAR : 40% CIR	15%	£74,867,286	£64,552,575	£64,502,458	£64,401,940	£63,845,115	£59,309,097	£57,000,377
60% LAR : 40% CIR	20%	£70,339,234	£60,212,156	£60,162,185	£60,061,927	£59,505,753	£54,974,510	£52,667,961
60% LAR : 40% CIR	25%	£65,801,518	£55,862,142	£55,812,299	£55,712,277	£55,156,689	£50,629,748	£48,325,155
60% LAR : 40% CIR	30%	£61,254,232	£51,502,626	£51,452,897	£51,353,083	£50,798,018	£46,274,908	£43,972,058
60% LAR : 40% CIR	35%	£56,697,471	£47,133,702	£47,084,070	£46,984,440	£46,429,835	£41,910,091	£39,608,771
60% LAR : 40% CIR	40%	£52,131,328	£42,755,461	£42,705,912	£42,606,441	£42,052,232	£37,535,395	£35,235,395
60% LAR : 40% CIR	45%	£47,555,897	£38,367,999	£38,318,518	£38,219,179	£37,665,304	£33,150,919	£30,852,033
60% LAR : 40% CIR	50%	£42,971,271	£33,971,408	£33,921,978	£33,822,749	£33,269,147	£28,756,760	£26,458,784

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£103,438,933	£92,561,737	£92,511,089	£92,409,631	£91,850,458	£87,297,223	£84,980,677
60% LAR : 40% CIR	5%	£98,940,435	£88,250,663	£88,200,209	£88,099,091	£87,540,767	£82,993,756	£80,680,041
60% LAR : 40% CIR	10%	£94,431,991	£83,929,715	£83,879,438	£83,778,633	£83,221,092	£78,679,818	£76,368,711
60% LAR : 40% CIR	15%	£89,913,696	£79,598,985	£79,548,868	£79,448,350	£78,891,525	£74,355,507	£72,046,787
60% LAR : 40% CIR	20%	£85,385,644	£75,258,566	£75,208,595	£75,108,337	£74,552,164	£70,020,920	£67,714,372
60% LAR : 40% CIR	25%	£80,847,928	£70,908,553	£70,858,710	£70,758,687	£70,203,099	£65,676,158	£63,371,565
60% LAR : 40% CIR	30%	£76,300,642	£66,549,036	£66,499,307	£66,399,494	£65,844,429	£61,321,319	£59,018,468
60% LAR : 40% CIR	35%	£71,743,881	£62,180,112	£62,130,481	£62,030,850	£61,476,245	£56,956,501	£54,655,181
60% LAR : 40% CIR	40%	£67,177,738	£57,801,872	£57,752,323	£57,652,851	£57,098,642	£52,581,805	£50,281,805
60% LAR : 40% CIR	45%	£62,602,307	£53,414,409	£53,364,928	£53,265,589	£52,711,714	£48,197,329	£45,898,444
60% LAR : 40% CIR	50%	£58,017,682	£49,017,818	£48,968,388	£48,869,159	£48,315,557	£43,803,171	£41,505,194

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£121,225,215	£110,348,019	£110,297,371	£110,195,913	£109,636,740	£105,083,505	£102,766,959
60% LAR : 40% CIR	5%	£116,726,717	£106,036,945	£105,986,491	£105,885,373	£105,327,049	£100,780,038	£98,466,323
60% LAR : 40% CIR	10%	£112,218,273	£101,715,997	£101,665,720	£101,564,915	£101,007,374	£96,466,100	£94,154,993
60% LAR : 40% CIR	15%	£107,699,978	£97,385,267	£97,335,150	£97,234,632	£96,677,808	£92,141,789	£89,833,070
60% LAR : 40% CIR	20%	£103,171,926	£93,044,848	£92,994,877	£92,894,620	£92,338,446	£87,807,202	£85,500,654
60% LAR : 40% CIR	25%	£98,634,210	£88,694,835	£88,644,992	£88,544,969	£87,989,381	£83,462,440	£81,157,848
60% LAR : 40% CIR	30%	£94,086,924	£84,335,318	£84,285,589	£84,185,776	£83,630,711	£79,107,601	£76,804,750
60% LAR : 40% CIR	35%	£89,530,163	£79,966,394	£79,916,763	£79,817,132	£79,262,527	£74,742,784	£72,441,463
60% LAR : 40% CIR	40%	£84,964,020	£75,588,154	£75,538,605	£75,439,133	£74,884,924	£70,368,087	£68,068,087
60% LAR : 40% CIR	45%	£80,388,589	£71,200,691	£71,151,210	£71,051,871	£70,497,997	£65,983,611	£63,684,726
60% LAR : 40% CIR	50%	£75,803,964	£66,804,101	£66,754,670	£66,655,441	£66,101,839	£61,589,453	£59,291,476

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR for 15 Years		Value Area	Zone A - Zone 1 and Eastern Central Zone

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£85,940,384	£75,923,024	£75,872,376	£75,770,919	£75,211,747	£70,658,510	£68,341,964
60% LAR : 40% CIR	5%	£83,319,654	£73,459,694	£73,409,239	£73,308,122	£72,749,798	£68,202,787	£65,889,072
60% LAR : 40% CIR	10%	£80,688,978	£70,986,487	£70,936,211	£70,835,406	£70,277,865	£65,736,592	£63,425,485
60% LAR : 40% CIR	15%	£78,048,452	£68,503,501	£68,453,384	£68,352,866	£67,796,041	£63,260,022	£60,951,303
60% LAR : 40% CIR	20%	£75,398,168	£66,010,824	£65,960,853	£65,860,595	£65,304,422	£60,773,178	£58,466,630
60% LAR : 40% CIR	25%	£72,738,220	£63,508,553	£63,458,710	£63,358,687	£62,803,101	£58,276,158	£55,971,566
60% LAR : 40% CIR	30%	£70,068,703	£60,996,779	£60,947,051	£60,847,236	£60,292,171	£55,769,062	£53,466,211
60% LAR : 40% CIR	35%	£67,389,710	£58,475,597	£58,425,966	£58,326,335	£57,771,730	£53,251,987	£50,950,666
60% LAR : 40% CIR	40%	£64,701,335	£55,945,100	£55,895,551	£55,796,078	£55,241,869	£50,725,034	£48,425,034
60% LAR : 40% CIR	45%	£62,003,672	£53,405,380	£53,355,898	£53,256,560	£52,702,685	£48,188,299	£45,889,413
60% LAR : 40% CIR	50%	£59,296,816	£50,856,532	£50,807,101	£50,707,872	£50,154,270	£45,641,884	£43,343,907

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,693,334	-£11,710,694	-£11,761,342	-£11,862,799	-£12,421,971	-£16,975,208	-£19,291,754
60% LAR : 40% CIR	5%	-£4,314,064	-£14,174,024	-£14,224,479	-£14,325,596	-£14,883,920	-£19,430,931	-£21,744,646
60% LAR : 40% CIR	10%	-£6,944,740	-£16,647,231	-£16,697,507	-£16,798,312	-£17,355,853	-£21,897,126	-£24,208,233
60% LAR : 40% CIR	15%	-£9,585,266	-£19,130,217	-£19,180,334	-£19,280,852	-£19,837,677	-£24,373,696	-£26,682,415
60% LAR : 40% CIR	20%	-£12,235,550	-£21,622,894	-£21,672,865	-£21,773,123	-£22,329,296	-£26,860,540	-£29,167,088
60% LAR : 40% CIR	25%	-£14,895,497	-£24,125,165	-£24,175,008	-£24,275,031	-£24,830,617	-£29,357,560	-£31,662,152
60% LAR : 40% CIR	30%	-£17,565,015	-£26,636,939	-£26,686,667	-£26,786,482	-£27,341,547	-£31,864,656	-£34,167,507
60% LAR : 40% CIR	35%	-£20,244,008	-£29,158,121	-£29,207,752	-£29,307,383	-£29,861,988	-£34,381,730	-£36,683,052
60% LAR : 40% CIR	40%	-£22,932,383	-£31,688,618	-£31,738,167	-£31,837,640	-£32,391,848	-£36,908,684	-£39,208,684
60% LAR : 40% CIR	45%	-£25,630,046	-£34,228,338	-£34,277,820	-£34,377,158	-£34,931,033	-£39,445,419	-£41,744,305
60% LAR : 40% CIR	50%	-£28,336,902	-£36,777,186	-£36,826,617	-£36,925,846	-£37,479,448	-£41,991,834	-£44,289,811

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£34,619,615	£24,602,255	£24,551,607	£24,450,150	£23,890,977	£19,337,741	£17,021,195
60% LAR : 40% CIR	5%	£31,998,885	£22,138,924	£22,088,470	£21,987,352	£21,429,029	£16,882,018	£14,568,303
60% LAR : 40% CIR	10%	£29,368,209	£19,665,718	£19,615,442	£19,514,637	£18,957,096	£14,415,822	£12,104,715
60% LAR : 40% CIR	15%	£26,727,683	£17,182,731	£17,132,614	£17,032,096	£16,475,272	£11,939,253	£9,630,534
60% LAR : 40% CIR	20%	£24,077,398	£14,690,055	£14,640,084	£14,539,826	£13,983,652	£9,452,409	£7,145,860
60% LAR : 40% CIR	25%	£21,417,451	£12,187,784	£12,137,941	£12,037,918	£11,482,331	£6,955,389	£4,650,797
60% LAR : 40% CIR	30%	£18,747,933	£9,676,010	£9,626,282	£9,526,467	£8,971,402	£4,448,293	£2,145,441
60% LAR : 40% CIR	35%	£16,068,940	£7,154,828	£7,105,196	£7,005,566	£6,450,961	£1,931,218	-£370,103
60% LAR : 40% CIR	40%	£13,380,566	£4,624,331	£4,574,782	£4,475,309	£3,921,100	-£595,736	-£2,895,736
60% LAR : 40% CIR	45%	£10,682,903	£2,084,611	£2,035,128	£1,935,790	£1,381,916	-£3,132,470	-£5,431,356
60% LAR : 40% CIR	50%	£7,976,047	-£464,238	-£513,668	-£612,897	-£1,166,499	-£5,678,886	-£7,976,862

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£49,666,025	£39,648,665	£39,598,017	£39,496,560	£38,937,388	£34,384,151	£32,067,605
60% LAR : 40% CIR	5%	£47,045,295	£37,185,335	£37,134,880	£37,033,763	£36,475,439	£31,928,428	£29,614,713
60% LAR : 40% CIR	10%	£44,414,619	£34,712,128	£34,661,852	£34,561,047	£34,003,506	£29,462,233	£27,151,126
60% LAR : 40% CIR	15%	£41,774,093	£32,229,142	£32,179,025	£32,078,507	£31,521,682	£26,985,663	£24,676,944
60% LAR : 40% CIR	20%	£39,123,809	£29,736,465	£29,686,494	£29,586,236	£29,030,063	£24,498,819	£22,192,271
60% LAR : 40% CIR	25%	£36,463,862	£27,234,194	£27,184,351	£27,084,328	£26,528,742	£22,001,799	£19,697,207
60% LAR : 40% CIR	30%	£33,794,344	£24,722,420	£24,672,692	£24,572,877	£24,017,812	£19,494,703	£17,191,852
60% LAR : 40% CIR	35%	£31,115,351	£22,201,238	£22,151,607	£22,051,976	£21,497,371	£16,977,628	£14,676,307
60% LAR : 40% CIR	40%	£28,426,976	£19,670,741	£19,621,192	£19,521,719	£18,967,510	£14,450,675	£12,150,675
60% LAR : 40% CIR	45%	£25,729,313	£17,131,021	£17,081,539	£16,982,201	£16,428,326	£11,913,940	£9,615,054
60% LAR : 40% CIR	50%	£23,022,457	£14,582,173	£14,532,742	£14,433,513	£13,879,911	£9,367,525	£7,069,548

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£67,452,307	£57,434,947	£57,384,299	£57,282,842	£56,723,670	£52,170,433	£49,853,887
60% LAR : 40% CIR	5%	£64,831,577	£54,971,617	£54,921,162	£54,820,045	£54,261,721	£49,714,710	£47,400,995
60% LAR : 40% CIR	10%	£62,200,901	£52,498,410	£52,448,134	£52,347,329	£51,789,788	£47,248,515	£44,937,408
60% LAR : 40% CIR	15%	£59,560,375	£50,015,424	£49,965,307	£49,864,789	£49,307,964	£44,771,946	£42,463,226
60% LAR : 40% CIR	20%	£56,910,091	£47,522,747	£47,472,776	£47,372,518	£46,816,345	£42,285,101	£39,978,553
60% LAR : 40% CIR	25%	£54,250,144	£45,020,476	£44,970,633	£44,870,610	£44,315,024	£39,788,081	£37,483,489
60% LAR : 40% CIR	30%	£51,580,626	£42,508,702	£42,458,974	£42,359,159	£41,804,094	£37,280,985	£34,978,134
60% LAR : 40% CIR	35%	£48,901,633	£39,987,520	£39,937,889	£39,838,258	£39,283,653	£34,763,911	£32,462,589
60% LAR : 40% CIR	40%	£46,213,258	£37,457,023	£37,407,474	£37,308,001	£36,753,793	£32,236,957	£29,936,957
60% LAR : 40% CIR	45%	£43,515,595	£34,917,303	£34,867,821	£34,768,483	£34,214,608	£29,700,222	£27,401,336
60% LAR : 40% CIR	50%	£40,808,739	£32,368,455	£32,319,024	£32,219,795	£31,666,193	£27,153,807	£24,855,830

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR for 15 Years		Value Area	Zone A - Kings Cross Lower

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£105,984,121	£95,646,260	£95,595,612	£95,494,154	£94,934,981	£90,381,745	£88,065,200
60% LAR : 40% CIR	5%	£103,363,391	£93,182,929	£93,132,474	£93,031,356	£92,473,033	£87,926,023	£85,612,307
60% LAR : 40% CIR	10%	£100,732,716	£90,709,723	£90,659,445	£90,558,641	£90,001,099	£85,459,827	£83,148,719
60% LAR : 40% CIR	15%	£98,092,189	£88,226,735	£88,176,619	£88,076,101	£87,519,275	£82,983,258	£80,674,538
60% LAR : 40% CIR	20%	£95,441,906	£85,734,059	£85,684,087	£85,583,830	£85,027,656	£80,496,413	£78,189,865
60% LAR : 40% CIR	25%	£92,781,958	£83,231,787	£83,181,945	£83,081,923	£82,526,335	£77,999,394	£75,694,800
60% LAR : 40% CIR	30%	£90,112,441	£80,720,014	£80,670,285	£80,570,472	£80,015,407	£75,492,297	£73,189,446
60% LAR : 40% CIR	35%	£87,433,448	£78,198,833	£78,149,201	£78,049,571	£77,494,965	£72,975,223	£70,673,901
60% LAR : 40% CIR	40%	£84,745,073	£75,668,334	£75,618,786	£75,519,314	£74,965,105	£70,448,269	£68,148,269
60% LAR : 40% CIR	45%	£82,047,410	£73,128,615	£73,079,133	£72,979,795	£72,425,920	£67,911,534	£65,612,649
60% LAR : 40% CIR	50%	£79,340,553	£70,579,766	£70,530,336	£70,431,107	£69,877,505	£65,365,119	£63,067,143

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,350,403	£8,012,542	£7,961,894	£7,860,436	£7,301,263	£2,748,028	£431,482
60% LAR : 40% CIR	5%	£15,729,673	£5,549,211	£5,498,756	£5,397,638	£4,839,315	£292,305	-£2,021,411
60% LAR : 40% CIR	10%	£13,098,998	£3,076,005	£3,025,727	£2,924,923	£2,367,381	-£2,173,891	-£4,484,999
60% LAR : 40% CIR	15%	£10,458,471	£593,017	£542,901	£442,383	-£114,442	-£4,650,460	-£6,959,179
60% LAR : 40% CIR	20%	£7,808,188	-£1,899,659	-£1,949,630	-£2,049,888	-£2,606,062	-£7,137,305	-£9,443,853
60% LAR : 40% CIR	25%	£5,148,240	-£4,401,931	-£4,451,773	-£4,551,795	-£5,107,383	-£9,634,324	-£11,938,918
60% LAR : 40% CIR	30%	£2,478,723	-£6,913,703	-£6,963,433	-£7,063,246	-£7,618,311	-£12,141,421	-£14,444,272
60% LAR : 40% CIR	35%	-£200,270	-£9,434,885	-£9,484,517	-£9,584,147	-£10,138,753	-£14,658,495	-£16,959,817
60% LAR : 40% CIR	40%	-£2,888,645	-£11,965,384	-£12,014,932	-£12,114,404	-£12,668,613	-£17,185,449	-£19,485,449
60% LAR : 40% CIR	45%	-£5,586,308	-£14,505,103	-£14,554,585	-£14,653,923	-£15,207,798	-£19,722,184	-£22,021,069
60% LAR : 40% CIR	50%	-£8,293,165	-£17,053,952	-£17,103,382	-£17,202,611	-£17,756,213	-£22,268,599	-£24,566,575

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£54,663,352	£44,325,490	£44,274,842	£44,173,385	£43,614,212	£39,060,976	£36,744,431
60% LAR : 40% CIR	5%	£52,042,622	£41,862,160	£41,811,705	£41,710,587	£41,152,264	£36,605,253	£34,291,538
60% LAR : 40% CIR	10%	£49,411,947	£39,388,953	£39,338,676	£39,237,871	£38,680,330	£34,139,058	£31,827,950
60% LAR : 40% CIR	15%	£46,771,420	£36,905,966	£36,855,850	£36,755,332	£36,198,506	£31,662,489	£29,353,769
60% LAR : 40% CIR	20%	£44,121,137	£34,413,290	£34,363,318	£34,263,061	£33,706,887	£29,175,644	£26,869,096
60% LAR : 40% CIR	25%	£41,461,189	£31,911,018	£31,861,176	£31,761,153	£31,205,566	£26,678,624	£24,374,031
60% LAR : 40% CIR	30%	£38,791,672	£29,399,245	£29,349,516	£29,249,702	£28,694,638	£24,171,528	£21,868,677
60% LAR : 40% CIR	35%	£36,112,679	£26,878,063	£26,828,432	£26,728,801	£26,174,196	£21,654,454	£19,353,132
60% LAR : 40% CIR	40%	£33,424,303	£24,347,565	£24,298,017	£24,198,545	£23,644,336	£19,127,500	£16,827,500
60% LAR : 40% CIR	45%	£30,726,641	£21,807,846	£21,758,364	£21,659,026	£21,105,150	£16,590,765	£14,291,879
60% LAR : 40% CIR	50%	£28,019,784	£19,258,997	£19,209,567	£19,110,338	£18,556,735	£14,044,350	£11,746,373

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£69,709,762	£59,371,901	£59,321,253	£59,219,795	£58,660,622	£54,107,387	£51,790,841
60% LAR : 40% CIR	5%	£67,089,032	£56,908,570	£56,858,115	£56,756,997	£56,198,674	£51,651,664	£49,337,948
60% LAR : 40% CIR	10%	£64,458,357	£54,435,364	£54,385,086	£54,284,282	£53,726,740	£49,185,468	£46,874,360
60% LAR : 40% CIR	15%	£61,817,830	£51,952,376	£51,902,260	£51,801,742	£51,244,917	£46,708,899	£44,400,180
60% LAR : 40% CIR	20%	£59,167,547	£49,459,700	£49,409,728	£49,309,471	£48,753,297	£44,222,054	£41,915,506
60% LAR : 40% CIR	25%	£56,507,599	£46,957,428	£46,907,586	£46,807,564	£46,251,976	£41,725,035	£39,420,441
60% LAR : 40% CIR	30%	£53,838,082	£44,445,656	£44,395,926	£44,296,113	£43,741,048	£39,217,938	£36,915,087
60% LAR : 40% CIR	35%	£51,159,089	£41,924,474	£41,874,842	£41,775,212	£41,220,606	£36,700,864	£34,399,542
60% LAR : 40% CIR	40%	£48,470,714	£39,393,975	£39,344,427	£39,244,955	£38,690,746	£34,173,910	£31,873,910
60% LAR : 40% CIR	45%	£45,773,051	£36,854,256	£36,804,774	£36,705,436	£36,151,561	£31,637,175	£29,338,290
60% LAR : 40% CIR	50%	£43,066,194	£34,305,407	£34,255,977	£34,156,748	£33,603,146	£29,090,760	£26,792,784

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£87,496,044	£77,158,183	£77,107,535	£77,006,077	£76,446,904	£71,893,669	£69,577,123
60% LAR : 40% CIR	5%	£84,875,314	£74,694,852	£74,644,398	£74,543,279	£73,984,956	£69,437,946	£67,124,230
60% LAR : 40% CIR	10%	£82,244,639	£72,221,646	£72,171,368	£72,070,564	£71,513,022	£66,971,750	£64,660,642
60% LAR : 40% CIR	15%	£79,604,112	£69,738,658	£69,688,542	£69,588,024	£69,031,199	£64,495,181	£62,186,462
60% LAR : 40% CIR	20%	£76,953,829	£67,245,982	£67,196,011	£67,095,753	£66,539,579	£62,008,336	£59,701,788
60% LAR : 40% CIR	25%	£74,293,881	£64,743,710	£64,693,868	£64,593,846	£64,038,258	£59,511,317	£57,206,723
60% LAR : 40% CIR	30%	£71,624,364	£62,231,938	£62,182,208	£62,082,395	£61,527,330	£57,004,220	£54,701,369
60% LAR : 40% CIR	35%	£68,945,371	£59,710,756	£59,661,124	£59,561,494	£59,006,888	£54,487,146	£52,185,824
60% LAR : 40% CIR	40%	£66,256,996	£57,180,257	£57,130,709	£57,031,237	£56,477,028	£51,960,192	£49,660,192
60% LAR : 40% CIR	45%	£63,559,333	£54,640,538	£54,591,056	£54,491,718	£53,937,843	£49,423,458	£47,124,572
60% LAR : 40% CIR	50%	£60,852,476	£52,091,689	£52,042,259	£51,943,031	£51,389,428	£46,877,042	£44,579,066

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR for 15 Years

Value Area	**Zone A - Kings Cross Higher**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£112,611,538	£102,167,703	£102,117,055	£102,015,599	£101,456,426	£96,903,189	£94,586,645
60% LAR : 40% CIR	5%	£109,659,438	£99,378,301	£99,327,846	£99,226,729	£98,668,405	£94,121,394	£91,807,679
60% LAR : 40% CIR	10%	£106,697,392	£96,579,023	£96,528,745	£96,427,941	£95,870,399	£91,329,127	£89,018,019
60% LAR : 40% CIR	15%	£103,725,494	£93,769,963	£93,719,846	£93,619,328	£93,062,504	£88,526,485	£86,217,766
60% LAR : 40% CIR	20%	£100,743,839	£90,951,214	£90,901,243	£90,800,985	£90,244,812	£85,713,569	£83,407,020
60% LAR : 40% CIR	25%	£97,752,521	£88,122,871	£88,073,029	£87,973,006	£87,417,418	£82,890,477	£80,585,884
60% LAR : 40% CIR	30%	£94,751,633	£85,285,025	£85,235,297	£85,135,482	£84,580,418	£80,057,308	£77,754,457
60% LAR : 40% CIR	35%	£91,741,269	£82,437,771	£82,388,140	£82,288,509	£81,733,904	£77,214,161	£74,912,840
60% LAR : 40% CIR	40%	£88,721,523	£79,581,201	£79,531,652	£79,432,181	£78,877,972	£74,361,135	£72,061,136
60% LAR : 40% CIR	45%	£85,692,489	£76,715,409	£76,665,928	£76,566,589	£76,012,714	£71,498,329	£69,199,443
60% LAR : 40% CIR	50%	£82,654,263	£73,840,489	£73,791,058	£73,691,829	£73,138,228	£68,625,841	£66,327,864

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£24,977,820	£14,533,986	£14,483,337	£14,381,881	£13,822,708	£9,269,471	£6,952,927
60% LAR : 40% CIR	5%	£22,025,720	£11,744,583	£11,694,128	£11,593,011	£11,034,687	£6,487,676	£4,173,961
60% LAR : 40% CIR	10%	£19,063,674	£8,945,305	£8,895,027	£8,794,223	£8,236,681	£3,695,409	£1,384,301
60% LAR : 40% CIR	15%	£16,091,776	£6,136,245	£6,086,128	£5,985,610	£5,428,786	£892,767	-£1,415,952
60% LAR : 40% CIR	20%	£13,110,121	£3,317,496	£3,267,525	£3,167,267	£2,611,094	-£1,920,149	-£4,226,698
60% LAR : 40% CIR	25%	£10,118,803	£489,153	£439,311	£339,288	-£216,300	-£4,743,241	-£7,047,834
60% LAR : 40% CIR	30%	£7,117,915	-£2,348,693	-£2,398,421	-£2,498,236	-£3,053,300	-£7,576,410	-£9,879,261
60% LAR : 40% CIR	35%	£4,107,551	-£5,195,947	-£5,245,578	-£5,345,209	-£5,899,814	-£10,419,557	-£12,720,878
60% LAR : 40% CIR	40%	£1,087,806	-£8,052,517	-£8,102,066	-£8,201,537	-£8,755,746	-£13,272,583	-£15,572,582
60% LAR : 40% CIR	45%	-£1,941,228	-£10,918,309	-£10,967,790	-£11,067,129	-£11,621,004	-£16,135,389	-£18,434,274
60% LAR : 40% CIR	50%	-£4,979,455	-£13,793,229	-£13,842,660	-£13,941,889	-£14,495,490	-£19,007,877	-£21,305,853

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£61,290,769	£50,846,934	£50,796,286	£50,694,829	£50,135,657	£45,582,420	£43,265,875
60% LAR : 40% CIR	5%	£58,338,669	£48,057,532	£48,007,077	£47,905,960	£47,347,636	£42,800,625	£40,486,910
60% LAR : 40% CIR	10%	£55,376,623	£45,258,253	£45,207,976	£45,107,171	£44,549,630	£40,008,358	£37,697,250
60% LAR : 40% CIR	15%	£52,404,725	£42,449,194	£42,399,077	£42,298,559	£41,741,734	£37,205,716	£34,896,996
60% LAR : 40% CIR	20%	£49,423,070	£39,630,445	£39,580,473	£39,480,216	£38,924,043	£34,392,799	£32,086,251
60% LAR : 40% CIR	25%	£46,431,752	£36,802,101	£36,752,259	£36,652,237	£36,096,649	£31,569,708	£29,265,114
60% LAR : 40% CIR	30%	£43,430,864	£33,964,256	£33,914,527	£33,814,713	£33,259,649	£28,736,539	£26,433,687
60% LAR : 40% CIR	35%	£40,420,500	£31,117,002	£31,067,370	£30,967,740	£30,413,135	£25,893,392	£23,592,071
60% LAR : 40% CIR	40%	£37,400,754	£28,260,432	£28,210,883	£28,111,411	£27,557,202	£23,040,366	£20,740,366
60% LAR : 40% CIR	45%	£34,371,720	£25,394,640	£25,345,159	£25,245,820	£24,691,945	£20,177,560	£17,878,674
60% LAR : 40% CIR	50%	£31,333,494	£22,519,720	£22,470,289	£22,371,060	£21,817,458	£17,305,072	£15,007,095

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£76,337,179	£65,893,345	£65,842,696	£65,741,240	£65,182,067	£60,628,830	£58,312,286
60% LAR : 40% CIR	5%	£73,385,079	£63,103,942	£63,053,487	£62,952,370	£62,394,046	£57,847,035	£55,533,320
60% LAR : 40% CIR	10%	£70,423,033	£60,304,664	£60,254,386	£60,153,582	£59,596,040	£55,054,768	£52,743,660
60% LAR : 40% CIR	15%	£67,451,135	£57,495,604	£57,445,487	£57,344,969	£56,788,145	£52,252,126	£49,943,407
60% LAR : 40% CIR	20%	£64,469,480	£54,676,855	£54,626,884	£54,526,626	£53,970,453	£49,439,210	£47,132,661
60% LAR : 40% CIR	25%	£61,478,162	£51,848,512	£51,798,670	£51,698,647	£51,143,059	£46,616,118	£44,311,525
60% LAR : 40% CIR	30%	£58,477,274	£49,010,666	£48,960,938	£48,861,123	£48,306,059	£43,782,949	£41,480,098
60% LAR : 40% CIR	35%	£55,466,910	£46,163,412	£46,113,781	£46,014,150	£45,459,545	£40,939,802	£38,638,481
60% LAR : 40% CIR	40%	£52,447,164	£43,306,842	£43,257,293	£43,157,822	£42,603,613	£38,086,776	£35,786,777
60% LAR : 40% CIR	45%	£49,418,131	£40,441,050	£40,391,569	£40,292,230	£39,738,355	£35,223,970	£32,925,084
60% LAR : 40% CIR	50%	£46,379,904	£37,566,130	£37,516,699	£37,417,470	£36,863,869	£32,351,482	£30,053,505

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£94,123,461	£83,679,627	£83,628,978	£83,527,522	£82,968,349	£78,415,112	£76,098,568
60% LAR : 40% CIR	5%	£91,171,361	£80,890,224	£80,839,769	£80,738,652	£80,180,328	£75,633,317	£73,319,602
60% LAR : 40% CIR	10%	£88,209,315	£78,090,946	£78,040,668	£77,939,864	£77,382,322	£72,841,050	£70,529,942
60% LAR : 40% CIR	15%	£85,237,417	£75,281,886	£75,231,769	£75,131,251	£74,574,427	£70,038,408	£67,729,689
60% LAR : 40% CIR	20%	£82,255,763	£72,463,137	£72,413,166	£72,312,908	£71,756,735	£67,225,492	£64,918,943
60% LAR : 40% CIR	25%	£79,264,444	£69,634,794	£69,584,952	£69,484,929	£68,929,341	£64,402,400	£62,097,807
60% LAR : 40% CIR	30%	£76,263,556	£66,796,948	£66,747,220	£66,647,405	£66,092,341	£61,569,231	£59,266,380
60% LAR : 40% CIR	35%	£73,253,192	£63,949,694	£63,900,063	£63,800,432	£63,245,827	£58,726,085	£56,424,763
60% LAR : 40% CIR	40%	£70,233,447	£61,093,124	£61,043,575	£60,944,104	£60,389,895	£55,873,058	£53,573,059
60% LAR : 40% CIR	45%	£67,204,413	£58,227,332	£58,177,851	£58,078,512	£57,524,637	£53,010,252	£50,711,367
60% LAR : 40% CIR	50%	£64,166,186	£55,352,412	£55,302,981	£55,203,752	£54,650,151	£50,137,764	£47,839,788

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR for 15 Years		Value Area	Zone A - Lower Cenral Zone

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£111,918,925	£101,486,165	£101,435,517	£101,334,060	£100,774,887	£96,221,650	£93,905,106
60% LAR : 40% CIR	5%	£108,635,453	£98,370,689	£98,320,236	£98,219,117	£97,660,793	£93,113,783	£90,800,067
60% LAR : 40% CIR	10%	£105,342,036	£95,245,339	£95,195,063	£95,094,257	£94,536,716	£89,995,443	£87,684,335
60% LAR : 40% CIR	15%	£102,038,768	£92,110,208	£92,060,091	£91,959,573	£91,402,748	£86,866,730	£84,558,010
60% LAR : 40% CIR	20%	£98,725,742	£88,965,387	£88,915,415	£88,815,158	£88,258,984	£83,727,741	£81,421,193
60% LAR : 40% CIR	25%	£95,403,053	£85,810,971	£85,761,129	£85,661,106	£85,105,518	£80,578,577	£78,273,984
60% LAR : 40% CIR	30%	£92,070,793	£82,647,053	£82,597,325	£82,497,510	£81,942,446	£77,419,336	£75,116,484
60% LAR : 40% CIR	35%	£88,729,059	£79,473,727	£79,424,096	£79,324,465	£78,769,860	£74,250,116	£71,948,796
60% LAR : 40% CIR	40%	£85,377,942	£76,291,085	£76,241,536	£76,142,064	£75,587,855	£71,071,019	£68,771,019
60% LAR : 40% CIR	45%	£82,017,538	£73,099,220	£73,049,739	£72,950,401	£72,396,526	£67,882,140	£65,583,255
60% LAR : 40% CIR	50%	£78,647,939	£69,898,227	£69,848,798	£69,749,569	£69,195,966	£64,683,580	£62,385,604

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£24,285,208	£13,852,447	£13,801,799	£13,700,342	£13,141,169	£8,587,933	£6,271,388
60% LAR : 40% CIR	5%	£21,001,735	£10,736,971	£10,686,518	£10,585,399	£10,027,075	£5,480,065	£3,166,349
60% LAR : 40% CIR	10%	£17,708,318	£7,611,621	£7,561,345	£7,460,539	£6,902,998	£2,361,725	£50,617
60% LAR : 40% CIR	15%	£14,405,050	£4,476,490	£4,426,373	£4,325,855	£3,769,030	-£766,988	-£3,075,708
60% LAR : 40% CIR	20%	£11,092,024	£1,331,669	£1,281,697	£1,181,440	£625,266	-£3,905,977	-£6,212,525
60% LAR : 40% CIR	25%	£7,769,335	-£1,822,747	-£1,872,589	-£1,972,612	-£2,528,200	-£7,055,141	-£9,359,734
60% LAR : 40% CIR	30%	£4,437,075	-£4,986,665	-£5,036,393	-£5,136,208	-£5,691,272	-£10,214,382	-£12,517,233
60% LAR : 40% CIR	35%	£1,095,341	-£8,159,991	-£8,209,622	-£8,309,253	-£8,863,858	-£13,383,601	-£15,684,922
60% LAR : 40% CIR	40%	-£2,255,776	-£11,342,633	-£11,392,182	-£11,491,654	-£12,045,863	-£16,562,699	-£18,862,699
60% LAR : 40% CIR	45%	-£5,616,180	-£14,534,498	-£14,583,979	-£14,683,317	-£15,237,192	-£19,751,578	-£22,050,463
60% LAR : 40% CIR	50%	-£8,985,779	-£17,735,491	-£17,784,920	-£17,884,149	-£18,437,752	-£22,950,138	-£25,248,114

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£60,598,156	£50,165,395	£50,114,747	£50,013,291	£49,454,118	£44,900,881	£42,584,337
60% LAR : 40% CIR	5%	£57,314,684	£47,049,920	£46,999,466	£46,898,348	£46,340,024	£41,793,014	£39,479,298
60% LAR : 40% CIR	10%	£54,021,267	£43,924,570	£43,874,293	£43,773,488	£43,215,946	£38,674,674	£36,363,566
60% LAR : 40% CIR	15%	£50,717,999	£40,789,438	£40,739,322	£40,638,803	£40,081,979	£35,545,960	£33,237,241
60% LAR : 40% CIR	20%	£47,404,973	£37,644,617	£37,594,646	£37,494,389	£36,938,215	£32,406,972	£30,100,424
60% LAR : 40% CIR	25%	£44,082,283	£34,490,202	£34,440,359	£34,340,336	£33,784,749	£29,257,808	£26,953,215
60% LAR : 40% CIR	30%	£40,750,024	£31,326,284	£31,276,555	£31,176,741	£30,621,677	£26,098,567	£23,795,715
60% LAR : 40% CIR	35%	£37,408,290	£28,152,958	£28,103,326	£28,003,696	£27,449,091	£22,929,347	£20,628,027
60% LAR : 40% CIR	40%	£34,057,173	£24,970,316	£24,920,767	£24,821,294	£24,267,085	£19,750,250	£17,450,250
60% LAR : 40% CIR	45%	£30,696,769	£21,778,451	£21,728,970	£21,629,632	£21,075,756	£16,561,371	£14,262,485
60% LAR : 40% CIR	50%	£27,327,170	£18,577,458	£18,528,028	£18,428,799	£17,875,197	£13,362,811	£11,064,835

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£75,644,566	£65,211,806	£65,161,158	£65,059,701	£64,500,528	£59,947,291	£57,630,747
60% LAR : 40% CIR	5%	£72,361,094	£62,096,330	£62,045,877	£61,944,758	£61,386,434	£56,839,424	£54,525,708
60% LAR : 40% CIR	10%	£69,067,677	£58,970,980	£58,920,704	£58,819,898	£58,262,357	£53,721,084	£51,409,976
60% LAR : 40% CIR	15%	£65,764,409	£55,835,849	£55,785,732	£55,685,214	£55,128,389	£50,592,371	£48,283,651
60% LAR : 40% CIR	20%	£62,451,383	£52,691,028	£52,641,056	£52,540,799	£51,984,625	£47,453,382	£45,146,834
60% LAR : 40% CIR	25%	£59,128,694	£49,536,612	£49,486,770	£49,386,747	£48,831,159	£44,304,218	£41,999,625
60% LAR : 40% CIR	30%	£55,796,434	£46,372,694	£46,322,966	£46,223,151	£45,668,087	£41,144,977	£38,842,126
60% LAR : 40% CIR	35%	£52,454,700	£43,199,368	£43,149,737	£43,050,106	£42,495,501	£37,975,757	£35,674,437
60% LAR : 40% CIR	40%	£49,103,583	£40,016,726	£39,967,177	£39,867,705	£39,313,496	£34,796,660	£32,496,660
60% LAR : 40% CIR	45%	£45,743,179	£36,824,861	£36,775,380	£36,676,042	£36,122,167	£31,607,781	£29,308,896
60% LAR : 40% CIR	50%	£42,373,580	£33,623,868	£33,574,439	£33,475,210	£32,921,607	£28,409,221	£26,111,245

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£93,430,849	£82,998,088	£82,947,440	£82,845,983	£82,286,810	£77,733,574	£75,417,029
60% LAR : 40% CIR	5%	£90,147,376	£79,882,612	£79,832,159	£79,731,040	£79,172,716	£74,625,706	£72,311,991
60% LAR : 40% CIR	10%	£86,853,959	£76,757,262	£76,706,986	£76,606,180	£76,048,639	£71,507,366	£69,196,258
60% LAR : 40% CIR	15%	£83,550,691	£73,622,131	£73,572,014	£73,471,496	£72,914,671	£68,378,653	£66,069,933
60% LAR : 40% CIR	20%	£80,237,665	£70,477,310	£70,427,338	£70,327,081	£69,770,907	£65,239,664	£62,933,116
60% LAR : 40% CIR	25%	£76,914,976	£67,322,894	£67,273,052	£67,173,029	£66,617,441	£62,090,500	£59,785,907
60% LAR : 40% CIR	30%	£73,582,716	£64,158,976	£64,109,248	£64,009,433	£63,454,369	£58,931,259	£56,628,408
60% LAR : 40% CIR	35%	£70,240,982	£60,985,650	£60,936,019	£60,836,388	£60,281,783	£55,762,040	£53,460,719
60% LAR : 40% CIR	40%	£66,889,865	£57,803,008	£57,753,459	£57,653,987	£57,099,778	£52,582,942	£50,282,942
60% LAR : 40% CIR	45%	£63,529,461	£54,611,143	£54,561,662	£54,462,324	£53,908,449	£49,394,064	£47,095,178
60% LAR : 40% CIR	50%	£60,159,862	£51,410,150	£51,360,721	£51,261,492	£50,707,889	£46,195,503	£43,897,527

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR for 15 Years

Value Area	**Zone A - Medium Central Zone**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£127,382,900	£116,702,867	£116,652,220	£116,550,763	£115,991,590	£111,438,354	£109,121,809
60% LAR : 40% CIR	5%	£123,326,229	£112,826,557	£112,776,104	£112,674,985	£112,116,661	£107,569,652	£105,255,935
60% LAR : 40% CIR	10%	£119,259,614	£108,940,372	£108,890,095	£108,789,290	£108,231,749	£103,690,476	£101,379,369
60% LAR : 40% CIR	15%	£115,183,146	£105,044,405	£104,994,288	£104,893,770	£104,336,946	£99,800,927	£97,492,209
60% LAR : 40% CIR	20%	£111,096,922	£101,138,749	£101,088,778	£100,988,521	£100,432,347	£95,901,104	£93,594,556
60% LAR : 40% CIR	25%	£107,001,034	£97,223,498	£97,173,657	£97,073,633	£96,518,046	£91,991,105	£89,686,511
60% LAR : 40% CIR	30%	£102,895,576	£93,298,745	£93,249,017	£93,149,202	£92,594,138	£88,071,028	£85,768,177
60% LAR : 40% CIR	35%	£98,780,643	£89,364,584	£89,314,952	£89,215,323	£88,660,716	£84,140,974	£81,839,653
60% LAR : 40% CIR	40%	£94,656,327	£85,421,107	£85,371,558	£85,272,085	£84,717,877	£80,201,041	£77,901,041
60% LAR : 40% CIR	45%	£90,522,724	£81,468,407	£81,418,925	£81,319,587	£80,765,713	£76,251,327	£73,952,441
60% LAR : 40% CIR	50%	£86,379,927	£77,506,580	£77,457,149	£77,357,920	£76,804,317	£72,291,932	£69,993,955

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£39,749,182	£29,069,150	£29,018,502	£28,917,045	£28,357,872	£23,804,636	£21,488,091
60% LAR : 40% CIR	5%	£35,692,511	£25,192,839	£25,142,386	£25,041,267	£24,482,943	£19,935,934	£17,622,217
60% LAR : 40% CIR	10%	£31,625,896	£21,306,654	£21,256,377	£21,155,572	£20,598,031	£16,056,758	£13,745,651
60% LAR : 40% CIR	15%	£27,549,428	£17,410,687	£17,360,570	£17,260,052	£16,703,228	£12,167,209	£9,858,491
60% LAR : 40% CIR	20%	£23,463,204	£13,505,032	£13,455,060	£13,354,803	£12,798,629	£8,267,386	£5,960,838
60% LAR : 40% CIR	25%	£19,367,316	£9,589,780	£9,539,939	£9,439,915	£8,884,328	£4,357,387	£2,052,793
60% LAR : 40% CIR	30%	£15,261,858	£5,665,027	£5,615,299	£5,515,484	£4,960,420	£437,311	-£1,865,541
60% LAR : 40% CIR	35%	£11,146,925	£1,730,866	£1,681,234	£1,581,605	£1,026,999	-£3,492,744	-£5,794,064
60% LAR : 40% CIR	40%	£7,022,609	-£2,212,611	-£2,262,160	-£2,361,632	-£2,915,841	-£7,432,677	-£9,732,677
60% LAR : 40% CIR	45%	£2,889,006	-£6,165,311	-£6,214,793	-£6,314,131	-£6,868,005	-£11,382,391	-£13,681,277
60% LAR : 40% CIR	50%	-£1,253,791	-£10,127,138	-£10,176,569	-£10,275,798	-£10,829,401	-£15,341,786	-£17,639,763

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£76,062,131	£65,382,098	£65,331,451	£65,229,993	£64,670,821	£60,117,585	£57,801,039
60% LAR : 40% CIR	5%	£72,005,460	£61,505,788	£61,455,334	£61,354,216	£60,795,892	£56,248,883	£53,935,166
60% LAR : 40% CIR	10%	£67,938,845	£57,619,603	£57,569,326	£57,468,521	£56,910,980	£52,369,706	£50,058,599
60% LAR : 40% CIR	15%	£63,862,377	£53,723,636	£53,673,519	£53,573,001	£53,016,176	£48,480,158	£46,171,439
60% LAR : 40% CIR	20%	£59,776,153	£49,817,980	£49,768,009	£49,667,751	£49,111,577	£44,580,335	£42,273,787
60% LAR : 40% CIR	25%	£55,680,265	£45,902,729	£45,852,887	£45,752,863	£45,197,277	£40,670,336	£38,365,742
60% LAR : 40% CIR	30%	£51,574,806	£41,977,976	£41,928,248	£41,828,433	£41,273,369	£36,750,259	£34,447,408
60% LAR : 40% CIR	35%	£47,459,874	£38,043,814	£37,994,183	£37,894,553	£37,339,947	£32,820,205	£30,518,884
60% LAR : 40% CIR	40%	£43,335,558	£34,100,338	£34,050,789	£33,951,316	£33,397,107	£28,880,271	£26,580,271
60% LAR : 40% CIR	45%	£39,201,955	£30,147,638	£30,098,156	£29,998,818	£29,444,944	£24,930,557	£22,631,672
60% LAR : 40% CIR	50%	£35,059,158	£26,185,810	£26,136,380	£26,037,151	£25,483,548	£20,971,162	£18,673,186

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£91,108,541	£80,428,508	£80,377,861	£80,276,404	£79,717,231	£75,163,995	£72,847,450
60% LAR : 40% CIR	5%	£87,051,870	£76,552,198	£76,501,745	£76,400,626	£75,842,302	£71,295,293	£68,981,576
60% LAR : 40% CIR	10%	£82,985,255	£72,666,013	£72,615,736	£72,514,931	£71,957,390	£67,416,117	£65,105,010
60% LAR : 40% CIR	15%	£78,908,787	£68,770,046	£68,719,929	£68,619,411	£68,062,587	£63,526,568	£61,217,850
60% LAR : 40% CIR	20%	£74,822,563	£64,864,390	£64,814,419	£64,714,162	£64,157,988	£59,626,745	£57,320,197
60% LAR : 40% CIR	25%	£70,726,675	£60,949,139	£60,899,298	£60,799,274	£60,243,687	£55,716,746	£53,412,152
60% LAR : 40% CIR	30%	£66,621,217	£57,024,386	£56,974,658	£56,874,843	£56,319,779	£51,796,669	£49,493,818
60% LAR : 40% CIR	35%	£62,506,284	£53,090,225	£53,040,593	£52,940,964	£52,386,358	£47,866,615	£45,565,294
60% LAR : 40% CIR	40%	£58,381,968	£49,146,748	£49,097,199	£48,997,727	£48,443,518	£43,926,682	£41,626,682
60% LAR : 40% CIR	45%	£54,248,365	£45,194,048	£45,144,566	£45,045,228	£44,491,354	£39,976,968	£37,678,082
60% LAR : 40% CIR	50%	£50,105,568	£41,232,221	£41,182,790	£41,083,561	£40,529,958	£36,017,573	£33,719,596

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£108,894,823	£98,214,791	£98,164,143	£98,062,686	£97,503,513	£92,950,277	£90,633,732
60% LAR : 40% CIR	5%	£104,838,152	£94,338,480	£94,288,027	£94,186,908	£93,628,584	£89,081,575	£86,767,859
60% LAR : 40% CIR	10%	£100,771,537	£90,452,295	£90,402,018	£90,301,213	£89,743,672	£85,202,399	£82,891,292
60% LAR : 40% CIR	15%	£96,695,069	£86,556,328	£86,506,211	£86,405,693	£85,848,869	£81,312,850	£79,004,132
60% LAR : 40% CIR	20%	£92,608,845	£82,650,673	£82,600,701	£82,500,444	£81,944,270	£77,413,027	£75,106,479
60% LAR : 40% CIR	25%	£88,512,957	£78,735,422	£78,685,580	£78,585,556	£78,029,969	£73,503,028	£71,198,434
60% LAR : 40% CIR	30%	£84,407,499	£74,810,668	£74,760,940	£74,661,125	£74,106,062	£69,582,952	£67,280,100
60% LAR : 40% CIR	35%	£80,292,566	£70,876,507	£70,826,875	£70,727,246	£70,172,640	£65,652,897	£63,351,577
60% LAR : 40% CIR	40%	£76,168,250	£66,933,030	£66,883,481	£66,784,009	£66,229,800	£61,712,964	£59,412,964
60% LAR : 40% CIR	45%	£72,034,647	£62,980,330	£62,930,848	£62,831,510	£62,277,636	£57,763,250	£55,464,364
60% LAR : 40% CIR	50%	£67,891,850	£59,018,503	£58,969,072	£58,869,843	£58,316,240	£53,803,855	£51,505,878

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR for 15 Years

Value Area	Zone A - Higher Central Zone

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£136,219,456	£125,398,126	£125,347,479	£125,246,022	£124,686,849	£120,133,613	£117,817,068
60% LAR : 40% CIR	5%	£131,720,958	£121,087,053	£121,036,599	£120,935,481	£120,377,158	£115,830,147	£113,516,432
60% LAR : 40% CIR	10%	£127,212,515	£116,766,106	£116,715,828	£116,615,024	£116,057,482	£111,516,209	£109,205,102
60% LAR : 40% CIR	15%	£122,694,220	£112,435,376	£112,385,259	£112,284,741	£111,727,916	£107,191,898	£104,883,178
60% LAR : 40% CIR	20%	£118,166,167	£108,094,957	£108,044,985	£107,944,727	£107,388,554	£102,857,311	£100,550,762
60% LAR : 40% CIR	25%	£113,628,451	£103,744,943	£103,695,100	£103,595,077	£103,039,490	£98,512,549	£96,207,955
60% LAR : 40% CIR	30%	£109,081,165	£99,385,427	£99,335,698	£99,235,884	£98,680,819	£94,157,709	£91,854,858
60% LAR : 40% CIR	35%	£104,524,405	£95,016,503	£94,966,871	£94,867,241	£94,312,636	£89,792,892	£87,491,572
60% LAR : 40% CIR	40%	£99,958,261	£90,638,262	£90,588,713	£90,489,242	£89,935,033	£85,418,196	£83,118,196
60% LAR : 40% CIR	45%	£95,382,831	£86,250,800	£86,201,317	£86,101,979	£85,548,105	£81,033,720	£78,734,833
60% LAR : 40% CIR	50%	£90,798,205	£81,854,209	£81,804,779	£81,705,550	£81,151,947	£76,639,561	£74,341,585

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£48,585,738	£37,764,408	£37,713,761	£37,612,304	£37,053,131	£32,499,895	£30,183,350
60% LAR : 40% CIR	5%	£44,087,240	£33,453,335	£33,402,881	£33,301,763	£32,743,440	£28,196,429	£25,882,714
60% LAR : 40% CIR	10%	£39,578,797	£29,132,388	£29,082,110	£28,981,306	£28,423,764	£23,882,491	£21,571,384
60% LAR : 40% CIR	15%	£35,060,502	£24,801,658	£24,751,541	£24,651,023	£24,094,198	£19,558,180	£17,249,460
60% LAR : 40% CIR	20%	£30,532,449	£20,461,239	£20,411,267	£20,311,009	£19,754,836	£15,223,593	£12,917,044
60% LAR : 40% CIR	25%	£25,994,733	£16,111,225	£16,061,382	£15,961,360	£15,405,772	£10,878,831	£8,574,237
60% LAR : 40% CIR	30%	£21,447,448	£11,751,709	£11,701,980	£11,602,166	£11,047,101	£6,523,991	£4,221,140
60% LAR : 40% CIR	35%	£16,890,687	£7,382,785	£7,333,153	£7,233,523	£6,678,918	£2,159,174	-£142,146
60% LAR : 40% CIR	40%	£12,324,543	£3,004,544	£2,954,995	£2,855,524	£2,301,315	-£2,215,522	-£4,515,522
60% LAR : 40% CIR	45%	£7,749,113	-£1,382,918	-£1,432,400	-£1,531,738	-£2,085,613	-£6,599,998	-£8,898,885
60% LAR : 40% CIR	50%	£3,164,487	-£5,779,509	-£5,828,939	-£5,928,168	-£6,481,771	-£10,994,157	-£13,292,133

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£84,898,687	£74,077,357	£74,026,710	£73,925,252	£73,366,080	£68,812,844	£66,496,298
60% LAR : 40% CIR	5%	£80,400,189	£69,766,284	£69,715,830	£69,614,712	£69,056,388	£64,509,378	£62,195,662
60% LAR : 40% CIR	10%	£75,891,745	£65,445,336	£65,395,059	£65,294,254	£64,736,713	£60,195,440	£57,884,333
60% LAR : 40% CIR	15%	£71,373,450	£61,114,606	£61,064,490	£60,963,971	£60,407,147	£55,871,128	£53,562,409
60% LAR : 40% CIR	20%	£66,845,398	£56,774,188	£56,724,216	£56,623,958	£56,067,785	£51,536,541	£49,229,993
60% LAR : 40% CIR	25%	£62,307,682	£52,424,174	£52,374,331	£52,274,308	£51,718,721	£47,191,779	£44,887,186
60% LAR : 40% CIR	30%	£57,760,396	£48,064,658	£48,014,929	£47,915,115	£47,360,050	£42,836,940	£40,534,088
60% LAR : 40% CIR	35%	£53,203,635	£43,695,733	£43,646,102	£43,546,472	£42,991,866	£38,472,123	£36,170,802
60% LAR : 40% CIR	40%	£48,637,492	£39,317,493	£39,267,944	£39,168,472	£38,614,264	£34,097,427	£31,797,427
60% LAR : 40% CIR	45%	£44,062,061	£34,930,030	£34,880,548	£34,781,210	£34,227,336	£29,712,951	£27,414,064
60% LAR : 40% CIR	50%	£39,477,436	£30,533,440	£30,484,009	£30,384,780	£29,831,178	£25,318,792	£23,020,815

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£99,945,097	£89,123,767	£89,073,120	£88,971,663	£88,412,490	£83,859,254	£81,542,709
60% LAR : 40% CIR	5%	£95,446,599	£84,812,694	£84,762,240	£84,661,122	£84,102,799	£79,555,788	£77,242,073
60% LAR : 40% CIR	10%	£90,938,156	£80,491,747	£80,441,469	£80,340,665	£79,783,123	£75,241,850	£72,930,743
60% LAR : 40% CIR	15%	£86,419,861	£76,161,017	£76,110,900	£76,010,382	£75,453,557	£70,917,539	£68,608,819
60% LAR : 40% CIR	20%	£81,891,808	£71,820,598	£71,770,626	£71,670,368	£71,114,195	£66,582,952	£64,276,403
60% LAR : 40% CIR	25%	£77,354,092	£67,470,584	£67,420,741	£67,320,718	£66,765,131	£62,238,190	£59,933,596
60% LAR : 40% CIR	30%	£72,806,807	£63,111,068	£63,061,339	£62,961,525	£62,406,460	£57,883,350	£55,580,499
60% LAR : 40% CIR	35%	£68,250,046	£58,742,144	£58,692,512	£58,592,882	£58,038,277	£53,518,533	£51,217,213
60% LAR : 40% CIR	40%	£63,683,902	£54,363,903	£54,314,354	£54,214,883	£53,660,674	£49,143,837	£46,843,837
60% LAR : 40% CIR	45%	£59,108,472	£49,976,441	£49,926,959	£49,827,620	£49,273,746	£44,759,361	£42,460,474
60% LAR : 40% CIR	50%	£54,523,846	£45,579,850	£45,530,420	£45,431,191	£44,877,588	£40,365,202	£38,067,226

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£117,731,379	£106,910,050	£106,859,402	£106,757,945	£106,198,772	£101,645,536	£99,328,991
60% LAR : 40% CIR	5%	£113,232,881	£102,598,976	£102,548,522	£102,447,404	£101,889,081	£97,342,070	£95,028,355
60% LAR : 40% CIR	10%	£108,724,438	£98,278,029	£98,227,751	£98,126,947	£97,569,405	£93,028,132	£90,717,025
60% LAR : 40% CIR	15%	£104,206,143	£93,947,299	£93,897,182	£93,796,664	£93,239,839	£88,703,821	£86,395,101
60% LAR : 40% CIR	20%	£99,678,090	£89,606,880	£89,556,908	£89,456,650	£88,900,477	£84,369,234	£82,062,685
60% LAR : 40% CIR	25%	£95,140,374	£85,256,866	£85,207,023	£85,107,001	£84,551,413	£80,024,472	£77,719,878
60% LAR : 40% CIR	30%	£90,593,089	£80,897,350	£80,847,621	£80,747,807	£80,192,742	£75,669,632	£73,366,781
60% LAR : 40% CIR	35%	£86,036,328	£76,528,426	£76,478,794	£76,379,164	£75,824,559	£71,304,815	£69,003,495
60% LAR : 40% CIR	40%	£81,470,184	£72,150,185	£72,100,636	£72,001,165	£71,446,956	£66,930,119	£64,630,119
60% LAR : 40% CIR	45%	£76,894,754	£67,762,723	£67,713,241	£67,613,903	£67,060,028	£62,545,643	£60,246,756
60% LAR : 40% CIR	50%	£72,310,128	£63,366,132	£63,316,702	£63,217,473	£62,663,870	£58,151,484	£55,853,508

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR in Perp	
Value Area	**Zone A - Zone 1 and Eastern Central Zone**

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£89,268,460	£78,661,758	£78,611,110	£78,508,282	£77,914,823	£73,064,451	£70,587,910
60% LAR : 40% CIR	5%	£86,647,730	£76,198,427	£76,147,973	£76,045,484	£75,452,876	£70,608,728	£68,135,017
60% LAR : 40% CIR	10%	£84,017,054	£73,725,222	£73,674,944	£73,572,768	£72,980,942	£68,142,533	£65,671,429
60% LAR : 40% CIR	15%	£81,376,528	£71,242,234	£71,192,117	£71,090,228	£70,499,119	£65,665,964	£63,197,248
60% LAR : 40% CIR	20%	£78,726,243	£68,749,558	£68,699,587	£68,597,958	£68,007,498	£63,179,120	£60,712,575
60% LAR : 40% CIR	25%	£76,066,296	£66,247,287	£66,197,445	£66,096,049	£65,506,177	£60,682,100	£58,217,510
60% LAR : 40% CIR	30%	£73,396,778	£63,735,513	£63,685,784	£63,584,598	£62,995,249	£58,175,004	£55,712,156
60% LAR : 40% CIR	35%	£70,717,785	£61,214,331	£61,164,699	£61,063,698	£60,474,808	£55,657,929	£53,196,611
60% LAR : 40% CIR	40%	£68,029,411	£58,683,834	£58,634,285	£58,533,442	£57,944,947	£53,130,975	£50,670,979
60% LAR : 40% CIR	45%	£65,331,748	£56,144,113	£56,094,632	£55,993,923	£55,405,762	£50,594,241	£48,135,358
60% LAR : 40% CIR	50%	£62,624,892	£53,595,265	£53,545,835	£53,445,234	£52,857,347	£48,047,826	£45,589,852

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	1634741.72	-£8,971,960	-£9,022,608	-£9,125,436	-£9,718,895	-£14,569,267	-£17,045,808
60% LAR : 40% CIR	5%	-£985,988	-£11,435,291	-£11,485,745	-£11,588,234	-£12,180,842	-£17,024,990	-£19,498,701
60% LAR : 40% CIR	10%	-£3,616,664	-£13,908,496	-£13,958,773	-£14,060,950	-£14,652,776	-£19,491,185	-£21,962,289
60% LAR : 40% CIR	15%	-£6,257,190	-£16,391,484	-£16,441,601	-£16,543,490	-£17,134,599	-£21,967,754	-£24,436,470
60% LAR : 40% CIR	20%	-£8,907,474	-£18,884,160	-£18,934,131	-£19,035,760	-£19,626,220	-£24,454,598	-£26,921,143
60% LAR : 40% CIR	25%	-£11,567,422	-£21,386,431	-£21,436,273	-£21,537,669	-£22,127,541	-£26,951,618	-£29,416,208
60% LAR : 40% CIR	30%	-£14,236,939	-£23,898,205	-£23,947,933	-£24,049,120	-£24,638,469	-£29,458,714	-£31,921,562
60% LAR : 40% CIR	35%	-£16,915,933	-£26,419,387	-£26,469,019	-£26,570,020	-£27,158,910	-£31,975,789	-£34,437,107
60% LAR : 40% CIR	40%	-£19,604,307	-£28,949,884	-£28,999,433	-£29,100,276	-£29,688,771	-£34,502,743	-£36,962,739
60% LAR : 40% CIR	45%	-£22,301,970	-£31,489,604	-£31,539,086	-£31,639,795	-£32,227,956	-£37,039,477	-£39,498,360
60% LAR : 40% CIR	50%	-£25,008,826	-£34,038,453	-£34,087,883	-£34,188,484	-£34,776,371	-£39,585,892	-£42,043,866

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£37,947,690	£27,340,989	£27,290,341	£27,187,512	£26,594,054	£21,743,682	£19,267,140
60% LAR : 40% CIR	5%	£35,326,961	£24,877,658	£24,827,203	£24,724,715	£24,132,106	£19,287,959	£16,814,248
60% LAR : 40% CIR	10%	£32,696,285	£22,404,453	£22,354,175	£22,251,999	£21,660,172	£16,821,763	£14,350,659
60% LAR : 40% CIR	15%	£30,055,759	£19,921,465	£19,871,348	£19,769,459	£19,178,350	£14,345,194	£11,876,479
60% LAR : 40% CIR	20%	£27,405,474	£17,428,789	£17,378,817	£17,277,188	£16,686,729	£11,858,351	£9,391,806
60% LAR : 40% CIR	25%	£24,745,527	£14,926,517	£14,876,675	£14,775,280	£14,185,408	£9,361,331	£6,896,741
60% LAR : 40% CIR	30%	£22,076,009	£12,414,744	£12,365,015	£12,263,829	£11,674,480	£6,854,234	£4,391,387
60% LAR : 40% CIR	35%	£19,397,016	£9,893,562	£9,843,930	£9,742,929	£9,154,038	£4,337,159	£1,875,842
60% LAR : 40% CIR	40%	£16,708,642	£7,363,064	£7,313,515	£7,212,672	£6,624,178	£1,810,206	-£649,790
60% LAR : 40% CIR	45%	£14,010,979	£4,823,344	£4,773,863	£4,673,154	£4,084,993	-£726,528	-£3,185,411
60% LAR : 40% CIR	50%	£11,304,123	£2,274,496	£2,225,065	£2,124,465	£1,536,578	-£3,272,943	-£5,730,917

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£52,994,101	£42,387,399	£42,336,751	£42,233,923	£41,640,464	£36,790,092	£34,313,551
60% LAR : 40% CIR	5%	£50,373,371	£39,924,068	£39,873,614	£39,771,125	£39,178,517	£34,334,369	£31,860,658
60% LAR : 40% CIR	10%	£47,742,695	£37,450,863	£37,400,585	£37,298,409	£36,706,583	£31,868,174	£29,397,070
60% LAR : 40% CIR	15%	£45,102,169	£34,967,875	£34,917,758	£34,815,869	£34,224,760	£29,391,605	£26,922,889
60% LAR : 40% CIR	20%	£42,451,884	£32,475,199	£32,425,228	£32,323,599	£31,733,139	£26,904,761	£24,438,216
60% LAR : 40% CIR	25%	£39,791,937	£29,972,928	£29,923,086	£29,821,690	£29,231,818	£24,407,741	£21,943,151
60% LAR : 40% CIR	30%	£37,122,419	£27,461,154	£27,411,426	£27,310,239	£26,720,890	£21,900,645	£19,437,797
60% LAR : 40% CIR	35%	£34,443,426	£24,939,972	£24,890,340	£24,789,339	£24,200,449	£19,383,570	£16,922,252
60% LAR : 40% CIR	40%	£31,755,052	£22,409,475	£22,359,926	£22,259,083	£21,670,588	£16,856,616	£14,396,620
60% LAR : 40% CIR	45%	£29,057,389	£19,869,754	£19,820,273	£19,719,564	£19,131,403	£14,319,882	£11,860,999
60% LAR : 40% CIR	50%	£26,350,533	£17,320,906	£17,271,476	£17,170,875	£16,582,988	£11,773,467	£9,315,493

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£70,780,383	£60,173,681	£60,123,033	£60,020,205	£59,426,747	£54,576,374	£52,099,833
60% LAR : 40% CIR	5%	£68,159,653	£57,710,350	£57,659,896	£57,557,407	£56,964,799	£52,120,651	£49,646,940
60% LAR : 40% CIR	10%	£65,528,977	£55,237,145	£55,186,868	£55,084,691	£54,492,865	£49,654,456	£47,183,352
60% LAR : 40% CIR	15%	£62,888,451	£52,754,157	£52,704,040	£52,602,151	£52,011,042	£47,177,887	£44,709,171
60% LAR : 40% CIR	20%	£60,238,167	£50,261,481	£50,211,510	£50,109,881	£49,519,421	£44,691,043	£42,224,498
60% LAR : 40% CIR	25%	£57,578,219	£47,759,210	£47,709,368	£47,607,972	£47,018,101	£42,194,023	£39,729,433
60% LAR : 40% CIR	30%	£54,908,702	£45,247,436	£45,197,708	£45,096,521	£44,507,172	£39,686,927	£37,224,079
60% LAR : 40% CIR	35%	£52,229,709	£42,726,254	£42,676,622	£42,575,621	£41,986,731	£37,169,852	£34,708,534
60% LAR : 40% CIR	40%	£49,541,334	£40,195,757	£40,146,208	£40,045,365	£39,456,870	£34,642,898	£32,182,902
60% LAR : 40% CIR	45%	£46,843,671	£37,656,037	£37,606,555	£37,505,846	£36,917,685	£32,106,164	£29,647,281
60% LAR : 40% CIR	50%	£44,136,815	£35,107,188	£35,057,758	£34,957,157	£34,369,270	£29,559,749	£27,101,775

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR in Perp

Value Area	Zone A - Kings Cross Lower

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£110,307,004	£99,363,894	£99,313,245	£99,210,417	£98,616,959	£93,766,587	£91,290,045
60% LAR : 40% CIR	5%	£107,686,275	£96,900,563	£96,850,108	£96,747,619	£96,155,010	£91,310,864	£88,837,152
60% LAR : 40% CIR	10%	£105,055,599	£94,427,357	£94,377,080	£94,274,904	£93,683,077	£88,844,668	£86,373,564
60% LAR : 40% CIR	15%	£102,415,073	£91,944,370	£91,894,253	£91,792,363	£91,201,254	£86,368,099	£83,899,384
60% LAR : 40% CIR	20%	£99,764,789	£89,451,694	£89,401,722	£89,300,093	£88,709,634	£83,881,255	£81,414,710
60% LAR : 40% CIR	25%	£97,104,841	£86,949,422	£86,899,579	£86,798,185	£86,208,313	£81,384,235	£78,919,646
60% LAR : 40% CIR	30%	£94,435,324	£84,437,648	£84,387,919	£84,286,734	£83,697,385	£78,877,139	£76,414,291
60% LAR : 40% CIR	35%	£91,756,331	£81,916,466	£81,866,835	£81,765,833	£81,176,943	£76,360,064	£73,898,747
60% LAR : 40% CIR	40%	£89,067,956	£79,385,969	£79,336,420	£79,235,576	£78,647,083	£73,833,110	£71,373,114
60% LAR : 40% CIR	45%	£86,370,294	£76,846,249	£76,796,767	£76,696,057	£76,107,898	£71,296,376	£68,837,494
60% LAR : 40% CIR	50%	£83,663,437	£74,297,401	£74,247,970	£74,147,370	£73,559,483	£68,749,960	£66,291,988

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£22,673,286	£11,730,176	£11,679,528	£11,576,699	£10,983,241	£6,132,869	£3,656,327
60% LAR : 40% CIR	5%	£20,052,557	£9,266,845	£9,216,390	£9,113,902	£8,521,292	£3,677,146	£1,203,434
60% LAR : 40% CIR	10%	£17,421,881	£6,793,639	£6,743,362	£6,641,186	£6,049,359	£1,210,950	-£1,260,154
60% LAR : 40% CIR	15%	£14,781,355	£4,310,652	£4,260,535	£4,158,646	£3,567,536	-£1,265,619	-£3,734,334
60% LAR : 40% CIR	20%	£12,131,071	£1,817,976	£1,768,004	£1,666,375	£1,075,916	-£3,752,463	-£6,219,007
60% LAR : 40% CIR	25%	£9,471,123	-£684,296	-£734,139	-£835,533	-£1,425,405	-£6,249,483	-£8,714,072
60% LAR : 40% CIR	30%	£6,801,606	-£3,196,070	-£3,245,799	-£3,346,984	-£3,936,333	-£8,756,579	-£11,219,427
60% LAR : 40% CIR	35%	£4,122,613	-£5,717,252	-£5,766,883	-£5,867,885	-£6,456,775	-£11,273,654	-£13,734,971
60% LAR : 40% CIR	40%	£1,434,238	-£8,247,749	-£8,297,298	-£8,398,142	-£8,986,635	-£13,800,608	-£16,260,604
60% LAR : 40% CIR	45%	-£1,263,424	-£10,787,469	-£10,836,951	-£10,937,661	-£11,525,820	-£16,337,342	-£18,796,224
60% LAR : 40% CIR	50%	-£3,970,281	-£13,336,317	-£13,385,748	-£13,486,348	-£14,074,235	-£18,883,758	-£21,341,730

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£58,986,235	£48,043,124	£47,992,476	£47,889,648	£47,296,190	£42,445,818	£39,969,276
60% LAR : 40% CIR	5%	£56,365,506	£45,579,794	£45,529,339	£45,426,850	£44,834,241	£39,990,095	£37,516,382
60% LAR : 40% CIR	10%	£53,734,830	£43,106,587	£43,056,311	£42,954,135	£42,362,308	£37,523,899	£35,052,795
60% LAR : 40% CIR	15%	£51,094,304	£40,623,601	£40,573,484	£40,471,594	£39,880,484	£35,047,330	£32,578,615
60% LAR : 40% CIR	20%	£48,444,020	£38,130,924	£38,080,953	£37,979,324	£37,388,865	£32,560,486	£30,093,941
60% LAR : 40% CIR	25%	£45,784,071	£35,628,653	£35,578,810	£35,477,416	£34,887,544	£30,063,466	£27,598,876
60% LAR : 40% CIR	30%	£43,114,554	£33,116,879	£33,067,150	£32,965,965	£32,376,616	£27,556,370	£25,093,521
60% LAR : 40% CIR	35%	£40,435,561	£30,595,697	£30,546,066	£30,445,064	£29,856,174	£25,039,295	£22,577,977
60% LAR : 40% CIR	40%	£37,747,187	£28,065,200	£28,015,651	£27,914,807	£27,326,314	£22,512,341	£20,052,345
60% LAR : 40% CIR	45%	£35,049,524	£25,525,480	£25,475,998	£25,375,288	£24,787,128	£19,975,607	£17,516,725
60% LAR : 40% CIR	50%	£32,342,668	£22,976,632	£22,927,201	£22,826,601	£22,238,713	£17,429,191	£14,971,219

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£74,032,645	£63,089,535	£63,038,887	£62,936,058	£62,342,600	£57,492,228	£55,015,686
60% LAR : 40% CIR	5%	£71,411,916	£60,626,204	£60,575,749	£60,473,260	£59,880,651	£55,036,505	£52,562,793
60% LAR : 40% CIR	10%	£68,781,240	£58,152,998	£58,102,721	£58,000,545	£57,408,718	£52,570,309	£50,099,205
60% LAR : 40% CIR	15%	£66,140,714	£55,670,011	£55,619,894	£55,518,005	£54,926,895	£50,093,740	£47,625,025
60% LAR : 40% CIR	20%	£63,490,430	£53,177,335	£53,127,363	£53,025,734	£52,435,275	£47,606,896	£45,140,352
60% LAR : 40% CIR	25%	£60,830,482	£50,675,063	£50,625,220	£50,523,826	£49,933,954	£45,109,876	£42,645,287
60% LAR : 40% CIR	30%	£58,160,965	£48,163,289	£48,113,560	£48,012,375	£47,423,026	£42,602,780	£40,139,932
60% LAR : 40% CIR	35%	£55,481,972	£45,642,107	£45,592,476	£45,491,474	£44,902,584	£40,085,705	£37,624,388
60% LAR : 40% CIR	40%	£52,793,597	£43,111,610	£43,062,061	£42,961,217	£42,372,724	£37,558,751	£35,098,755
60% LAR : 40% CIR	45%	£50,095,935	£40,571,890	£40,522,408	£40,421,698	£39,833,539	£35,022,017	£32,563,135
60% LAR : 40% CIR	50%	£47,389,078	£38,023,042	£37,973,611	£37,873,011	£37,285,124	£32,475,601	£30,017,629

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£91,818,927	£80,875,817	£80,825,169	£80,722,340	£80,128,882	£75,278,510	£72,801,968
60% LAR : 40% CIR	5%	£89,198,198	£78,412,486	£78,362,031	£78,259,543	£77,666,933	£72,822,787	£70,349,075
60% LAR : 40% CIR	10%	£86,567,522	£75,939,280	£75,889,003	£75,786,827	£75,195,000	£70,356,591	£67,885,487
60% LAR : 40% CIR	15%	£83,926,996	£73,456,293	£73,406,176	£73,304,287	£72,713,177	£67,880,022	£65,411,307
60% LAR : 40% CIR	20%	£81,276,712	£70,963,617	£70,913,645	£70,812,016	£70,221,557	£65,393,178	£62,926,634
60% LAR : 40% CIR	25%	£78,616,764	£68,461,345	£68,411,502	£68,310,108	£67,720,236	£62,896,158	£60,431,569
60% LAR : 40% CIR	30%	£75,947,247	£65,949,571	£65,899,842	£65,798,657	£65,209,308	£60,389,062	£57,926,214
60% LAR : 40% CIR	35%	£73,268,254	£63,428,389	£63,378,758	£63,277,756	£62,688,866	£57,871,987	£55,410,670
60% LAR : 40% CIR	40%	£70,579,879	£60,897,892	£60,848,343	£60,747,499	£60,159,006	£55,345,034	£52,885,038
60% LAR : 40% CIR	45%	£67,882,217	£58,358,172	£58,308,690	£58,207,981	£57,619,821	£52,808,299	£50,349,417
60% LAR : 40% CIR	50%	£65,175,360	£55,809,324	£55,759,893	£55,659,293	£55,071,406	£50,261,883	£47,803,911

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR in Perp		Value Area	Zone A - Kings Cross Higher

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£116,934,422	£105,885,337	£105,834,690	£105,731,861	£105,138,404	£100,288,032	£97,811,489
60% LAR : 40% CIR	5%	£113,982,321	£103,095,935	£103,045,480	£102,942,991	£102,350,383	£97,506,236	£95,032,524
60% LAR : 40% CIR	10%	£111,020,275	£100,296,657	£100,246,379	£100,144,203	£99,552,377	£94,713,968	£92,242,864
60% LAR : 40% CIR	15%	£108,048,378	£97,487,597	£97,437,481	£97,335,592	£96,744,482	£91,911,326	£89,442,611
60% LAR : 40% CIR	20%	£105,066,723	£94,668,849	£94,618,878	£94,517,249	£93,926,789	£89,098,411	£86,631,866
60% LAR : 40% CIR	25%	£102,075,404	£91,840,505	£91,790,663	£91,689,268	£91,099,396	£86,275,318	£83,810,729
60% LAR : 40% CIR	30%	£99,074,516	£89,002,660	£88,952,931	£88,851,746	£88,262,395	£83,442,150	£80,979,302
60% LAR : 40% CIR	35%	£96,064,153	£86,155,405	£86,105,774	£86,004,773	£85,415,882	£80,599,003	£78,137,685
60% LAR : 40% CIR	40%	£93,044,406	£83,298,836	£83,249,287	£83,148,443	£82,559,950	£77,745,977	£75,285,980
60% LAR : 40% CIR	45%	£90,015,373	£80,433,044	£80,383,562	£80,282,852	£79,694,692	£74,883,171	£72,424,288
60% LAR : 40% CIR	50%	£86,977,146	£77,558,123	£77,508,692	£77,408,092	£76,820,205	£72,010,683	£69,552,710

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£29,300,704	£18,251,619	£18,200,972	£18,098,143	£17,504,686	£12,654,314	£10,177,771
60% LAR : 40% CIR	5%	£26,348,603	£15,462,217	£15,411,762	£15,309,273	£14,716,665	£9,872,518	£7,398,807
60% LAR : 40% CIR	10%	£23,386,557	£12,662,939	£12,612,661	£12,510,485	£11,918,659	£7,080,250	£4,609,146
60% LAR : 40% CIR	15%	£20,414,660	£9,853,879	£9,803,763	£9,701,874	£9,110,764	£4,277,608	£1,808,893
60% LAR : 40% CIR	20%	£17,433,005	£7,035,131	£6,985,160	£6,883,531	£6,293,071	£1,464,693	-£1,001,852
60% LAR : 40% CIR	25%	£14,441,686	£4,206,788	£4,156,945	£4,055,550	£3,465,678	-£1,358,400	-£3,822,989
60% LAR : 40% CIR	30%	£11,440,798	£1,368,942	£1,319,213	£1,218,028	£628,677	-£4,191,568	-£6,654,416
60% LAR : 40% CIR	35%	£8,430,435	-£1,478,313	-£1,527,944	-£1,628,945	-£2,217,836	-£7,034,715	-£9,496,033
60% LAR : 40% CIR	40%	£5,410,688	-£4,334,882	-£4,384,431	-£4,485,275	-£5,073,768	-£9,887,741	-£12,347,738
60% LAR : 40% CIR	45%	£2,381,655	-£7,200,674	-£7,250,156	-£7,350,866	-£7,939,026	-£12,750,547	-£15,209,430
60% LAR : 40% CIR	50%	-£656,572	-£10,075,595	-£10,125,026	-£10,225,626	-£10,813,513	-£15,623,035	-£18,081,008

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£65,613,653	£54,564,568	£54,513,921	£54,411,092	£53,817,635	£48,967,262	£46,490,720
60% LAR : 40% CIR	5%	£62,661,552	£51,775,166	£51,724,711	£51,622,222	£51,029,614	£46,185,467	£43,711,755
60% LAR : 40% CIR	10%	£59,699,506	£48,975,887	£48,925,610	£48,823,434	£48,231,608	£43,393,199	£40,922,095
60% LAR : 40% CIR	15%	£56,727,609	£46,166,828	£46,116,712	£46,014,822	£45,423,712	£40,590,557	£38,121,842
60% LAR : 40% CIR	20%	£53,745,954	£43,348,080	£43,298,108	£43,196,479	£42,606,020	£37,777,642	£35,311,096
60% LAR : 40% CIR	25%	£50,754,635	£40,519,736	£40,469,893	£40,368,499	£39,778,627	£34,954,549	£32,489,960
60% LAR : 40% CIR	30%	£47,753,747	£37,681,891	£37,632,161	£37,530,976	£36,941,626	£32,121,380	£29,658,533
60% LAR : 40% CIR	35%	£44,743,384	£34,834,636	£34,785,004	£34,684,003	£34,095,113	£29,278,234	£26,816,916
60% LAR : 40% CIR	40%	£41,723,637	£31,978,067	£31,928,518	£31,827,674	£31,239,180	£26,425,208	£23,965,211
60% LAR : 40% CIR	45%	£38,694,604	£29,112,275	£29,062,792	£28,962,083	£28,373,923	£23,562,401	£21,103,519
60% LAR : 40% CIR	50%	£35,656,376	£26,237,354	£26,187,923	£26,087,323	£25,499,435	£20,689,914	£18,231,941

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£80,660,063	£69,610,978	£69,560,331	£69,457,502	£68,864,045	£64,013,673	£61,537,130
60% LAR : 40% CIR	5%	£77,707,962	£66,821,576	£66,771,121	£66,668,632	£66,076,024	£61,231,877	£58,758,165
60% LAR : 40% CIR	10%	£74,745,916	£64,022,298	£63,972,020	£63,869,844	£63,278,018	£58,439,609	£55,968,505
60% LAR : 40% CIR	15%	£71,774,019	£61,213,238	£61,163,122	£61,061,233	£60,470,123	£55,636,967	£53,168,252
60% LAR : 40% CIR	20%	£68,792,364	£58,394,490	£58,344,519	£58,242,890	£57,652,430	£52,824,052	£50,357,507
60% LAR : 40% CIR	25%	£65,801,045	£55,566,147	£55,516,304	£55,414,909	£54,825,037	£50,000,959	£47,536,370
60% LAR : 40% CIR	30%	£62,800,157	£52,728,301	£52,678,572	£52,577,387	£51,988,036	£47,167,791	£44,704,943
60% LAR : 40% CIR	35%	£59,789,794	£49,881,046	£49,831,415	£49,730,414	£49,141,523	£44,324,644	£41,863,326
60% LAR : 40% CIR	40%	£56,770,047	£47,024,477	£46,974,928	£46,874,084	£46,285,591	£41,471,618	£39,011,621
60% LAR : 40% CIR	45%	£53,741,014	£44,158,685	£44,109,203	£44,008,493	£43,420,333	£38,608,812	£36,149,929
60% LAR : 40% CIR	50%	£50,702,787	£41,283,764	£41,234,333	£41,133,733	£40,545,846	£35,736,324	£33,278,351

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£98,446,345	£87,397,260	£87,346,613	£87,243,784	£86,650,327	£81,799,955	£79,323,412
60% LAR : 40% CIR	5%	£95,494,244	£84,607,858	£84,557,403	£84,454,914	£83,862,306	£79,018,159	£76,544,448
60% LAR : 40% CIR	10%	£92,532,198	£81,808,580	£81,758,302	£81,656,126	£81,064,300	£76,225,891	£73,754,787
60% LAR : 40% CIR	15%	£89,560,301	£78,999,520	£78,949,404	£78,847,515	£78,256,405	£73,423,249	£70,954,534
60% LAR : 40% CIR	20%	£86,578,646	£76,180,772	£76,130,801	£76,029,172	£75,438,712	£70,610,334	£68,143,789
60% LAR : 40% CIR	25%	£83,587,327	£73,352,429	£73,302,586	£73,201,191	£72,611,319	£67,787,241	£65,322,652
60% LAR : 40% CIR	30%	£80,586,439	£70,514,583	£70,464,854	£70,363,669	£69,774,318	£64,954,073	£62,491,225
60% LAR : 40% CIR	35%	£77,576,076	£67,667,328	£67,617,697	£67,516,696	£66,927,805	£62,110,926	£59,649,608
60% LAR : 40% CIR	40%	£74,556,329	£64,810,759	£64,761,210	£64,660,366	£64,071,873	£59,257,900	£56,797,903
60% LAR : 40% CIR	45%	£71,527,296	£61,944,967	£61,895,485	£61,794,775	£61,206,615	£56,395,094	£53,936,211
60% LAR : 40% CIR	50%	£68,489,069	£59,070,046	£59,020,615	£58,920,015	£58,332,128	£53,522,606	£51,064,633

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR in Perp

Value Area	**Zone A - Lower Cenral Zone**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£115,665,123	£104,636,334	£104,585,687	£104,482,858	£103,889,401	£99,039,028	£96,562,486
60% LAR : 40% CIR	5%	£112,381,651	£101,520,860	£101,470,405	£101,367,916	£100,775,307	£95,931,161	£93,457,449
60% LAR : 40% CIR	10%	£109,088,235	£98,395,510	£98,345,232	£98,243,056	£97,651,230	£92,812,821	£90,341,717
60% LAR : 40% CIR	15%	£105,784,966	£95,260,377	£95,210,261	£95,108,372	£94,517,262	£89,684,107	£87,215,391
60% LAR : 40% CIR	20%	£102,471,941	£92,115,556	£92,065,585	£91,963,956	£91,373,498	£86,545,118	£84,078,574
60% LAR : 40% CIR	25%	£99,149,251	£88,961,141	£88,911,299	£88,809,904	£88,220,032	£83,395,955	£80,931,364
60% LAR : 40% CIR	30%	£95,816,992	£85,797,224	£85,747,494	£85,646,309	£85,056,959	£80,236,713	£77,773,866
60% LAR : 40% CIR	35%	£92,475,257	£82,623,897	£82,574,265	£82,473,263	£81,884,374	£77,067,495	£74,606,177
60% LAR : 40% CIR	40%	£89,124,140	£79,441,255	£79,391,706	£79,290,863	£78,702,369	£73,888,396	£71,428,400
60% LAR : 40% CIR	45%	£85,763,736	£76,249,391	£76,199,909	£76,099,199	£75,511,039	£70,699,518	£68,240,636
60% LAR : 40% CIR	50%	£82,394,138	£73,048,398	£72,998,967	£72,898,367	£72,310,480	£67,500,957	£65,042,985

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£28,031,405	£17,002,616	£16,951,969	£16,849,140	£16,255,683	£11,405,310	£8,928,768
60% LAR : 40% CIR	5%	£24,747,933	£13,887,142	£13,836,687	£13,734,199	£13,141,589	£8,297,443	£5,823,731
60% LAR : 40% CIR	10%	£21,454,517	£10,761,792	£10,711,514	£10,609,338	£10,017,512	£5,179,103	£2,707,999
60% LAR : 40% CIR	15%	£18,151,248	£7,626,659	£7,576,544	£7,474,654	£6,883,544	£2,050,389	-£418,327
60% LAR : 40% CIR	20%	£14,838,223	£4,481,838	£4,431,867	£4,330,238	£3,739,780	-£1,088,600	-£3,555,144
60% LAR : 40% CIR	25%	£11,515,533	£1,327,423	£1,277,581	£1,176,186	£586,314	-£4,237,763	-£6,702,353
60% LAR : 40% CIR	30%	£8,183,274	-£1,836,494	-£1,886,224	-£1,987,409	-£2,576,759	-£7,397,005	-£9,859,852
60% LAR : 40% CIR	35%	£4,841,539	-£5,009,821	-£5,059,453	-£5,160,455	-£5,749,344	-£10,566,223	-£13,027,541
60% LAR : 40% CIR	40%	£1,490,422	-£8,192,463	-£8,242,012	-£8,342,855	-£8,931,349	-£13,745,322	-£16,205,318
60% LAR : 40% CIR	45%	-£1,869,982	-£11,384,327	-£11,433,809	-£11,534,519	-£12,122,678	-£16,934,200	-£19,393,082
60% LAR : 40% CIR	50%	-£5,239,580	-£14,585,320	-£14,634,751	-£14,735,351	-£15,323,238	-£20,132,761	-£22,590,733

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£64,344,354	£53,315,565	£53,264,918	£53,162,089	£52,568,632	£47,718,258	£45,241,717
60% LAR : 40% CIR	5%	£61,060,882	£50,200,091	£50,149,636	£50,047,147	£49,454,538	£44,610,392	£42,136,679
60% LAR : 40% CIR	10%	£57,767,465	£47,074,741	£47,024,463	£46,922,287	£46,330,460	£41,492,051	£39,020,947
60% LAR : 40% CIR	15%	£54,464,197	£43,939,608	£43,889,492	£43,787,603	£43,196,493	£38,363,337	£35,894,622
60% LAR : 40% CIR	20%	£51,151,171	£40,794,787	£40,744,816	£40,643,187	£40,052,728	£35,224,349	£32,757,805
60% LAR : 40% CIR	25%	£47,828,482	£37,640,372	£37,590,530	£37,489,135	£36,899,263	£32,075,186	£29,610,595
60% LAR : 40% CIR	30%	£44,496,223	£34,476,454	£34,426,725	£34,325,540	£33,736,190	£28,915,944	£26,453,096
60% LAR : 40% CIR	35%	£41,154,487	£31,303,128	£31,253,496	£31,152,494	£30,563,604	£25,746,725	£23,285,408
60% LAR : 40% CIR	40%	£37,803,371	£28,120,486	£28,070,937	£27,970,094	£27,381,599	£22,567,627	£20,107,631
60% LAR : 40% CIR	45%	£34,442,967	£24,928,622	£24,879,139	£24,778,430	£24,190,270	£19,378,748	£16,919,867
60% LAR : 40% CIR	50%	£31,073,369	£21,727,629	£21,678,198	£21,577,598	£20,989,710	£16,180,188	£13,722,216

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£79,390,764	£68,361,975	£68,311,328	£68,208,499	£67,615,042	£62,764,669	£60,288,127
60% LAR : 40% CIR	5%	£76,107,292	£65,246,501	£65,196,046	£65,093,557	£64,500,948	£59,656,802	£57,183,090
60% LAR : 40% CIR	10%	£72,813,876	£62,121,151	£62,070,873	£61,968,697	£61,376,871	£56,538,462	£54,067,358
60% LAR : 40% CIR	15%	£69,510,607	£58,986,018	£58,935,903	£58,834,013	£58,242,903	£53,409,748	£50,941,032
60% LAR : 40% CIR	20%	£66,197,582	£55,841,197	£55,791,226	£55,689,597	£55,099,139	£50,270,759	£47,804,215
60% LAR : 40% CIR	25%	£62,874,892	£52,686,782	£52,636,940	£52,535,545	£51,945,673	£47,121,596	£44,657,006
60% LAR : 40% CIR	30%	£59,542,633	£49,522,865	£49,473,135	£49,371,950	£48,782,600	£43,962,354	£41,499,507
60% LAR : 40% CIR	35%	£56,200,898	£46,349,538	£46,299,906	£46,198,904	£45,610,015	£40,793,136	£38,331,818
60% LAR : 40% CIR	40%	£52,849,781	£43,166,896	£43,117,347	£43,016,504	£42,428,010	£37,614,037	£35,154,041
60% LAR : 40% CIR	45%	£49,489,377	£39,975,032	£39,925,550	£39,824,840	£39,236,680	£34,425,159	£31,966,277
60% LAR : 40% CIR	50%	£46,119,779	£36,774,039	£36,724,608	£36,624,008	£36,036,121	£31,226,598	£28,768,626

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£97,177,046	£86,148,257	£86,097,610	£85,994,781	£85,401,324	£80,550,951	£78,074,409
60% LAR : 40% CIR	5%	£93,893,574	£83,032,783	£82,982,328	£82,879,840	£82,287,230	£77,443,084	£74,969,372
60% LAR : 40% CIR	10%	£90,600,158	£79,907,433	£79,857,155	£79,754,979	£79,163,153	£74,324,744	£71,853,640
60% LAR : 40% CIR	15%	£87,296,889	£76,772,300	£76,722,185	£76,620,295	£76,029,185	£71,196,030	£68,727,314
60% LAR : 40% CIR	20%	£83,983,864	£73,627,479	£73,577,508	£73,475,879	£72,885,421	£68,057,042	£65,590,497
60% LAR : 40% CIR	25%	£80,661,174	£70,473,064	£70,423,222	£70,321,827	£69,731,955	£64,907,878	£62,443,288
60% LAR : 40% CIR	30%	£77,328,915	£67,309,147	£67,259,417	£67,158,232	£66,568,882	£61,748,636	£59,285,789
60% LAR : 40% CIR	35%	£73,987,180	£64,135,820	£64,086,188	£63,985,186	£63,396,297	£58,579,418	£56,118,100
60% LAR : 40% CIR	40%	£70,636,063	£60,953,178	£60,903,629	£60,802,786	£60,214,292	£55,400,319	£52,940,323
60% LAR : 40% CIR	45%	£67,275,659	£57,761,314	£57,711,832	£57,611,122	£57,022,963	£52,211,441	£49,752,559
60% LAR : 40% CIR	50%	£63,906,061	£54,560,321	£54,510,890	£54,410,290	£53,822,403	£49,012,881	£46,554,908

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR in Perp		**Value Area**	**Zone A - Medium Central Zone**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£131,129,097	£119,853,038	£119,802,390	£119,699,562	£119,106,104	£114,255,731	£111,779,190
60% LAR : 40% CIR	5%	£127,072,427	£115,976,728	£115,926,273	£115,823,784	£115,231,175	£110,387,029	£107,913,317
60% LAR : 40% CIR	10%	£123,005,811	£112,090,542	£112,040,265	£111,938,089	£111,346,263	£106,507,854	£104,036,750
60% LAR : 40% CIR	15%	£118,929,345	£108,194,575	£108,144,459	£108,042,569	£107,451,459	£102,618,305	£100,149,589
60% LAR : 40% CIR	20%	£114,843,119	£104,288,919	£104,238,948	£104,137,319	£103,546,861	£98,718,481	£96,251,937
60% LAR : 40% CIR	25%	£110,747,232	£100,373,668	£100,323,826	£100,222,432	£99,632,560	£94,808,482	£92,343,893
60% LAR : 40% CIR	30%	£106,641,774	£96,448,916	£96,399,187	£96,298,002	£95,708,651	£90,888,406	£88,425,558
60% LAR : 40% CIR	35%	£102,526,840	£92,514,754	£92,465,123	£92,364,121	£91,775,230	£86,958,351	£84,497,034
60% LAR : 40% CIR	40%	£98,402,525	£88,571,277	£88,521,728	£88,420,885	£87,832,390	£83,018,418	£80,558,422
60% LAR : 40% CIR	45%	£94,268,922	£84,618,577	£84,569,096	£84,468,386	£83,880,227	£79,068,705	£76,609,822
60% LAR : 40% CIR	50%	£90,126,125	£80,656,749	£80,607,319	£80,506,718	£79,918,831	£75,109,310	£72,651,336

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£43,495,379	£32,219,320	£32,168,672	£32,065,844	£31,472,386	£26,622,013	£24,145,472
60% LAR : 40% CIR	5%	£39,438,709	£28,343,010	£28,292,555	£28,190,067	£27,597,457	£22,753,311	£20,279,599
60% LAR : 40% CIR	10%	£35,372,093	£24,456,824	£24,406,547	£24,304,371	£23,712,545	£18,874,136	£16,403,032
60% LAR : 40% CIR	15%	£31,295,627	£20,560,857	£20,510,741	£20,408,852	£19,817,742	£14,984,587	£12,515,871
60% LAR : 40% CIR	20%	£27,209,402	£16,655,201	£16,605,230	£16,503,601	£15,913,143	£11,084,763	£8,618,219
60% LAR : 40% CIR	25%	£23,113,514	£12,739,950	£12,690,108	£12,588,714	£11,998,842	£7,174,764	£4,710,175
60% LAR : 40% CIR	30%	£19,008,056	£8,815,198	£8,765,469	£8,664,284	£8,074,933	£3,254,688	£791,840
60% LAR : 40% CIR	35%	£14,893,122	£4,881,036	£4,831,405	£4,730,403	£4,141,512	-£675,367	-£3,136,684
60% LAR : 40% CIR	40%	£10,768,807	£937,559	£888,010	£787,167	£198,672	-£4,615,300	-£7,075,296
60% LAR : 40% CIR	45%	£6,635,204	-£3,015,141	-£3,064,622	-£3,165,332	-£3,753,491	-£8,565,013	-£11,023,896
60% LAR : 40% CIR	50%	£2,492,407	-£6,976,969	-£7,026,399	-£7,127,000	-£7,714,887	-£12,524,408	-£14,982,382

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£79,808,328	£68,532,269	£68,481,621	£68,378,793	£67,785,334	£62,934,962	£60,458,420
60% LAR : 40% CIR	5%	£75,751,658	£64,655,959	£64,605,504	£64,503,015	£63,910,406	£59,066,260	£56,592,547
60% LAR : 40% CIR	10%	£71,685,042	£60,769,773	£60,719,495	£60,617,319	£60,025,494	£55,187,085	£52,715,981
60% LAR : 40% CIR	15%	£67,608,575	£56,873,806	£56,823,690	£56,721,800	£56,130,690	£51,297,536	£48,828,820
60% LAR : 40% CIR	20%	£63,522,350	£52,968,150	£52,918,179	£52,816,550	£52,226,091	£47,397,712	£44,931,168
60% LAR : 40% CIR	25%	£59,426,462	£49,052,899	£49,003,057	£48,901,663	£48,311,791	£43,487,713	£41,023,123
60% LAR : 40% CIR	30%	£55,321,005	£45,128,147	£45,078,417	£44,977,232	£44,387,882	£39,567,636	£37,104,789
60% LAR : 40% CIR	35%	£51,206,071	£41,193,985	£41,144,354	£41,043,352	£40,454,461	£35,637,582	£33,176,264
60% LAR : 40% CIR	40%	£47,081,756	£37,250,507	£37,200,958	£37,100,116	£36,511,621	£31,697,649	£29,237,653
60% LAR : 40% CIR	45%	£42,948,153	£33,297,808	£33,248,327	£33,147,617	£32,559,457	£27,747,935	£25,289,053
60% LAR : 40% CIR	50%	£38,805,355	£29,335,980	£29,286,549	£29,185,949	£28,598,062	£23,788,541	£21,330,567

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£94,854,738	£83,578,679	£83,528,031	£83,425,203	£82,831,745	£77,981,372	£75,504,831
60% LAR : 40% CIR	5%	£90,798,068	£79,702,369	£79,651,914	£79,549,425	£78,956,816	£74,112,670	£71,638,958
60% LAR : 40% CIR	10%	£86,731,452	£75,816,183	£75,765,906	£75,663,730	£75,071,904	£70,233,495	£67,762,391
60% LAR : 40% CIR	15%	£82,654,986	£71,920,216	£71,870,100	£71,768,210	£71,177,101	£66,343,946	£63,875,230
60% LAR : 40% CIR	20%	£78,568,761	£68,014,560	£67,964,589	£67,862,960	£67,272,502	£62,444,122	£59,977,578
60% LAR : 40% CIR	25%	£74,472,873	£64,099,309	£64,049,467	£63,948,073	£63,358,201	£58,534,123	£56,069,534
60% LAR : 40% CIR	30%	£70,367,415	£60,174,557	£60,124,828	£60,023,643	£59,434,292	£54,614,047	£52,151,199
60% LAR : 40% CIR	35%	£66,252,481	£56,240,395	£56,190,764	£56,089,762	£55,500,871	£50,683,992	£48,222,675
60% LAR : 40% CIR	40%	£62,128,166	£52,296,918	£52,247,369	£52,146,526	£51,558,031	£46,744,059	£44,284,063
60% LAR : 40% CIR	45%	£57,994,563	£48,344,218	£48,294,737	£48,194,027	£47,605,868	£42,794,346	£40,335,463
60% LAR : 40% CIR	50%	£53,851,766	£44,382,390	£44,332,960	£44,232,359	£43,644,472	£38,834,951	£36,376,977

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£112,641,021	£101,364,961	£101,314,313	£101,211,485	£100,618,027	£95,767,654	£93,291,113
60% LAR : 40% CIR	5%	£108,584,350	£97,488,651	£97,438,196	£97,335,708	£96,743,098	£91,898,952	£89,425,240
60% LAR : 40% CIR	10%	£104,517,734	£93,602,465	£93,552,188	£93,450,012	£92,858,186	£88,019,777	£85,548,673
60% LAR : 40% CIR	15%	£100,441,268	£89,706,498	£89,656,382	£89,554,493	£88,963,383	£84,130,228	£81,661,512
60% LAR : 40% CIR	20%	£96,355,043	£85,800,842	£85,750,871	£85,649,242	£85,058,784	£80,230,404	£77,763,860
60% LAR : 40% CIR	25%	£92,259,155	£81,885,591	£81,835,749	£81,734,355	£81,144,483	£76,320,405	£73,855,816
60% LAR : 40% CIR	30%	£88,153,697	£77,960,839	£77,911,110	£77,809,925	£77,220,574	£72,400,329	£69,937,481
60% LAR : 40% CIR	35%	£84,038,763	£74,026,677	£73,977,046	£73,876,044	£73,287,153	£68,470,274	£66,008,957
60% LAR : 40% CIR	40%	£79,914,448	£70,083,200	£70,033,651	£69,932,808	£69,344,313	£64,530,341	£62,070,345
60% LAR : 40% CIR	45%	£75,780,845	£66,130,500	£66,081,019	£65,980,309	£65,392,150	£60,580,628	£58,121,745
60% LAR : 40% CIR	50%	£71,638,048	£62,168,672	£62,119,242	£62,018,641	£61,430,754	£56,621,233	£54,163,259

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR in Perp	

Value Area	**Zone A - Higher Central Zone**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£139,965,655	£128,548,297	£128,497,649	£128,394,821	£127,801,363	£122,950,990	£120,474,449
60% LAR : 40% CIR	5%	£135,467,156	£124,237,224	£124,186,769	£124,084,281	£123,491,671	£118,647,525	£116,173,813
60% LAR : 40% CIR	10%	£130,958,712	£119,916,275	£119,865,998	£119,763,822	£119,171,996	£114,333,586	£111,862,483
60% LAR : 40% CIR	15%	£126,440,417	£115,585,545	£115,535,428	£115,433,539	£114,842,430	£110,009,275	£107,540,559
60% LAR : 40% CIR	20%	£121,912,365	£111,245,127	£111,195,155	£111,093,526	£110,503,067	£105,674,689	£103,208,144
60% LAR : 40% CIR	25%	£117,374,649	£106,895,113	£106,845,270	£106,743,876	£106,154,004	£101,329,926	£98,865,336
60% LAR : 40% CIR	30%	£112,827,364	£102,535,597	£102,485,867	£102,384,682	£101,795,333	£96,975,087	£94,512,239
60% LAR : 40% CIR	35%	£108,270,602	£98,166,672	£98,117,041	£98,016,039	£97,427,148	£92,610,270	£90,148,953
60% LAR : 40% CIR	40%	£103,704,459	£93,788,432	£93,738,883	£93,638,040	£93,049,546	£88,235,573	£85,775,577
60% LAR : 40% CIR	45%	£99,129,028	£89,400,969	£89,351,488	£89,250,779	£88,662,619	£83,851,097	£81,392,214
60% LAR : 40% CIR	50%	£94,544,403	£85,004,379	£84,954,948	£84,854,348	£84,266,461	£79,456,939	£76,998,966

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£52,331,937	£40,914,579	£40,863,931	£40,761,103	£40,167,645	£35,317,272	£32,840,731
60% LAR : 40% CIR	5%	£47,833,438	£36,603,506	£36,553,052	£36,450,563	£35,857,953	£31,013,807	£28,540,095
60% LAR : 40% CIR	10%	£43,324,994	£32,282,557	£32,232,280	£32,130,104	£31,538,278	£26,699,868	£24,228,765
60% LAR : 40% CIR	15%	£38,806,699	£27,951,827	£27,901,711	£27,799,821	£27,208,712	£22,375,557	£19,906,841
60% LAR : 40% CIR	20%	£34,278,647	£23,611,409	£23,561,437	£23,459,808	£22,869,349	£18,040,971	£15,574,426
60% LAR : 40% CIR	25%	£29,740,931	£19,261,395	£19,211,552	£19,110,158	£18,520,286	£13,696,208	£11,231,618
60% LAR : 40% CIR	30%	£25,193,646	£14,901,879	£14,852,150	£14,750,964	£14,161,615	£9,341,369	£6,878,521
60% LAR : 40% CIR	35%	£20,636,884	£10,532,954	£10,483,323	£10,382,321	£9,793,430	£4,976,552	£2,515,235
60% LAR : 40% CIR	40%	£16,070,741	£6,154,714	£6,105,165	£6,004,322	£5,415,828	£601,855	-£1,858,141
60% LAR : 40% CIR	45%	£11,495,310	£1,767,251	£1,717,770	£1,617,061	£1,028,901	-£3,782,621	-£6,241,504
60% LAR : 40% CIR	50%	£6,910,685	-£2,629,339	-£2,678,770	-£2,779,370	-£3,367,257	-£8,176,779	-£10,634,752

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£88,644,885	£77,227,528	£77,176,880	£77,074,052	£76,480,593	£71,630,221	£69,153,679
60% LAR : 40% CIR	5%	£84,146,387	£72,916,455	£72,866,000	£72,763,511	£72,170,902	£67,326,756	£64,853,044
60% LAR : 40% CIR	10%	£79,637,943	£68,595,506	£68,545,229	£68,443,053	£67,851,227	£63,012,817	£60,541,714
60% LAR : 40% CIR	15%	£75,119,648	£64,264,776	£64,214,659	£64,112,770	£63,521,661	£58,688,505	£56,219,790
60% LAR : 40% CIR	20%	£70,591,596	£59,924,358	£59,874,386	£59,772,757	£59,182,298	£54,353,920	£51,887,374
60% LAR : 40% CIR	25%	£66,053,880	£55,574,344	£55,524,501	£55,423,106	£54,833,235	£50,009,157	£47,544,567
60% LAR : 40% CIR	30%	£61,506,595	£51,214,828	£51,165,098	£51,063,913	£50,474,564	£45,654,317	£43,191,470
60% LAR : 40% CIR	35%	£56,949,833	£46,845,903	£46,796,272	£46,695,270	£46,106,379	£41,289,501	£38,828,183
60% LAR : 40% CIR	40%	£52,383,690	£42,467,663	£42,418,114	£42,317,271	£41,728,776	£36,914,804	£34,454,808
60% LAR : 40% CIR	45%	£47,808,259	£38,080,200	£38,030,719	£37,930,009	£37,341,850	£32,530,328	£30,071,445
60% LAR : 40% CIR	50%	£43,223,634	£33,683,610	£33,634,179	£33,533,579	£32,945,691	£28,136,170	£25,678,197

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£103,691,296	£92,273,938	£92,223,290	£92,120,462	£91,527,004	£86,676,631	£84,200,090
60% LAR : 40% CIR	5%	£99,192,797	£87,962,865	£87,912,411	£87,809,922	£87,217,312	£82,373,166	£79,899,454
60% LAR : 40% CIR	10%	£94,684,353	£83,641,916	£83,591,639	£83,489,463	£82,897,637	£78,059,227	£75,588,124
60% LAR : 40% CIR	15%	£90,166,058	£79,311,186	£79,261,069	£79,159,180	£78,568,071	£73,734,916	£71,266,200
60% LAR : 40% CIR	20%	£85,638,006	£74,970,768	£74,920,796	£74,819,167	£74,228,708	£69,400,330	£66,933,785
60% LAR : 40% CIR	25%	£81,100,290	£70,620,754	£70,570,911	£70,469,517	£69,879,645	£65,055,567	£62,590,977
60% LAR : 40% CIR	30%	£76,553,005	£66,261,238	£66,211,509	£66,110,323	£65,520,974	£60,700,728	£58,237,880
60% LAR : 40% CIR	35%	£71,996,243	£61,892,313	£61,842,682	£61,741,680	£61,152,789	£56,335,911	£53,874,594
60% LAR : 40% CIR	40%	£67,430,100	£57,514,073	£57,464,524	£57,363,681	£56,775,187	£51,961,214	£49,501,218
60% LAR : 40% CIR	45%	£62,854,669	£53,126,610	£53,077,129	£52,976,420	£52,388,260	£47,576,738	£45,117,855
60% LAR : 40% CIR	50%	£58,270,044	£48,730,020	£48,680,589	£48,579,989	£47,992,102	£43,182,580	£40,724,607

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£121,477,578	£110,060,220	£110,009,572	£109,906,744	£109,313,286	£104,462,913	£101,986,372
60% LAR : 40% CIR	5%	£116,979,079	£105,749,147	£105,698,693	£105,596,204	£105,003,594	£100,159,448	£97,685,736
60% LAR : 40% CIR	10%	£112,470,635	£101,428,198	£101,377,921	£101,275,745	£100,683,919	£95,845,509	£93,374,406
60% LAR : 40% CIR	15%	£107,952,340	£97,097,468	£97,047,352	£96,945,462	£96,354,353	£91,521,198	£89,052,482
60% LAR : 40% CIR	20%	£103,424,288	£92,757,050	£92,707,079	£92,605,449	£92,014,990	£87,186,612	£84,720,067
60% LAR : 40% CIR	25%	£98,886,572	£88,407,036	£88,357,193	£88,255,799	£87,665,927	£82,841,849	£80,377,259
60% LAR : 40% CIR	30%	£94,339,287	£84,047,520	£83,997,791	£83,896,605	£83,307,256	£78,487,010	£76,024,162
60% LAR : 40% CIR	35%	£89,782,525	£79,678,595	£79,628,964	£79,527,962	£78,939,071	£74,122,193	£71,660,876
60% LAR : 40% CIR	40%	£85,216,382	£75,300,355	£75,250,806	£75,149,963	£74,561,469	£69,747,496	£67,287,500
60% LAR : 40% CIR	45%	£80,640,951	£70,912,892	£70,863,411	£70,762,702	£70,174,542	£65,363,020	£62,904,137
60% LAR : 40% CIR	50%	£76,056,326	£66,516,302	£66,466,871	£66,366,271	£65,778,384	£60,968,862	£58,510,889

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR in Perp		**Value Area**	**Zone A - Zone 1 and Eastern Central Zone**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£84,906,623	£72,935,430	£72,884,782	£72,781,954	£72,188,495	£67,338,123	£64,861,582
60% LAR : 40% CIR	5%	£82,270,947	£70,481,960	£70,431,506	£70,329,016	£69,736,408	£64,892,262	£62,418,549
60% LAR : 40% CIR	10%	£79,625,325	£68,018,615	£67,968,338	£67,866,162	£67,274,335	£62,435,926	£59,964,822
60% LAR : 40% CIR	15%	£76,969,851	£65,545,488	£65,495,372	£65,393,483	£64,802,373	£59,969,217	£57,500,502
60% LAR : 40% CIR	20%	£74,304,621	£63,062,673	£63,012,702	£62,911,073	£62,320,614	£57,492,235	£55,025,690
60% LAR : 40% CIR	25%	£71,629,726	£60,570,262	£60,520,420	£60,419,026	£59,829,154	£55,005,076	£52,540,486
60% LAR : 40% CIR	30%	£68,945,262	£58,068,350	£58,018,621	£57,917,435	£57,328,086	£52,507,840	£50,044,993
60% LAR : 40% CIR	35%	£66,251,323	£55,557,029	£55,507,398	£55,406,396	£54,817,506	£50,000,627	£47,539,309
60% LAR : 40% CIR	40%	£63,548,001	£53,036,392	£52,986,843	£52,886,000	£52,297,506	£47,483,533	£45,023,537
60% LAR : 40% CIR	45%	£60,835,391	£50,506,533	£50,457,051	£50,356,342	£49,768,182	£44,956,660	£42,497,778
60% LAR : 40% CIR	50%	£58,113,589	£47,967,545	£47,918,116	£47,817,514	£47,229,628	£42,420,106	£39,962,132

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,727,095	-£14,698,288	-£14,748,936	-£14,851,764	-£15,445,222	-£20,295,595	-£22,772,136
60% LAR : 40% CIR	5%	-£5,362,771	-£17,151,758	-£17,202,212	-£17,304,702	-£17,897,310	-£22,741,456	-£25,215,169
60% LAR : 40% CIR	10%	-£8,008,393	-£19,615,103	-£19,665,380	-£19,767,556	-£20,359,383	-£25,197,792	-£27,668,896
60% LAR : 40% CIR	15%	-£10,663,867	-£22,088,230	-£22,138,346	-£22,240,235	-£22,831,345	-£27,664,500	-£30,133,216
60% LAR : 40% CIR	20%	-£13,329,097	-£24,571,045	-£24,621,016	-£24,722,645	-£25,313,104	-£30,141,483	-£32,608,028
60% LAR : 40% CIR	25%	-£16,003,992	-£27,063,456	-£27,113,298	-£27,214,692	-£27,804,564	-£32,628,642	-£35,093,231
60% LAR : 40% CIR	30%	-£18,688,456	-£29,565,368	-£29,615,097	-£29,716,283	-£30,305,632	-£35,125,878	-£37,588,725
60% LAR : 40% CIR	35%	-£21,382,395	-£32,076,689	-£32,126,320	-£32,227,322	-£32,816,212	-£37,633,091	-£40,094,409
60% LAR : 40% CIR	40%	-£24,085,717	-£34,597,326	-£34,646,875	-£34,747,718	-£35,336,212	-£40,150,185	-£42,610,181
60% LAR : 40% CIR	45%	-£26,798,327	-£37,127,185	-£37,176,667	-£37,277,376	-£37,865,536	-£42,677,058	-£45,135,940
60% LAR : 40% CIR	50%	-£29,520,129	-£39,666,173	-£39,715,602	-£39,816,204	-£40,404,090	-£45,213,612	-£47,671,586

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£33,585,854	£21,614,661	£21,564,013	£21,461,184	£20,867,726	£16,017,354	£13,540,812
60% LAR : 40% CIR	5%	£30,950,177	£19,161,190	£19,110,737	£19,008,247	£18,415,639	£13,571,492	£11,097,780
60% LAR : 40% CIR	10%	£28,304,555	£16,697,845	£16,647,569	£16,545,393	£15,953,566	£11,115,157	£8,644,053
60% LAR : 40% CIR	15%	£25,649,082	£14,224,719	£14,174,603	£14,072,714	£13,481,604	£8,648,448	£6,179,733
60% LAR : 40% CIR	20%	£22,983,851	£11,741,904	£11,691,933	£11,590,304	£10,999,844	£6,171,466	£3,704,921
60% LAR : 40% CIR	25%	£20,308,957	£9,249,493	£9,199,651	£9,098,257	£8,508,385	£3,684,307	£1,219,717
60% LAR : 40% CIR	30%	£17,624,493	£6,747,580	£6,697,852	£6,596,666	£6,007,317	£1,187,071	-£1,275,777
60% LAR : 40% CIR	35%	£14,930,554	£4,236,260	£4,186,628	£4,085,626	£3,496,737	-£1,320,142	-£3,781,460
60% LAR : 40% CIR	40%	£12,227,232	£1,715,623	£1,666,074	£1,565,231	£976,736	-£3,837,236	-£6,297,232
60% LAR : 40% CIR	45%	£9,514,622	-£814,236	-£863,718	-£964,428	-£1,552,587	-£6,364,109	-£8,822,991
60% LAR : 40% CIR	50%	£6,792,819	-£3,353,224	-£3,402,654	-£3,503,255	-£4,091,141	-£8,900,663	-£11,358,637

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£48,632,264	£36,661,071	£36,610,423	£36,507,595	£35,914,136	£31,063,764	£28,587,223
60% LAR : 40% CIR	5%	£45,996,588	£34,207,601	£34,157,147	£34,054,657	£33,462,049	£28,617,903	£26,144,190
60% LAR : 40% CIR	10%	£43,350,966	£31,744,256	£31,693,979	£31,591,803	£30,999,976	£26,161,567	£23,690,463
60% LAR : 40% CIR	15%	£40,695,492	£29,271,129	£29,221,013	£29,119,124	£28,528,014	£23,694,859	£21,226,143
60% LAR : 40% CIR	20%	£38,030,262	£26,788,314	£26,738,343	£26,636,714	£26,046,255	£21,217,876	£18,751,331
60% LAR : 40% CIR	25%	£35,355,367	£24,295,903	£24,246,061	£24,144,667	£23,554,795	£18,730,717	£16,266,127
60% LAR : 40% CIR	30%	£32,670,903	£21,793,991	£21,744,262	£21,643,076	£21,053,727	£16,233,481	£13,770,634
60% LAR : 40% CIR	35%	£29,976,964	£19,282,670	£19,233,039	£19,132,037	£18,543,147	£13,726,268	£11,264,950
60% LAR : 40% CIR	40%	£27,273,642	£16,762,033	£16,712,484	£16,611,641	£16,023,147	£11,209,174	£8,749,178
60% LAR : 40% CIR	45%	£24,561,032	£14,232,174	£14,182,692	£14,081,983	£13,493,823	£8,682,301	£6,223,419
60% LAR : 40% CIR	50%	£21,839,230	£11,693,186	£11,643,757	£11,543,155	£10,955,269	£6,145,747	£3,687,773

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£66,418,546	£54,447,353	£54,396,705	£54,293,877	£53,700,419	£48,850,046	£46,373,505
60% LAR : 40% CIR	5%	£63,782,870	£51,993,883	£51,943,429	£51,840,939	£51,248,331	£46,404,185	£43,930,472
60% LAR : 40% CIR	10%	£61,137,248	£49,530,538	£49,480,261	£49,378,085	£48,786,258	£43,947,849	£41,476,745
60% LAR : 40% CIR	15%	£58,481,774	£47,057,411	£47,007,295	£46,905,406	£46,314,296	£41,481,141	£39,012,425
60% LAR : 40% CIR	20%	£55,816,544	£44,574,596	£44,524,625	£44,422,996	£43,832,537	£39,004,158	£36,537,613
60% LAR : 40% CIR	25%	£53,141,649	£42,082,185	£42,032,343	£41,930,949	£41,341,077	£36,516,999	£34,052,410
60% LAR : 40% CIR	30%	£50,457,185	£39,580,273	£39,530,544	£39,429,358	£38,840,009	£34,019,763	£31,556,916
60% LAR : 40% CIR	35%	£47,763,246	£37,068,952	£37,019,321	£36,918,319	£36,329,429	£31,512,550	£29,051,232
60% LAR : 40% CIR	40%	£45,059,924	£34,548,315	£34,498,766	£34,397,923	£33,809,429	£28,995,456	£26,535,460
60% LAR : 40% CIR	45%	£42,347,314	£32,018,456	£31,968,974	£31,868,265	£31,280,105	£26,468,583	£24,009,701
60% LAR : 40% CIR	50%	£39,625,512	£29,479,468	£29,430,039	£29,329,437	£28,741,551	£23,932,029	£21,474,055

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR in Perp		Value Area	Zone A - Kings Cross Lower

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£105,044,438	£92,751,237	£92,700,590	£92,597,761	£92,004,304	£87,153,931	£84,677,389
60% LAR : 40% CIR	5%	£102,408,761	£90,297,768	£90,247,313	£90,144,824	£89,552,215	£84,708,069	£82,234,356
60% LAR : 40% CIR	10%	£99,763,139	£87,834,423	£87,784,145	£87,681,969	£87,090,143	£82,251,734	£79,780,631
60% LAR : 40% CIR	15%	£97,107,665	£85,361,296	£85,311,180	£85,209,290	£84,618,180	£79,785,026	£77,316,310
60% LAR : 40% CIR	20%	£94,442,435	£82,878,480	£82,828,509	£82,726,880	£82,136,422	£77,308,043	£74,841,498
60% LAR : 40% CIR	25%	£91,767,540	£80,386,070	£80,336,227	£80,234,833	£79,644,961	£74,820,884	£72,356,294
60% LAR : 40% CIR	30%	£89,083,076	£77,884,158	£77,834,429	£77,733,243	£77,143,894	£72,323,648	£69,860,800
60% LAR : 40% CIR	35%	£86,389,137	£75,372,836	£75,323,205	£75,222,204	£74,633,313	£69,816,434	£67,355,116
60% LAR : 40% CIR	40%	£83,685,816	£72,852,199	£72,802,651	£72,701,807	£72,113,314	£67,299,341	£64,839,344
60% LAR : 40% CIR	45%	£80,973,206	£70,322,340	£70,272,859	£70,172,150	£69,583,990	£64,772,468	£62,313,585
60% LAR : 40% CIR	50%	£78,251,403	£67,783,352	£67,733,923	£67,633,322	£67,045,435	£62,235,913	£59,777,940

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,410,720	£5,117,519	£5,066,872	£4,964,043	£4,370,586	-£479,787	-£2,956,329
60% LAR : 40% CIR	5%	£14,775,043	£2,664,050	£2,613,595	£2,511,106	£1,918,497	-£2,925,649	-£5,399,361
60% LAR : 40% CIR	10%	£12,129,421	£200,705	£150,427	£48,251	-£543,574	-£5,381,983	-£7,853,087
60% LAR : 40% CIR	15%	£9,473,948	-£2,272,422	-£2,322,538	-£2,424,428	-£3,015,538	-£7,848,692	-£10,317,408
60% LAR : 40% CIR	20%	£6,808,717	-£4,755,237	-£4,805,209	-£4,906,838	-£5,497,296	-£10,325,675	-£12,792,220
60% LAR : 40% CIR	25%	£4,133,823	-£7,247,648	-£7,297,491	-£7,398,885	-£7,988,757	-£12,812,834	-£15,277,424
60% LAR : 40% CIR	30%	£1,449,358	-£9,749,560	-£9,799,289	-£9,900,474	-£10,489,824	-£15,310,070	-£17,772,918
60% LAR : 40% CIR	35%	-£1,244,581	-£12,260,882	-£12,310,513	-£12,411,514	-£13,000,405	-£17,817,284	-£20,278,602
60% LAR : 40% CIR	40%	-£3,947,902	-£14,781,519	-£14,831,067	-£14,931,911	-£15,520,404	-£20,334,377	-£22,794,374
60% LAR : 40% CIR	45%	-£6,660,511	-£17,311,378	-£17,360,859	-£17,461,568	-£18,049,728	-£22,861,250	-£25,320,133
60% LAR : 40% CIR	50%	-£9,382,315	-£19,850,365	-£19,899,795	-£20,000,395	-£20,588,283	-£25,397,805	-£27,855,778

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£53,723,669	£41,430,468	£41,379,821	£41,276,992	£40,683,534	£35,833,162	£33,356,620
60% LAR : 40% CIR	5%	£51,087,992	£38,976,999	£38,926,544	£38,824,055	£38,231,446	£33,387,300	£30,913,587
60% LAR : 40% CIR	10%	£48,442,370	£36,513,654	£36,463,376	£36,361,200	£35,769,374	£30,930,965	£28,459,861
60% LAR : 40% CIR	15%	£45,786,896	£34,040,527	£33,990,410	£33,888,521	£33,297,411	£28,464,256	£25,995,541
60% LAR : 40% CIR	20%	£43,121,666	£31,557,711	£31,507,740	£31,406,111	£30,815,653	£25,987,273	£23,520,729
60% LAR : 40% CIR	25%	£40,446,771	£29,065,301	£29,015,458	£28,914,064	£28,324,192	£23,500,115	£21,035,524
60% LAR : 40% CIR	30%	£37,762,307	£26,563,389	£26,513,659	£26,412,474	£25,823,125	£21,002,878	£18,540,031
60% LAR : 40% CIR	35%	£35,068,368	£24,052,067	£24,002,435	£23,901,434	£23,312,544	£18,495,665	£16,034,347
60% LAR : 40% CIR	40%	£32,365,046	£21,531,430	£21,481,882	£21,381,038	£20,792,545	£15,978,572	£13,518,575
60% LAR : 40% CIR	45%	£29,652,437	£19,001,571	£18,952,090	£18,851,381	£18,263,221	£13,451,699	£10,992,816
60% LAR : 40% CIR	50%	£26,930,633	£16,462,583	£16,413,154	£16,312,553	£15,724,666	£10,915,144	£8,457,170

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£68,770,079	£56,476,878	£56,426,231	£56,323,402	£55,729,945	£50,879,572	£48,403,030
60% LAR : 40% CIR	5%	£66,134,402	£54,023,409	£53,972,954	£53,870,465	£53,277,856	£48,433,710	£45,959,997
60% LAR : 40% CIR	10%	£63,488,780	£51,560,064	£51,509,786	£51,407,610	£50,815,784	£45,977,376	£43,506,272
60% LAR : 40% CIR	15%	£60,833,306	£49,086,937	£49,036,821	£48,934,931	£48,343,821	£43,510,667	£41,041,951
60% LAR : 40% CIR	20%	£58,168,076	£46,604,121	£46,554,150	£46,452,521	£45,862,063	£41,033,684	£38,567,139
60% LAR : 40% CIR	25%	£55,493,181	£44,111,711	£44,061,868	£43,960,474	£43,370,602	£38,546,525	£36,081,935
60% LAR : 40% CIR	30%	£52,808,717	£41,609,799	£41,560,070	£41,458,884	£40,869,535	£36,049,289	£33,586,441
60% LAR : 40% CIR	35%	£50,114,778	£39,098,477	£39,048,846	£38,947,845	£38,358,954	£33,542,075	£31,080,757
60% LAR : 40% CIR	40%	£47,411,457	£36,577,840	£36,528,292	£36,427,448	£35,838,955	£31,024,982	£28,564,985
60% LAR : 40% CIR	45%	£44,698,847	£34,047,981	£33,998,500	£33,897,791	£33,309,631	£28,498,109	£26,039,226
60% LAR : 40% CIR	50%	£41,977,044	£31,508,994	£31,459,564	£31,358,964	£30,771,076	£25,961,554	£23,503,581

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£86,556,361	£74,263,160	£74,212,513	£74,109,684	£73,516,227	£68,665,854	£66,189,312
60% LAR : 40% CIR	5%	£83,920,684	£71,809,691	£71,759,236	£71,656,747	£71,064,138	£66,219,992	£63,746,280
60% LAR : 40% CIR	10%	£81,275,062	£69,346,346	£69,296,068	£69,193,892	£68,602,067	£63,763,658	£61,292,554
60% LAR : 40% CIR	15%	£78,619,589	£66,873,219	£66,823,103	£66,721,213	£66,130,103	£61,296,949	£58,828,233
60% LAR : 40% CIR	20%	£75,954,358	£64,390,404	£64,340,432	£64,238,803	£63,648,345	£58,819,966	£56,353,421
60% LAR : 40% CIR	25%	£73,279,464	£61,897,993	£61,848,150	£61,746,756	£61,156,884	£56,332,807	£53,868,217
60% LAR : 40% CIR	30%	£70,594,999	£59,396,081	£59,346,352	£59,245,167	£58,655,817	£53,835,571	£51,372,723
60% LAR : 40% CIR	35%	£67,901,060	£56,884,759	£56,835,128	£56,734,127	£56,145,236	£51,328,357	£48,867,039
60% LAR : 40% CIR	40%	£65,197,739	£54,364,122	£54,314,574	£54,213,730	£53,625,237	£48,811,265	£46,351,267
60% LAR : 40% CIR	45%	£62,485,130	£51,834,263	£51,784,782	£51,684,073	£51,095,913	£46,284,391	£43,825,508
60% LAR : 40% CIR	50%	£59,763,326	£49,295,276	£49,245,846	£49,145,246	£48,557,358	£43,747,836	£41,289,863

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR in Perp	
No Units	105
Site Area	0.9 Ha

Value Area	Zone A - Kings Cross Higher	
Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£111,671,855	£99,272,682	£99,222,034	£99,119,206	£98,525,747	£93,675,375	£91,198,833
60% LAR : 40% CIR	5%	£108,704,808	£96,493,140	£96,442,685	£96,340,196	£95,747,588	£90,903,441	£88,429,729
60% LAR : 40% CIR	10%	£105,727,815	£93,703,723	£93,653,445	£93,551,269	£92,959,442	£88,121,033	£85,649,929
60% LAR : 40% CIR	15%	£102,740,971	£90,904,523	£90,854,408	£90,752,518	£90,161,408	£85,328,253	£82,859,537
60% LAR : 40% CIR	20%	£99,744,369	£88,095,636	£88,045,664	£87,944,035	£87,353,577	£82,525,198	£80,058,653
60% LAR : 40% CIR	25%	£96,738,104	£85,277,154	£85,227,311	£85,125,916	£84,536,044	£79,711,966	£77,247,377
60% LAR : 40% CIR	30%	£93,722,270	£82,449,168	£82,399,440	£82,298,254	£81,708,905	£76,888,659	£74,425,811
60% LAR : 40% CIR	35%	£90,696,958	£79,611,776	£79,562,144	£79,461,142	£78,872,252	£74,055,372	£71,594,055
60% LAR : 40% CIR	40%	£87,662,266	£76,765,066	£76,715,517	£76,614,674	£76,026,180	£71,212,208	£68,752,211
60% LAR : 40% CIR	45%	£84,618,286	£73,909,135	£73,859,653	£73,758,944	£73,170,784	£68,359,262	£65,900,380
60% LAR : 40% CIR	50%	£81,565,111	£71,044,075	£70,994,645	£70,894,044	£70,306,157	£65,496,636	£63,038,662

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£24,038,137	£11,638,964	£11,588,316	£11,485,488	£10,892,029	£6,041,657	£3,565,116
60% LAR : 40% CIR	5%	£21,071,090	£8,859,422	£8,808,967	£8,706,478	£8,113,870	£3,269,723	£796,011
60% LAR : 40% CIR	10%	£18,094,097	£6,070,005	£6,019,727	£5,917,551	£5,325,724	£487,316	-£1,983,788
60% LAR : 40% CIR	15%	£15,107,253	£3,270,805	£3,220,690	£3,118,800	£2,527,690	-£2,305,465	-£4,774,181
60% LAR : 40% CIR	20%	£12,110,651	£461,918	£411,946	£310,317	-£280,141	-£5,108,520	-£7,575,064
60% LAR : 40% CIR	25%	£9,104,386	-£2,356,564	-£2,406,407	-£2,507,802	-£3,097,673	-£7,921,752	-£10,386,341
60% LAR : 40% CIR	30%	£6,088,552	-£5,184,550	-£5,234,278	-£5,335,464	-£5,924,813	-£10,745,059	-£13,207,907
60% LAR : 40% CIR	35%	£3,063,240	-£8,021,942	-£8,071,574	-£8,172,576	-£8,761,466	-£13,578,345	-£16,039,663
60% LAR : 40% CIR	40%	£28,548	-£10,868,652	-£10,918,201	-£11,019,044	-£11,607,538	-£16,421,510	-£18,881,507
60% LAR : 40% CIR	45%	-£3,015,432	-£13,724,583	-£13,774,065	-£13,874,774	-£14,462,934	-£19,274,456	-£21,733,338
60% LAR : 40% CIR	50%	-£6,068,607	-£16,589,643	-£16,639,073	-£16,739,674	-£17,327,561	-£22,137,082	-£24,595,056

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£60,351,086	£47,951,913	£47,901,265	£47,798,436	£47,204,978	£42,354,606	£39,878,064
60% LAR : 40% CIR	5%	£57,384,039	£45,172,370	£45,121,916	£45,019,427	£44,426,819	£39,582,671	£37,108,960
60% LAR : 40% CIR	10%	£54,407,045	£42,382,954	£42,332,676	£42,230,500	£41,638,673	£36,800,264	£34,329,160
60% LAR : 40% CIR	15%	£51,420,202	£39,583,754	£39,533,638	£39,431,749	£38,840,639	£34,007,484	£31,538,768
60% LAR : 40% CIR	20%	£48,423,600	£36,774,866	£36,724,895	£36,623,266	£36,032,808	£31,204,429	£28,737,884
60% LAR : 40% CIR	25%	£45,417,335	£33,956,384	£33,906,541	£33,805,147	£33,215,275	£28,391,197	£25,926,608
60% LAR : 40% CIR	30%	£42,401,500	£31,128,399	£31,078,671	£30,977,485	£30,388,135	£25,567,890	£23,105,042
60% LAR : 40% CIR	35%	£39,376,189	£28,291,006	£28,241,375	£28,140,373	£27,551,482	£22,734,603	£20,273,286
60% LAR : 40% CIR	40%	£36,341,497	£25,444,297	£25,394,748	£25,293,905	£24,705,410	£19,891,439	£17,431,442
60% LAR : 40% CIR	45%	£33,297,517	£22,588,366	£22,538,884	£22,438,174	£21,850,014	£17,038,493	£14,579,611
60% LAR : 40% CIR	50%	£30,244,342	£19,723,306	£19,673,876	£19,573,275	£18,985,388	£14,175,867	£11,717,893

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£75,397,496	£62,998,323	£62,947,675	£62,844,847	£62,251,388	£57,401,016	£54,924,475
60% LAR : 40% CIR	5%	£72,430,449	£60,218,781	£60,168,326	£60,065,837	£59,473,229	£54,629,082	£52,155,370
60% LAR : 40% CIR	10%	£69,453,456	£57,429,364	£57,379,086	£57,276,910	£56,685,083	£51,846,674	£49,375,571
60% LAR : 40% CIR	15%	£66,466,612	£54,630,164	£54,580,049	£54,478,159	£53,887,049	£49,053,894	£46,585,178
60% LAR : 40% CIR	20%	£63,470,010	£51,821,277	£51,771,305	£51,669,676	£51,079,218	£46,250,839	£43,784,294
60% LAR : 40% CIR	25%	£60,463,745	£49,002,795	£48,952,952	£48,851,557	£48,261,686	£43,437,607	£40,973,018
60% LAR : 40% CIR	30%	£57,447,911	£46,174,809	£46,125,081	£46,023,895	£45,434,546	£40,614,300	£38,151,452
60% LAR : 40% CIR	35%	£54,422,599	£43,337,417	£43,287,785	£43,186,783	£42,597,893	£37,781,014	£35,319,696
60% LAR : 40% CIR	40%	£51,387,907	£40,490,707	£40,441,158	£40,340,315	£39,751,821	£34,937,849	£32,477,852
60% LAR : 40% CIR	45%	£48,343,927	£37,634,776	£37,585,294	£37,484,585	£36,896,425	£32,084,903	£29,626,021
60% LAR : 40% CIR	50%	£45,290,752	£34,769,716	£34,720,286	£34,619,685	£34,031,798	£29,222,277	£26,764,303

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£93,183,778	£80,784,605	£80,733,957	£80,631,129	£80,037,670	£75,187,298	£72,710,757
60% LAR : 40% CIR	5%	£90,216,731	£78,005,063	£77,954,608	£77,852,119	£77,259,511	£72,415,364	£69,941,652
60% LAR : 40% CIR	10%	£87,239,738	£75,215,646	£75,165,368	£75,063,192	£74,471,366	£69,632,957	£67,161,853
60% LAR : 40% CIR	15%	£84,252,894	£72,416,446	£72,366,331	£72,264,441	£71,673,331	£66,840,176	£64,371,460
60% LAR : 40% CIR	20%	£81,256,292	£69,607,559	£69,557,587	£69,455,958	£68,865,500	£64,037,121	£61,570,577
60% LAR : 40% CIR	25%	£78,250,027	£66,789,077	£66,739,234	£66,637,839	£66,047,968	£61,223,889	£58,759,300
60% LAR : 40% CIR	30%	£75,234,193	£63,961,091	£63,911,363	£63,810,177	£63,220,828	£58,400,582	£55,937,734
60% LAR : 40% CIR	35%	£72,208,881	£61,123,699	£61,074,067	£60,973,065	£60,384,175	£55,567,296	£53,105,978
60% LAR : 40% CIR	40%	£69,174,190	£58,276,989	£58,227,440	£58,126,597	£57,538,103	£52,724,131	£50,264,134
60% LAR : 40% CIR	45%	£66,130,209	£55,421,058	£55,371,576	£55,270,867	£54,682,707	£49,871,185	£47,412,303
60% LAR : 40% CIR	50%	£63,077,034	£52,555,998	£52,506,568	£52,405,967	£51,818,080	£47,008,559	£44,550,586

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR in Perp	

Value Area	Zone A - Lower Cenral Zone

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£110,771,737	£98,386,957	£98,336,309	£98,233,479	£97,640,022	£92,789,650	£90,313,108
60% LAR : 40% CIR	5%	£107,473,318	£95,281,342	£95,230,888	£95,128,398	£94,535,790	£89,691,643	£87,217,931
60% LAR : 40% CIR	10%	£104,164,955	£92,165,853	£92,115,575	£92,013,399	£91,421,572	£86,583,163	£84,112,060
60% LAR : 40% CIR	15%	£100,846,739	£89,040,582	£88,990,465	£88,888,575	£88,297,466	£83,464,311	£80,995,596
60% LAR : 40% CIR	20%	£97,518,767	£85,905,622	£85,855,651	£85,754,021	£85,163,563	£80,335,184	£77,868,639
60% LAR : 40% CIR	25%	£94,181,131	£82,761,067	£82,711,224	£82,609,830	£82,019,958	£77,195,881	£74,731,290
60% LAR : 40% CIR	30%	£90,833,925	£79,607,010	£79,557,281	£79,456,095	£78,866,746	£74,046,500	£71,583,652
60% LAR : 40% CIR	35%	£87,477,244	£76,443,544	£76,393,913	£76,292,911	£75,704,021	£70,887,142	£68,425,824
60% LAR : 40% CIR	40%	£84,111,181	£73,270,763	£73,221,215	£73,120,371	£72,531,877	£67,717,905	£65,257,908
60% LAR : 40% CIR	45%	£80,735,829	£70,088,760	£70,039,278	£69,938,568	£69,350,408	£64,538,887	£62,080,005
60% LAR : 40% CIR	50%	£77,351,284	£66,897,627	£66,848,198	£66,747,597	£66,159,710	£61,350,188	£58,892,214

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£23,138,019	£10,753,239	£10,702,591	£10,599,761	£10,006,304	£5,155,932	£2,679,390
60% LAR : 40% CIR	5%	£19,839,600	£7,647,624	£7,597,170	£7,494,680	£6,902,072	£2,057,926	-£415,787
60% LAR : 40% CIR	10%	£16,531,237	£4,532,135	£4,481,857	£4,379,681	£3,787,854	-£1,050,555	-£3,521,657
60% LAR : 40% CIR	15%	£13,213,021	£1,406,864	£1,356,747	£1,254,857	£663,748	-£4,169,407	-£6,638,122
60% LAR : 40% CIR	20%	£9,885,049	-£1,728,096	-£1,778,067	-£1,879,696	-£2,470,155	-£7,298,534	-£9,765,079
60% LAR : 40% CIR	25%	£6,547,413	-£4,872,651	-£4,922,494	-£5,023,888	-£5,613,760	-£10,437,837	-£12,902,428
60% LAR : 40% CIR	30%	£3,200,207	-£8,026,708	-£8,076,437	-£8,177,623	-£8,766,972	-£13,587,218	-£16,050,066
60% LAR : 40% CIR	35%	-£156,474	-£11,190,174	-£11,239,805	-£11,340,807	-£11,929,697	-£16,746,576	-£19,207,893
60% LAR : 40% CIR	40%	-£3,522,537	-£14,362,955	-£14,412,503	-£14,513,347	-£15,101,841	-£19,915,813	-£22,375,810
60% LAR : 40% CIR	45%	-£6,897,889	-£17,544,958	-£17,594,440	-£17,695,150	-£18,283,309	-£23,094,831	-£25,553,713
60% LAR : 40% CIR	50%	-£10,282,434	-£20,736,091	-£20,785,520	-£20,886,121	-£21,474,008	-£26,283,530	-£28,741,504

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£59,450,967	£47,066,187	£47,015,539	£46,912,710	£46,319,253	£41,468,881	£38,992,339
60% LAR : 40% CIR	5%	£56,152,549	£43,960,572	£43,910,119	£43,807,629	£43,215,021	£38,370,874	£35,897,162
60% LAR : 40% CIR	10%	£52,844,186	£40,845,084	£40,794,806	£40,692,630	£40,100,803	£35,262,394	£32,791,291
60% LAR : 40% CIR	15%	£49,525,970	£37,719,812	£37,669,695	£37,567,806	£36,976,697	£32,143,542	£29,674,826
60% LAR : 40% CIR	20%	£46,197,998	£34,584,853	£34,534,881	£34,433,252	£33,842,794	£29,014,415	£26,547,869
60% LAR : 40% CIR	25%	£42,860,361	£31,440,298	£31,390,455	£31,289,060	£30,699,189	£25,875,112	£23,410,521
60% LAR : 40% CIR	30%	£39,513,156	£28,286,240	£28,236,512	£28,135,326	£27,545,977	£22,725,731	£20,262,883
60% LAR : 40% CIR	35%	£36,156,474	£25,122,775	£25,073,144	£24,972,142	£24,383,252	£19,566,373	£17,105,055
60% LAR : 40% CIR	40%	£32,790,412	£21,949,993	£21,900,445	£21,799,601	£21,211,108	£16,397,136	£13,937,138
60% LAR : 40% CIR	45%	£29,415,060	£18,767,991	£18,718,509	£18,617,799	£18,029,639	£13,218,117	£10,759,236
60% LAR : 40% CIR	50%	£26,030,515	£15,576,858	£15,527,428	£15,426,828	£14,838,941	£10,029,419	£7,571,445

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£74,497,378	£62,112,598	£62,061,950	£61,959,120	£61,365,663	£56,515,291	£54,038,749
60% LAR : 40% CIR	5%	£71,198,959	£59,006,983	£58,956,529	£58,854,039	£58,261,431	£53,417,285	£50,943,572
60% LAR : 40% CIR	10%	£67,890,596	£55,891,494	£55,841,216	£55,739,040	£55,147,213	£50,308,804	£47,837,702
60% LAR : 40% CIR	15%	£64,572,380	£52,766,223	£52,716,106	£52,614,216	£52,023,107	£47,189,952	£44,721,237
60% LAR : 40% CIR	20%	£61,244,408	£49,631,263	£49,581,292	£49,479,663	£48,889,204	£44,060,825	£41,594,280
60% LAR : 40% CIR	25%	£57,906,772	£46,486,708	£46,436,865	£46,335,471	£45,745,599	£40,921,522	£38,456,931
60% LAR : 40% CIR	30%	£54,559,566	£43,332,651	£43,282,922	£43,181,736	£42,592,387	£37,772,141	£35,309,293
60% LAR : 40% CIR	35%	£51,202,885	£40,169,185	£40,119,554	£40,018,552	£39,429,662	£34,612,783	£32,151,465
60% LAR : 40% CIR	40%	£47,836,822	£36,996,404	£36,946,856	£36,846,012	£36,257,518	£31,443,546	£28,983,549
60% LAR : 40% CIR	45%	£44,461,470	£33,814,401	£33,764,919	£33,664,209	£33,076,050	£28,264,528	£25,805,646
60% LAR : 40% CIR	50%	£41,076,925	£30,623,268	£30,573,839	£30,473,238	£29,885,351	£25,075,829	£22,617,855

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£92,283,660	£79,898,880	£79,848,232	£79,745,402	£79,151,945	£74,301,573	£71,825,031
60% LAR : 40% CIR	5%	£88,985,241	£76,793,265	£76,742,811	£76,640,321	£76,047,713	£71,203,567	£68,729,854
60% LAR : 40% CIR	10%	£85,676,878	£73,677,776	£73,627,498	£73,525,322	£72,933,495	£68,095,087	£65,623,984
60% LAR : 40% CIR	15%	£82,358,662	£70,552,505	£70,502,388	£70,400,498	£69,809,389	£64,976,234	£62,507,519
60% LAR : 40% CIR	20%	£79,030,690	£67,417,545	£67,367,574	£67,265,945	£66,675,486	£61,847,107	£59,380,562
60% LAR : 40% CIR	25%	£75,693,054	£64,272,990	£64,223,147	£64,121,753	£63,531,881	£58,707,804	£56,243,213
60% LAR : 40% CIR	30%	£72,345,848	£61,118,933	£61,069,204	£60,968,018	£60,378,669	£55,558,423	£53,095,575
60% LAR : 40% CIR	35%	£68,989,167	£57,955,467	£57,905,836	£57,804,834	£57,215,944	£52,399,065	£49,937,748
60% LAR : 40% CIR	40%	£65,623,104	£54,782,686	£54,733,138	£54,632,294	£54,043,800	£49,229,828	£46,769,831
60% LAR : 40% CIR	45%	£62,247,752	£51,600,683	£51,551,201	£51,450,491	£50,862,332	£46,050,810	£43,591,928
60% LAR : 40% CIR	50%	£58,863,207	£48,409,550	£48,360,121	£48,259,520	£47,671,633	£42,862,111	£40,404,137

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR in Perp	

Value Area	**Zone A - Medium Central Zone**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£126,235,711	£113,603,659	£113,553,011	£113,450,183	£112,856,725	£108,006,353	£105,529,811
60% LAR : 40% CIR	5%	£122,164,094	£109,737,210	£109,686,756	£109,584,266	£108,991,658	£104,147,511	£101,673,799
60% LAR : 40% CIR	10%	£118,082,532	£105,860,885	£105,810,608	£105,708,432	£105,116,606	£100,278,197	£97,807,093
60% LAR : 40% CIR	15%	£113,991,118	£101,974,779	£101,924,663	£101,822,774	£101,231,664	£96,398,508	£93,929,793
60% LAR : 40% CIR	20%	£109,889,947	£98,078,985	£98,029,013	£97,927,384	£97,336,925	£92,508,546	£90,042,001
60% LAR : 40% CIR	25%	£105,779,112	£94,173,594	£94,123,752	£94,022,358	£93,432,486	£88,608,408	£86,143,818
60% LAR : 40% CIR	30%	£101,658,707	£90,258,702	£90,208,973	£90,107,788	£89,518,438	£84,698,193	£82,235,344
60% LAR : 40% CIR	35%	£97,528,827	£86,334,402	£86,284,770	£86,183,768	£85,594,878	£80,777,999	£78,316,681
60% LAR : 40% CIR	40%	£93,389,565	£82,400,785	£82,351,236	£82,250,392	£81,661,899	£76,847,927	£74,387,930
60% LAR : 40% CIR	45%	£89,241,015	£78,457,946	£78,408,465	£78,307,755	£77,719,596	£72,908,074	£70,449,191
60% LAR : 40% CIR	50%	£85,083,272	£74,505,979	£74,456,549	£74,355,949	£73,768,061	£68,958,539	£66,500,566

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£38,601,993	£25,969,941	£25,919,293	£25,816,465	£25,223,007	£20,372,635	£17,896,093
60% LAR : 40% CIR	5%	£34,530,376	£22,103,492	£22,053,038	£21,950,548	£21,357,940	£16,513,794	£14,040,081
60% LAR : 40% CIR	10%	£30,448,814	£18,227,167	£18,176,891	£18,074,714	£17,482,888	£12,644,479	£10,173,375
60% LAR : 40% CIR	15%	£26,357,400	£14,341,061	£14,290,945	£14,189,056	£13,597,946	£8,764,790	£6,296,075
60% LAR : 40% CIR	20%	£22,256,229	£10,445,267	£10,395,295	£10,293,666	£9,703,207	£4,874,828	£2,408,284
60% LAR : 40% CIR	25%	£18,145,394	£6,539,876	£6,490,034	£6,388,640	£5,798,768	£974,690	-£1,489,900
60% LAR : 40% CIR	30%	£14,024,989	£2,624,984	£2,575,255	£2,474,070	£1,884,720	-£2,935,525	-£5,398,374
60% LAR : 40% CIR	35%	£9,895,109	-£1,299,316	-£1,348,948	-£1,449,950	-£2,038,840	-£6,855,719	-£9,317,037
60% LAR : 40% CIR	40%	£5,755,847	-£5,232,932	-£5,282,482	-£5,383,325	-£5,971,819	-£10,785,791	-£13,245,788
60% LAR : 40% CIR	45%	£1,607,298	-£9,175,772	-£9,225,253	-£9,325,963	-£9,914,122	-£14,725,644	-£17,184,527
60% LAR : 40% CIR	50%	-£2,550,446	-£13,127,739	-£13,177,169	-£13,277,769	-£13,865,657	-£18,675,179	-£21,133,152

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£74,914,942	£62,282,890	£62,232,242	£62,129,414	£61,535,956	£56,685,583	£54,209,042
60% LAR : 40% CIR	5%	£70,843,325	£58,416,440	£58,365,987	£58,263,497	£57,670,889	£52,826,742	£50,353,030
60% LAR : 40% CIR	10%	£66,761,762	£54,540,116	£54,489,839	£54,387,663	£53,795,836	£48,957,427	£46,486,324
60% LAR : 40% CIR	15%	£62,670,348	£50,654,010	£50,603,894	£50,502,004	£49,910,894	£45,077,739	£42,609,024
60% LAR : 40% CIR	20%	£58,569,178	£46,758,215	£46,708,244	£46,606,615	£46,016,156	£41,187,777	£38,721,232
60% LAR : 40% CIR	25%	£54,458,343	£42,852,825	£42,802,983	£42,701,589	£42,111,717	£37,287,639	£34,823,049
60% LAR : 40% CIR	30%	£50,337,938	£38,937,933	£38,888,203	£38,787,018	£38,197,669	£33,377,423	£30,914,575
60% LAR : 40% CIR	35%	£46,208,058	£35,013,633	£34,964,001	£34,862,999	£34,274,109	£29,457,229	£26,995,912
60% LAR : 40% CIR	40%	£42,068,796	£31,080,016	£31,030,467	£30,929,623	£30,341,130	£25,527,157	£23,067,160
60% LAR : 40% CIR	45%	£37,920,246	£27,137,177	£27,087,696	£26,986,986	£26,398,826	£21,587,304	£19,128,422
60% LAR : 40% CIR	50%	£33,762,503	£23,185,209	£23,135,780	£23,035,179	£22,447,292	£17,637,770	£15,179,796

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£89,961,352	£77,329,300	£77,278,652	£77,175,824	£76,582,366	£71,731,994	£69,255,452
60% LAR : 40% CIR	5%	£85,889,735	£73,462,851	£73,412,397	£73,309,907	£72,717,299	£67,873,153	£65,399,440
60% LAR : 40% CIR	10%	£81,808,173	£69,586,526	£69,536,250	£69,434,073	£68,842,247	£64,003,838	£61,532,734
60% LAR : 40% CIR	15%	£77,716,759	£65,700,420	£65,650,304	£65,548,415	£64,957,305	£60,124,149	£57,655,434
60% LAR : 40% CIR	20%	£73,615,588	£61,804,626	£61,754,654	£61,653,025	£61,062,566	£56,234,187	£53,767,642
60% LAR : 40% CIR	25%	£69,504,753	£57,899,235	£57,849,393	£57,747,999	£57,158,127	£52,334,049	£49,869,459
60% LAR : 40% CIR	30%	£65,384,348	£53,984,343	£53,934,614	£53,833,429	£53,244,079	£48,423,834	£45,960,985
60% LAR : 40% CIR	35%	£61,254,468	£50,060,043	£50,010,411	£49,909,409	£49,320,519	£44,503,640	£42,042,322
60% LAR : 40% CIR	40%	£57,115,206	£46,126,426	£46,076,877	£45,976,033	£45,387,540	£40,573,568	£38,113,571
60% LAR : 40% CIR	45%	£52,966,656	£42,183,587	£42,134,106	£42,033,396	£41,445,237	£36,633,715	£34,174,832
60% LAR : 40% CIR	50%	£48,808,913	£38,231,620	£38,182,190	£38,081,590	£37,493,702	£32,684,180	£30,226,207

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£107,747,634	£95,115,583	£95,064,934	£94,962,106	£94,368,648	£89,518,276	£87,041,734
60% LAR : 40% CIR	5%	£103,676,017	£91,249,133	£91,198,679	£91,096,189	£90,503,581	£85,659,435	£83,185,722
60% LAR : 40% CIR	10%	£99,594,455	£87,372,808	£87,322,532	£87,220,356	£86,628,529	£81,790,120	£79,319,016
60% LAR : 40% CIR	15%	£95,503,041	£83,486,702	£83,436,586	£83,334,697	£82,743,587	£77,910,431	£75,441,716
60% LAR : 40% CIR	20%	£91,401,870	£79,590,908	£79,540,936	£79,439,307	£78,848,848	£74,020,469	£71,553,925
60% LAR : 40% CIR	25%	£87,291,035	£75,685,517	£75,635,675	£75,534,281	£74,944,409	£70,120,331	£67,655,741
60% LAR : 40% CIR	30%	£83,170,630	£71,770,625	£71,720,896	£71,619,711	£71,030,361	£66,210,116	£63,747,267
60% LAR : 40% CIR	35%	£79,040,751	£67,846,325	£67,796,693	£67,695,691	£67,106,801	£62,289,922	£59,828,604
60% LAR : 40% CIR	40%	£74,901,488	£63,912,709	£63,863,159	£63,762,316	£63,173,822	£58,359,850	£55,899,853
60% LAR : 40% CIR	45%	£70,752,939	£59,969,869	£59,920,388	£59,819,678	£59,231,519	£54,419,997	£51,961,114
60% LAR : 40% CIR	50%	£66,595,195	£56,017,902	£55,968,472	£55,867,872	£55,279,984	£50,470,462	£48,012,489

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR in Perp

Value Area	**Zone A - Higher Central Zone**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£135,072,268	£122,298,918	£122,248,270	£122,145,442	£121,551,984	£116,701,612	£114,225,070
60% LAR : 40% CIR	5%	£130,558,823	£117,997,706	£117,947,252	£117,844,762	£117,252,154	£112,408,007	£109,934,295
60% LAR : 40% CIR	10%	£126,035,433	£113,686,618	£113,636,341	£113,534,165	£112,942,339	£108,103,930	£105,632,826
60% LAR : 40% CIR	15%	£121,502,191	£109,365,749	£109,315,633	£109,213,743	£108,622,633	£103,789,479	£101,320,763
60% LAR : 40% CIR	20%	£116,959,193	£105,035,191	£104,985,220	£104,883,591	£104,293,133	£99,464,753	£96,998,208
60% LAR : 40% CIR	25%	£112,406,529	£100,695,039	£100,645,196	£100,543,802	£99,953,930	£95,129,852	£92,665,262
60% LAR : 40% CIR	30%	£107,844,297	£96,345,384	£96,295,655	£96,194,469	£95,605,119	£90,784,874	£88,322,026
60% LAR : 40% CIR	35%	£103,272,589	£91,986,320	£91,936,688	£91,835,686	£91,246,796	£86,429,918	£83,968,600
60% LAR : 40% CIR	40%	£98,691,500	£87,617,941	£87,568,392	£87,467,549	£86,879,054	£82,065,082	£79,605,086
60% LAR : 40% CIR	45%	£94,101,122	£83,240,339	£83,190,857	£83,090,148	£82,501,988	£77,690,466	£75,231,583
60% LAR : 40% CIR	50%	£89,501,550	£78,853,608	£78,804,179	£78,703,578	£78,115,691	£73,306,169	£70,848,195

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£47,438,550	£34,665,200	£34,614,552	£34,511,724	£33,918,266	£29,067,894	£26,591,352
60% LAR : 40% CIR	5%	£42,925,105	£30,363,988	£30,313,534	£30,211,044	£29,618,436	£24,774,289	£22,300,577
60% LAR : 40% CIR	10%	£38,401,715	£26,052,900	£26,002,623	£25,900,447	£25,308,621	£20,470,212	£17,999,108
60% LAR : 40% CIR	15%	£33,868,473	£21,732,032	£21,681,915	£21,580,025	£20,988,915	£16,155,761	£13,687,046
60% LAR : 40% CIR	20%	£29,325,475	£17,401,473	£17,351,502	£17,249,873	£16,659,415	£11,831,035	£9,364,490
60% LAR : 40% CIR	25%	£24,772,811	£13,061,321	£13,011,478	£12,910,084	£12,320,212	£7,496,134	£5,031,544
60% LAR : 40% CIR	30%	£20,210,579	£8,711,666	£8,661,937	£8,560,751	£7,971,401	£3,151,156	£688,308
60% LAR : 40% CIR	35%	£15,638,871	£4,352,602	£4,302,970	£4,201,968	£3,613,078	-£1,203,800	-£3,665,118
60% LAR : 40% CIR	40%	£11,057,782	-£15,777	-£65,326	-£166,169	-£754,664	-£5,568,636	-£8,028,632
60% LAR : 40% CIR	45%	£6,467,404	-£4,393,379	-£4,442,861	-£4,543,570	-£5,131,730	-£9,943,252	-£12,402,135
60% LAR : 40% CIR	50%	£1,867,832	-£8,780,110	-£8,829,539	-£8,930,140	-£9,518,027	-£14,327,549	-£16,785,523

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£83,751,499	£70,978,149	£70,927,501	£70,824,673	£70,231,215	£65,380,842	£62,904,301
60% LAR : 40% CIR	5%	£79,238,054	£66,676,936	£66,626,483	£66,523,993	£65,931,385	£61,087,237	£58,613,526
60% LAR : 40% CIR	10%	£74,714,664	£62,365,849	£62,315,572	£62,213,395	£61,621,570	£56,783,161	£54,312,057
60% LAR : 40% CIR	15%	£70,181,422	£58,044,980	£57,994,863	£57,892,974	£57,301,864	£52,468,710	£49,999,994
60% LAR : 40% CIR	20%	£65,638,423	£53,714,422	£53,664,451	£53,562,822	£52,972,363	£48,143,984	£45,677,439
60% LAR : 40% CIR	25%	£61,085,760	£49,374,269	£49,324,427	£49,223,032	£48,633,160	£43,809,082	£41,344,493
60% LAR : 40% CIR	30%	£56,523,528	£45,024,615	£44,974,885	£44,873,699	£44,284,350	£39,464,104	£37,001,257
60% LAR : 40% CIR	35%	£51,951,820	£40,665,551	£40,615,919	£40,514,917	£39,926,027	£35,109,148	£32,647,831
60% LAR : 40% CIR	40%	£47,370,731	£36,297,171	£36,247,622	£36,146,779	£35,558,285	£30,744,313	£28,284,317
60% LAR : 40% CIR	45%	£42,780,353	£31,919,570	£31,870,088	£31,769,379	£31,181,219	£26,369,697	£23,910,814
60% LAR : 40% CIR	50%	£38,180,781	£27,532,839	£27,483,409	£27,382,809	£26,794,922	£21,985,399	£19,527,426

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£98,797,909	£86,024,559	£85,973,911	£85,871,083	£85,277,625	£80,427,253	£77,950,711
60% LAR : 40% CIR	5%	£94,284,464	£81,723,347	£81,672,893	£81,570,403	£80,977,795	£76,133,648	£73,659,936
60% LAR : 40% CIR	10%	£89,761,074	£77,412,259	£77,361,982	£77,259,806	£76,667,980	£71,829,571	£69,358,467
60% LAR : 40% CIR	15%	£85,227,832	£73,091,391	£73,041,274	£72,939,384	£72,348,274	£67,515,120	£65,046,405
60% LAR : 40% CIR	20%	£80,684,834	£68,760,832	£68,710,861	£68,609,232	£68,018,774	£63,190,394	£60,723,849
60% LAR : 40% CIR	25%	£76,132,170	£64,420,680	£64,370,837	£64,269,443	£63,679,571	£58,855,493	£56,390,903
60% LAR : 40% CIR	30%	£71,569,938	£60,071,025	£60,021,296	£59,920,110	£59,330,760	£54,510,515	£52,047,667
60% LAR : 40% CIR	35%	£66,998,230	£55,711,961	£55,662,329	£55,561,327	£54,972,437	£50,155,559	£47,694,241
60% LAR : 40% CIR	40%	£62,417,141	£51,343,582	£51,294,033	£51,193,190	£50,604,695	£45,790,723	£43,330,727
60% LAR : 40% CIR	45%	£57,826,763	£46,965,980	£46,916,498	£46,815,789	£46,227,629	£41,416,107	£38,957,224
60% LAR : 40% CIR	50%	£53,227,191	£42,579,249	£42,529,820	£42,429,219	£41,841,332	£37,031,810	£34,573,836

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£116,584,191	£103,810,842	£103,760,193	£103,657,365	£103,063,907	£98,213,535	£95,736,993
60% LAR : 40% CIR	5%	£112,070,746	£99,509,629	£99,459,175	£99,356,685	£98,764,077	£93,919,930	£91,446,218
60% LAR : 40% CIR	10%	£107,547,356	£95,198,541	£95,148,264	£95,046,088	£94,454,262	£89,615,853	£87,144,749
60% LAR : 40% CIR	15%	£103,014,114	£90,877,673	£90,827,556	£90,725,666	£90,134,556	£85,301,402	£82,832,687
60% LAR : 40% CIR	20%	£98,471,116	£86,547,114	£86,497,143	£86,395,514	£85,805,056	£80,976,676	£78,510,131
60% LAR : 40% CIR	25%	£93,918,452	£82,206,962	£82,157,119	£82,055,725	£81,465,853	£76,641,775	£74,177,185
60% LAR : 40% CIR	30%	£89,356,220	£77,857,307	£77,807,578	£77,706,392	£77,117,042	£72,296,797	£69,833,949
60% LAR : 40% CIR	35%	£84,784,512	£73,498,243	£73,448,612	£73,347,609	£72,758,719	£67,941,841	£65,480,523
60% LAR : 40% CIR	40%	£80,203,423	£69,129,864	£69,080,315	£68,979,472	£68,390,977	£63,577,005	£61,117,009
60% LAR : 40% CIR	45%	£75,613,045	£64,752,262	£64,702,780	£64,602,071	£64,013,911	£59,202,389	£56,743,506
60% LAR : 40% CIR	50%	£71,013,473	£60,365,531	£60,316,102	£60,215,501	£59,627,614	£54,818,092	£52,360,118

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR for 15 Years		Value Area	Zone A - Zone 1 and Eastern Central Zone

No Units	105	Sales value inflation		Base
Site Area	0.9 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£94,728,373	£84,034,366	£83,983,719	£83,880,890	£83,287,433	£78,437,059	£75,960,518
60% LAR : 40% CIR	5%	£92,107,643	£81,571,035	£81,520,581	£81,418,092	£80,825,484	£75,981,336	£73,507,625
60% LAR : 40% CIR	10%	£89,476,968	£79,097,830	£79,047,553	£78,945,377	£78,353,550	£73,515,141	£71,044,037
60% LAR : 40% CIR	15%	£86,836,441	£76,614,842	£76,564,726	£76,462,836	£75,871,727	£71,038,572	£68,569,856
60% LAR : 40% CIR	20%	£84,186,156	£74,122,166	£74,072,195	£73,970,566	£73,380,108	£68,551,728	£66,085,183
60% LAR : 40% CIR	25%	£81,526,209	£71,619,895	£71,570,053	£71,468,659	£70,878,786	£66,054,709	£63,590,119
60% LAR : 40% CIR	30%	£78,856,691	£69,108,122	£69,058,393	£68,957,207	£68,367,857	£63,547,612	£61,084,764
60% LAR : 40% CIR	35%	£76,177,698	£66,586,939	£66,537,309	£66,436,307	£65,847,416	£61,030,537	£58,569,219
60% LAR : 40% CIR	40%	£73,489,324	£64,056,442	£64,006,893	£63,906,050	£63,317,556	£58,503,583	£56,043,587
60% LAR : 40% CIR	45%	£70,791,661	£61,516,722	£61,467,240	£61,366,531	£60,778,371	£55,966,849	£53,507,967
60% LAR : 40% CIR	50%	£68,084,805	£58,967,873	£58,918,443	£58,817,842	£58,229,955	£53,420,434	£50,962,461

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,094,655	-£3,599,352	-£3,649,999	-£3,752,828	-£4,346,285	-£9,196,659	-£11,673,200
60% LAR : 40% CIR	5%	£4,473,925	-£6,062,682	-£6,113,137	-£6,215,626	-£6,808,234	-£11,652,381	-£14,126,093
60% LAR : 40% CIR	10%	£1,843,250	-£8,535,888	-£8,586,165	-£8,688,341	-£9,280,168	-£14,118,577	-£16,589,681
60% LAR : 40% CIR	15%	-£797,277	-£11,018,876	-£11,068,992	-£11,170,882	-£11,761,991	-£16,595,146	-£19,063,862
60% LAR : 40% CIR	20%	-£3,447,561	-£13,511,552	-£13,561,523	-£13,663,152	-£14,253,610	-£19,081,990	-£21,548,535
60% LAR : 40% CIR	25%	-£6,107,509	-£16,013,823	-£16,063,665	-£16,165,059	-£16,754,932	-£21,579,009	-£24,043,599
60% LAR : 40% CIR	30%	-£8,777,027	-£18,525,596	-£18,575,325	-£18,676,511	-£19,265,861	-£24,086,106	-£26,548,954
60% LAR : 40% CIR	35%	-£11,456,020	-£21,046,779	-£21,096,409	-£21,197,411	-£21,786,302	-£26,603,181	-£29,064,499
60% LAR : 40% CIR	40%	-£14,144,394	-£23,577,276	-£23,626,825	-£23,727,668	-£24,316,162	-£29,130,135	-£31,590,131
60% LAR : 40% CIR	45%	-£16,842,057	-£26,116,996	-£26,166,477	-£26,267,187	-£26,855,347	-£31,666,869	-£34,125,751
60% LAR : 40% CIR	50%	-£19,548,913	-£28,665,844	-£28,715,275	-£28,815,876	-£29,403,763	-£34,213,284	-£36,671,257

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£43,407,603	£32,713,597	£32,662,950	£32,560,121	£31,966,663	£27,116,290	£24,639,749
60% LAR : 40% CIR	5%	£40,786,874	£30,250,266	£30,199,812	£30,097,323	£29,504,715	£24,660,567	£22,186,856
60% LAR : 40% CIR	10%	£38,156,199	£27,777,061	£27,726,783	£27,624,607	£27,032,781	£22,194,372	£19,723,268
60% LAR : 40% CIR	15%	£35,515,672	£25,294,073	£25,243,956	£25,142,067	£24,550,958	£19,717,803	£17,249,087
60% LAR : 40% CIR	20%	£32,865,387	£22,801,397	£22,751,426	£22,649,797	£22,059,338	£17,230,959	£14,764,414
60% LAR : 40% CIR	25%	£30,205,440	£20,299,126	£20,249,284	£20,147,889	£19,558,016	£14,733,939	£12,269,350
60% LAR : 40% CIR	30%	£27,535,922	£17,787,353	£17,737,623	£17,636,437	£17,047,088	£12,226,842	£9,763,995
60% LAR : 40% CIR	35%	£24,856,929	£15,266,170	£15,216,539	£15,115,537	£14,526,647	£9,709,768	£7,248,450
60% LAR : 40% CIR	40%	£22,168,555	£12,735,673	£12,686,124	£12,585,281	£11,996,786	£7,182,814	£4,722,818
60% LAR : 40% CIR	45%	£19,470,892	£10,195,952	£10,146,471	£10,045,762	£9,457,602	£4,646,080	£2,187,197
60% LAR : 40% CIR	50%	£16,764,036	£7,647,104	£7,597,674	£7,497,073	£6,909,186	£2,099,665	-£358,309

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£58,454,014	£47,760,007	£47,709,360	£47,606,531	£47,013,074	£42,162,700	£39,686,159
60% LAR : 40% CIR	5%	£55,833,284	£45,296,676	£45,246,222	£45,143,733	£44,551,125	£39,706,977	£37,233,266
60% LAR : 40% CIR	10%	£53,202,609	£42,823,471	£42,773,194	£42,671,018	£42,079,191	£37,240,782	£34,769,678
60% LAR : 40% CIR	15%	£50,562,082	£40,340,483	£40,290,367	£40,188,477	£39,597,368	£34,764,213	£32,295,497
60% LAR : 40% CIR	20%	£47,911,797	£37,847,807	£37,797,836	£37,696,207	£37,105,749	£32,277,369	£29,810,824
60% LAR : 40% CIR	25%	£45,251,850	£35,345,536	£35,295,694	£35,194,300	£34,604,427	£29,780,350	£27,315,760
60% LAR : 40% CIR	30%	£42,582,332	£32,833,763	£32,784,034	£32,682,848	£32,093,498	£27,273,253	£24,810,405
60% LAR : 40% CIR	35%	£39,903,339	£30,312,580	£30,262,950	£30,161,948	£29,573,057	£24,756,178	£22,294,860
60% LAR : 40% CIR	40%	£37,214,965	£27,782,083	£27,732,534	£27,631,691	£27,043,197	£22,229,224	£19,769,228
60% LAR : 40% CIR	45%	£34,517,302	£25,242,363	£25,192,882	£25,092,172	£24,504,012	£19,692,490	£17,233,608
60% LAR : 40% CIR	50%	£31,810,446	£22,693,514	£22,644,084	£22,543,483	£21,955,596	£17,146,075	£14,688,102

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£76,240,296	£65,546,289	£65,495,642	£65,392,813	£64,799,356	£59,948,982	£57,472,441
60% LAR : 40% CIR	5%	£73,619,566	£63,082,959	£63,032,504	£62,930,015	£62,337,407	£57,493,260	£55,019,548
60% LAR : 40% CIR	10%	£70,988,891	£60,609,753	£60,559,476	£60,457,300	£59,865,473	£55,027,064	£52,555,960
60% LAR : 40% CIR	15%	£68,348,364	£58,126,765	£58,076,649	£57,974,759	£57,383,650	£52,550,495	£50,081,780
60% LAR : 40% CIR	20%	£65,698,080	£55,634,089	£55,584,118	£55,482,489	£54,892,031	£50,063,651	£47,597,106
60% LAR : 40% CIR	25%	£63,038,132	£53,131,818	£53,081,976	£52,980,582	£52,390,709	£47,566,632	£45,102,042
60% LAR : 40% CIR	30%	£60,368,615	£50,620,045	£50,570,316	£50,469,130	£49,879,780	£45,059,535	£42,596,687
60% LAR : 40% CIR	35%	£57,689,622	£48,098,862	£48,049,232	£47,948,230	£47,359,339	£42,542,460	£40,081,142
60% LAR : 40% CIR	40%	£55,001,247	£45,568,365	£45,518,816	£45,417,973	£44,829,479	£40,015,506	£37,555,510
60% LAR : 40% CIR	45%	£52,303,584	£43,028,645	£42,979,164	£42,878,454	£42,290,294	£37,478,772	£35,019,890
60% LAR : 40% CIR	50%	£49,596,728	£40,479,797	£40,430,366	£40,329,766	£39,741,878	£34,932,357	£32,474,384

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR for 15 Years	
Value Area	Zone A - Kings Cross Lower

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£117,183,368	£106,130,303	£106,079,655	£105,976,826	£105,383,369	£100,532,997	£98,056,454
60% LAR : 40% CIR	5%	£114,562,639	£103,666,972	£103,616,518	£103,514,028	£102,921,420	£98,077,273	£95,603,562
60% LAR : 40% CIR	10%	£111,931,963	£101,193,767	£101,143,489	£101,041,313	£100,449,486	£95,611,077	£93,139,974
60% LAR : 40% CIR	15%	£109,291,437	£98,710,779	£98,660,663	£98,558,773	£97,967,663	£93,134,508	£90,665,793
60% LAR : 40% CIR	20%	£106,641,152	£96,218,103	£96,168,131	£96,066,502	£95,476,044	£90,647,665	£88,181,119
60% LAR : 40% CIR	25%	£103,981,205	£93,715,831	£93,665,989	£93,564,595	£92,974,723	£88,150,645	£85,686,056
60% LAR : 40% CIR	30%	£101,311,687	£91,204,058	£91,154,329	£91,053,144	£90,463,794	£85,643,548	£83,180,700
60% LAR : 40% CIR	35%	£98,632,694	£88,682,876	£88,633,245	£88,532,243	£87,943,352	£83,126,473	£80,665,156
60% LAR : 40% CIR	40%	£95,944,320	£86,152,378	£86,102,829	£86,001,986	£85,413,492	£80,599,519	£78,139,523
60% LAR : 40% CIR	45%	£93,246,657	£83,612,659	£83,563,177	£83,462,467	£82,874,308	£78,062,786	£75,603,903
60% LAR : 40% CIR	50%	£90,539,801	£81,063,810	£81,014,380	£80,913,780	£80,325,893	£75,516,370	£73,058,397

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£29,549,650	£18,496,585	£18,445,937	£18,343,108	£17,749,651	£12,899,279	£10,422,736
60% LAR : 40% CIR	5%	£26,928,921	£16,033,254	£15,982,800	£15,880,310	£15,287,702	£10,443,555	£7,969,844
60% LAR : 40% CIR	10%	£24,298,245	£13,560,049	£13,509,771	£13,407,595	£12,815,768	£7,977,359	£5,506,256
60% LAR : 40% CIR	15%	£21,657,719	£11,077,061	£11,026,945	£10,925,055	£10,333,945	£5,500,790	£3,032,075
60% LAR : 40% CIR	20%	£19,007,434	£8,584,385	£8,534,413	£8,432,784	£7,842,326	£3,013,947	£547,401
60% LAR : 40% CIR	25%	£16,347,487	£6,082,113	£6,032,271	£5,930,877	£5,341,005	£516,927	-£1,947,662
60% LAR : 40% CIR	30%	£13,677,969	£3,570,340	£3,520,611	£3,419,426	£2,830,076	-£1,990,170	-£4,453,017
60% LAR : 40% CIR	35%	£10,998,976	£1,049,158	£999,527	£898,525	£309,634	-£4,507,245	-£6,968,562
60% LAR : 40% CIR	40%	£8,310,602	-£1,481,340	-£1,530,889	-£1,631,732	-£2,220,226	-£7,034,199	-£9,494,195
60% LAR : 40% CIR	45%	£5,612,939	-£4,021,059	-£4,070,541	-£4,171,251	-£4,759,410	-£9,570,932	-£12,029,815
60% LAR : 40% CIR	50%	£2,906,083	-£6,569,908	-£6,619,338	-£6,719,938	-£7,307,825	-£12,117,348	-£14,575,321

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£65,862,599	£54,809,533	£54,758,886	£54,656,057	£54,062,600	£49,212,228	£46,735,685
60% LAR : 40% CIR	5%	£63,241,869	£52,346,203	£52,295,749	£52,193,259	£51,600,651	£46,756,504	£44,282,792
60% LAR : 40% CIR	10%	£60,611,194	£49,872,997	£49,822,720	£49,720,544	£49,128,717	£44,290,308	£41,819,205
60% LAR : 40% CIR	15%	£57,970,667	£47,390,010	£47,339,894	£47,238,004	£46,646,894	£41,813,739	£39,345,024
60% LAR : 40% CIR	20%	£55,320,383	£44,897,333	£44,847,362	£44,745,733	£44,155,275	£39,326,895	£36,860,350
60% LAR : 40% CIR	25%	£52,660,436	£42,395,062	£42,345,220	£42,243,826	£41,653,954	£36,829,876	£34,365,286
60% LAR : 40% CIR	30%	£49,990,918	£39,883,289	£39,833,560	£39,732,375	£39,143,025	£34,322,779	£31,859,931
60% LAR : 40% CIR	35%	£47,311,925	£37,362,107	£37,312,476	£37,211,474	£36,622,583	£31,805,704	£29,344,386
60% LAR : 40% CIR	40%	£44,623,551	£34,831,609	£34,782,060	£34,681,217	£34,092,723	£29,278,750	£26,818,754
60% LAR : 40% CIR	45%	£41,925,888	£32,291,890	£32,242,408	£32,141,698	£31,553,538	£26,742,016	£24,283,134
60% LAR : 40% CIR	50%	£39,219,031	£29,743,041	£29,693,611	£29,593,011	£29,005,123	£24,195,601	£21,737,628

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£80,909,009	£69,855,944	£69,805,296	£69,702,467	£69,109,010	£64,258,638	£61,782,095
60% LAR : 40% CIR	5%	£78,288,280	£67,392,613	£67,342,159	£67,239,669	£66,647,061	£61,802,914	£59,329,203
60% LAR : 40% CIR	10%	£75,657,604	£64,919,408	£64,869,130	£64,766,954	£64,175,127	£59,336,718	£56,865,615
60% LAR : 40% CIR	15%	£73,017,078	£62,436,420	£62,386,304	£62,284,414	£61,693,304	£56,860,149	£54,391,434
60% LAR : 40% CIR	20%	£70,366,793	£59,943,744	£59,893,772	£59,792,143	£59,201,685	£54,373,306	£51,906,760
60% LAR : 40% CIR	25%	£67,706,846	£57,441,472	£57,391,630	£57,290,236	£56,700,364	£51,876,286	£49,411,697
60% LAR : 40% CIR	30%	£65,037,328	£54,929,699	£54,879,970	£54,778,785	£54,189,435	£49,369,189	£46,906,341
60% LAR : 40% CIR	35%	£62,358,335	£52,408,517	£52,358,886	£52,257,884	£51,668,993	£46,852,114	£44,390,797
60% LAR : 40% CIR	40%	£59,669,961	£49,878,019	£49,828,470	£49,727,627	£49,139,133	£44,325,160	£41,865,164
60% LAR : 40% CIR	45%	£56,972,298	£47,338,300	£47,288,818	£47,188,108	£46,599,949	£41,788,427	£39,329,544
60% LAR : 40% CIR	50%	£54,265,442	£44,789,451	£44,740,021	£44,639,421	£44,051,534	£39,242,011	£36,784,038

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£98,695,292	£87,642,226	£87,591,578	£87,488,749	£86,895,292	£82,044,920	£79,568,377
60% LAR : 40% CIR	5%	£96,074,562	£85,178,895	£85,128,441	£85,025,951	£84,433,343	£79,589,196	£77,115,485
60% LAR : 40% CIR	10%	£93,443,886	£82,705,690	£82,655,412	£82,553,236	£81,961,409	£77,123,000	£74,651,897
60% LAR : 40% CIR	15%	£90,803,360	£80,222,702	£80,172,586	£80,070,696	£79,479,587	£74,646,431	£72,177,716
60% LAR : 40% CIR	20%	£88,153,075	£77,730,026	£77,680,054	£77,578,425	£76,987,967	£72,159,588	£69,693,042
60% LAR : 40% CIR	25%	£85,493,128	£75,227,754	£75,177,912	£75,076,518	£74,486,646	£69,662,568	£67,197,979
60% LAR : 40% CIR	30%	£82,823,610	£72,715,981	£72,666,252	£72,565,067	£71,975,717	£67,155,471	£64,692,624
60% LAR : 40% CIR	35%	£80,144,617	£70,194,799	£70,145,168	£70,044,166	£69,455,275	£64,638,396	£62,177,079
60% LAR : 40% CIR	40%	£77,456,243	£67,664,301	£67,614,752	£67,513,909	£66,925,415	£62,111,442	£59,651,446
60% LAR : 40% CIR	45%	£74,758,580	£65,124,582	£65,075,100	£64,974,390	£64,386,231	£59,574,709	£57,115,826
60% LAR : 40% CIR	50%	£72,051,724	£62,575,733	£62,526,303	£62,425,703	£61,837,816	£57,028,293	£54,570,320

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR for 15 Years		Value Area	Zone A - Kings Cross Higher

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£123,810,786	£112,651,747	£112,601,099	£112,498,271	£111,904,813	£107,054,441	£104,577,899
60% LAR : 40% CIR	5%	£120,858,685	£109,862,344	£109,811,890	£109,709,400	£109,116,792	£104,272,646	£101,798,933
60% LAR : 40% CIR	10%	£117,896,639	£107,063,067	£107,012,789	£106,910,613	£106,318,786	£101,480,377	£99,009,273
60% LAR : 40% CIR	15%	£114,924,741	£104,254,007	£104,203,890	£104,102,000	£103,510,891	£98,677,736	£96,209,021
60% LAR : 40% CIR	20%	£111,943,087	£101,435,258	£101,385,286	£101,283,657	£100,693,199	£95,864,820	£93,398,276
60% LAR : 40% CIR	25%	£108,951,768	£98,606,914	£98,557,073	£98,455,678	£97,865,805	£93,041,728	£90,577,139
60% LAR : 40% CIR	30%	£105,950,879	£95,769,069	£95,719,339	£95,618,154	£95,028,805	£90,208,560	£87,745,711
60% LAR : 40% CIR	35%	£102,940,516	£92,921,815	£92,872,184	£92,771,181	£92,182,291	£87,365,413	£84,904,095
60% LAR : 40% CIR	40%	£99,920,770	£90,065,245	£90,015,696	£89,914,853	£89,326,359	£84,512,386	£82,052,390
60% LAR : 40% CIR	45%	£96,891,737	£87,199,453	£87,149,971	£87,049,261	£86,461,101	£81,649,580	£79,190,698
60% LAR : 40% CIR	50%	£93,853,509	£84,324,532	£84,275,102	£84,174,502	£83,586,614	£78,777,092	£76,319,119

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£36,177,068	£25,018,029	£24,967,381	£24,864,553	£24,271,095	£19,420,723	£16,944,181
60% LAR : 40% CIR	5%	£33,224,967	£22,228,626	£22,178,172	£22,075,682	£21,483,074	£16,638,928	£14,165,215
60% LAR : 40% CIR	10%	£30,262,921	£19,429,349	£19,379,071	£19,276,895	£18,685,068	£13,846,659	£11,375,555
60% LAR : 40% CIR	15%	£27,291,023	£16,620,289	£16,570,172	£16,468,283	£15,877,173	£11,044,018	£8,575,303
60% LAR : 40% CIR	20%	£24,309,369	£13,801,540	£13,751,569	£13,649,939	£13,059,481	£8,231,102	£5,764,558
60% LAR : 40% CIR	25%	£21,318,050	£10,973,196	£10,923,355	£10,821,960	£10,232,087	£5,408,010	£2,943,421
60% LAR : 40% CIR	30%	£18,317,161	£8,135,351	£8,085,622	£7,984,436	£7,395,087	£2,574,842	£111,993
60% LAR : 40% CIR	35%	£15,306,798	£5,288,097	£5,238,466	£5,137,464	£4,548,573	-£268,305	-£2,729,623
60% LAR : 40% CIR	40%	£12,287,052	£2,431,527	£2,381,978	£2,281,135	£1,692,641	-£3,121,332	-£5,581,328
60% LAR : 40% CIR	45%	£9,258,019	-£434,265	-£483,747	-£584,457	-£1,172,617	-£5,984,137	-£8,443,020
60% LAR : 40% CIR	50%	£6,219,791	-£3,309,186	-£3,358,616	-£3,459,216	-£4,047,103	-£8,856,626	-£11,314,599

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£72,490,016	£61,330,978	£61,280,330	£61,177,502	£60,584,044	£55,733,671	£53,257,130
60% LAR : 40% CIR	5%	£69,537,915	£58,541,574	£58,491,121	£58,388,631	£57,796,023	£52,951,876	£50,478,164
60% LAR : 40% CIR	10%	£66,575,869	£55,742,297	£55,692,020	£55,589,844	£54,998,017	£50,159,608	£47,688,504
60% LAR : 40% CIR	15%	£63,603,972	£52,933,238	£52,883,121	£52,781,231	£52,190,121	£47,356,967	£44,888,252
60% LAR : 40% CIR	20%	£60,622,318	£50,114,489	£50,064,517	£49,962,888	£49,372,430	£44,544,051	£42,077,506
60% LAR : 40% CIR	25%	£57,630,998	£47,286,145	£47,236,303	£47,134,909	£46,545,036	£41,720,959	£39,256,370
60% LAR : 40% CIR	30%	£54,630,110	£44,448,300	£44,398,570	£44,297,385	£43,708,036	£38,887,790	£36,424,942
60% LAR : 40% CIR	35%	£51,619,747	£41,601,046	£41,551,414	£41,450,412	£40,861,522	£36,044,643	£33,583,326
60% LAR : 40% CIR	40%	£48,600,001	£38,744,476	£38,694,927	£38,594,084	£38,005,589	£33,191,617	£30,731,621
60% LAR : 40% CIR	45%	£45,570,968	£35,878,684	£35,829,201	£35,728,492	£35,140,332	£30,328,811	£27,869,929
60% LAR : 40% CIR	50%	£42,532,740	£33,003,762	£32,954,333	£32,853,732	£32,265,845	£27,456,323	£24,998,350

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£87,536,427	£76,377,388	£76,326,740	£76,223,912	£75,630,454	£70,780,082	£68,303,540
60% LAR : 40% CIR	5%	£84,584,326	£73,587,985	£73,537,531	£73,435,041	£72,842,433	£67,998,287	£65,524,574
60% LAR : 40% CIR	10%	£81,622,280	£70,788,708	£70,738,430	£70,636,254	£70,044,427	£65,206,018	£62,734,914
60% LAR : 40% CIR	15%	£78,650,382	£67,979,648	£67,929,531	£67,827,642	£67,236,532	£62,403,377	£59,934,662
60% LAR : 40% CIR	20%	£75,668,728	£65,160,899	£65,110,928	£65,009,298	£64,418,840	£59,590,461	£57,123,917
60% LAR : 40% CIR	25%	£72,677,409	£62,332,555	£62,282,714	£62,181,319	£61,591,446	£56,767,369	£54,302,780
60% LAR : 40% CIR	30%	£69,676,520	£59,494,710	£59,444,981	£59,343,795	£58,754,446	£53,934,201	£51,471,352
60% LAR : 40% CIR	35%	£66,666,157	£56,647,456	£56,597,825	£56,496,823	£55,907,932	£51,091,054	£48,629,736
60% LAR : 40% CIR	40%	£63,646,411	£53,790,886	£53,741,337	£53,640,494	£53,052,000	£48,238,027	£45,778,031
60% LAR : 40% CIR	45%	£60,617,378	£50,925,094	£50,875,612	£50,774,902	£50,186,742	£45,375,222	£42,916,339
60% LAR : 40% CIR	50%	£57,579,150	£48,050,173	£48,000,743	£47,900,143	£47,312,256	£42,502,733	£40,044,760

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£105,322,709	£94,163,670	£94,113,022	£94,010,194	£93,416,736	£88,566,364	£86,089,822
60% LAR : 40% CIR	5%	£102,370,608	£91,374,267	£91,323,813	£91,221,323	£90,628,715	£85,784,569	£83,310,856
60% LAR : 40% CIR	10%	£99,408,562	£88,574,990	£88,524,712	£88,422,536	£87,830,709	£82,992,300	£80,521,196
60% LAR : 40% CIR	15%	£96,436,664	£85,765,930	£85,715,813	£85,613,924	£85,022,814	£80,189,659	£77,720,944
60% LAR : 40% CIR	20%	£93,455,010	£82,947,181	£82,897,210	£82,795,581	£82,205,122	£77,376,743	£74,910,199
60% LAR : 40% CIR	25%	£90,463,691	£80,118,837	£80,068,996	£79,967,601	£79,377,728	£74,553,651	£72,089,062
60% LAR : 40% CIR	30%	£87,462,803	£77,280,992	£77,231,263	£77,130,078	£76,540,728	£71,720,483	£69,257,634
60% LAR : 40% CIR	35%	£84,452,439	£74,433,738	£74,384,107	£74,283,105	£73,694,214	£68,877,336	£66,416,018
60% LAR : 40% CIR	40%	£81,432,693	£71,577,168	£71,527,619	£71,426,776	£70,838,282	£66,024,309	£63,564,313
60% LAR : 40% CIR	45%	£78,403,660	£68,711,376	£68,661,894	£68,561,184	£67,973,024	£63,161,504	£60,702,621
60% LAR : 40% CIR	50%	£75,365,432	£65,836,455	£65,787,025	£65,686,425	£65,098,538	£60,289,015	£57,831,042

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR for 15 Years	
Value Area	**Zone A - Lower Cenral Zone**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£122,124,737	£110,992,659	£110,942,011	£110,839,182	£110,245,725	£105,395,352	£102,918,810
60% LAR : 40% CIR	5%	£118,841,265	£107,877,184	£107,826,729	£107,724,240	£107,131,631	£102,287,485	£99,813,773
60% LAR : 40% CIR	10%	£115,547,848	£104,751,833	£104,701,556	£104,599,380	£104,007,554	£99,169,145	£96,698,041
60% LAR : 40% CIR	15%	£112,244,580	£101,616,701	£101,566,585	£101,464,695	£100,873,586	£96,040,431	£93,571,715
60% LAR : 40% CIR	20%	£108,931,554	£98,471,880	£98,421,909	£98,320,280	£97,729,822	£92,901,443	£90,434,898
60% LAR : 40% CIR	25%	£105,608,865	£95,317,465	£95,267,622	£95,166,228	£94,576,356	£89,752,278	£87,287,689
60% LAR : 40% CIR	30%	£102,276,605	£92,153,548	£92,103,818	£92,002,633	£91,413,283	£86,593,037	£84,130,190
60% LAR : 40% CIR	35%	£98,934,871	£88,980,221	£88,930,589	£88,829,587	£88,240,698	£83,423,819	£80,962,501
60% LAR : 40% CIR	40%	£95,583,755	£85,797,579	£85,748,030	£85,647,187	£85,058,693	£80,244,720	£77,784,724
60% LAR : 40% CIR	45%	£92,223,350	£82,605,715	£82,556,233	£82,455,523	£81,867,364	£77,055,842	£74,596,959
60% LAR : 40% CIR	50%	£88,853,751	£79,404,721	£79,355,291	£79,254,691	£78,666,804	£73,857,282	£71,399,308

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£34,491,019	£23,358,941	£23,308,293	£23,205,464	£22,612,007	£17,761,634	£15,285,092
60% LAR : 40% CIR	5%	£31,207,547	£20,243,466	£20,193,011	£20,090,522	£19,497,913	£14,653,767	£12,180,055
60% LAR : 40% CIR	10%	£27,914,130	£17,118,115	£17,067,838	£16,965,662	£16,373,836	£11,535,427	£9,064,323
60% LAR : 40% CIR	15%	£24,610,862	£13,982,983	£13,932,867	£13,830,977	£13,239,868	£8,406,713	£5,937,997
60% LAR : 40% CIR	20%	£21,297,836	£10,838,163	£10,788,191	£10,686,562	£10,096,104	£5,267,725	£2,801,180
60% LAR : 40% CIR	25%	£17,975,147	£7,683,747	£7,633,904	£7,532,510	£6,942,638	£2,118,560	-£346,029
60% LAR : 40% CIR	30%	£14,642,888	£4,519,830	£4,470,100	£4,368,915	£3,779,565	-£1,040,681	-£3,503,528
60% LAR : 40% CIR	35%	£11,301,153	£1,346,503	£1,296,872	£1,195,870	£606,980	-£4,209,899	-£6,671,217
60% LAR : 40% CIR	40%	£7,950,037	-£1,836,139	-£1,885,688	-£1,986,531	-£2,575,025	-£7,388,998	-£9,848,994
60% LAR : 40% CIR	45%	£4,589,632	-£5,028,003	-£5,077,485	-£5,178,195	-£5,766,354	-£10,577,876	-£13,036,759
60% LAR : 40% CIR	50%	£1,220,034	-£8,228,997	-£8,278,426	-£8,379,027	-£8,966,914	-£13,776,436	-£16,234,410

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£70,803,967	£59,671,889	£59,621,242	£59,518,413	£58,924,956	£54,074,582	£51,598,041
60% LAR : 40% CIR	5%	£67,520,496	£56,556,415	£56,505,960	£56,403,470	£55,810,862	£50,966,716	£48,493,003
60% LAR : 40% CIR	10%	£64,227,079	£53,431,064	£53,380,787	£53,278,611	£52,686,784	£47,848,375	£45,377,271
60% LAR : 40% CIR	15%	£60,923,811	£50,295,932	£50,245,815	£50,143,926	£49,552,817	£44,719,662	£42,250,946
60% LAR : 40% CIR	20%	£57,610,785	£47,151,111	£47,101,140	£46,999,511	£46,409,053	£41,580,673	£39,114,129
60% LAR : 40% CIR	25%	£54,288,095	£43,996,696	£43,946,853	£43,845,459	£43,255,587	£38,431,509	£35,966,919
60% LAR : 40% CIR	30%	£50,955,836	£40,832,778	£40,783,049	£40,681,864	£40,092,514	£35,272,268	£32,809,421
60% LAR : 40% CIR	35%	£47,614,102	£37,659,452	£37,609,820	£37,508,818	£36,919,929	£32,103,049	£29,641,732
60% LAR : 40% CIR	40%	£44,262,985	£34,476,810	£34,427,261	£34,326,418	£33,737,923	£28,923,951	£26,463,955
60% LAR : 40% CIR	45%	£40,902,581	£31,284,946	£31,235,464	£31,134,754	£30,546,594	£25,735,072	£23,276,190
60% LAR : 40% CIR	50%	£37,532,982	£28,083,952	£28,034,522	£27,933,922	£27,346,035	£22,536,512	£20,078,539

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£85,850,378	£74,718,300	£74,667,652	£74,564,823	£73,971,366	£69,120,993	£66,644,451
60% LAR : 40% CIR	5%	£82,566,906	£71,602,825	£71,552,370	£71,449,881	£70,857,272	£66,013,126	£63,539,414
60% LAR : 40% CIR	10%	£79,273,489	£68,477,474	£68,427,197	£68,325,021	£67,733,195	£62,894,786	£60,423,682
60% LAR : 40% CIR	15%	£75,970,221	£65,342,342	£65,292,226	£65,190,336	£64,599,227	£59,766,072	£57,297,356
60% LAR : 40% CIR	20%	£72,657,195	£62,197,521	£62,147,550	£62,045,921	£61,455,463	£56,627,084	£54,160,539
60% LAR : 40% CIR	25%	£69,334,506	£59,043,106	£58,993,263	£58,891,869	£58,301,997	£53,477,919	£51,013,330
60% LAR : 40% CIR	30%	£66,002,246	£55,879,189	£55,829,459	£55,728,274	£55,138,924	£50,318,678	£47,855,831
60% LAR : 40% CIR	35%	£62,660,512	£52,705,862	£52,656,231	£52,555,229	£51,966,339	£47,149,460	£44,688,142
60% LAR : 40% CIR	40%	£59,309,396	£49,523,220	£49,473,671	£49,372,828	£48,784,334	£43,970,361	£41,510,365
60% LAR : 40% CIR	45%	£55,948,991	£46,331,356	£46,281,874	£46,181,164	£45,593,005	£40,781,483	£38,322,600
60% LAR : 40% CIR	50%	£52,579,392	£43,130,362	£43,080,932	£42,980,332	£42,392,445	£37,582,923	£35,124,949

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£103,636,660	£92,504,582	£92,453,934	£92,351,105	£91,757,648	£86,907,275	£84,430,733
60% LAR : 40% CIR	5%	£100,353,188	£89,389,107	£89,338,653	£89,236,163	£88,643,554	£83,799,408	£81,325,696
60% LAR : 40% CIR	10%	£97,059,771	£86,263,756	£86,213,480	£86,111,303	£85,519,477	£80,681,068	£78,209,964
60% LAR : 40% CIR	15%	£93,756,503	£83,128,624	£83,078,508	£82,976,618	£82,385,509	£77,552,354	£75,083,638
60% LAR : 40% CIR	20%	£90,443,477	£79,983,804	£79,933,832	£79,832,203	£79,241,745	£74,413,366	£71,946,821
60% LAR : 40% CIR	25%	£87,120,788	£76,829,388	£76,779,545	£76,678,151	£76,088,279	£71,264,201	£68,799,612
60% LAR : 40% CIR	30%	£83,788,529	£73,665,471	£73,615,741	£73,514,556	£72,925,206	£68,104,960	£65,642,113
60% LAR : 40% CIR	35%	£80,446,794	£70,492,144	£70,442,513	£70,341,511	£69,752,621	£64,935,742	£62,474,424
60% LAR : 40% CIR	40%	£77,095,678	£67,309,502	£67,259,953	£67,159,110	£66,570,616	£61,756,643	£59,296,647
60% LAR : 40% CIR	45%	£73,735,273	£64,117,638	£64,068,156	£63,967,446	£63,379,287	£58,567,765	£56,108,882
60% LAR : 40% CIR	50%	£70,365,675	£60,916,644	£60,867,215	£60,766,614	£60,178,727	£55,369,205	£52,911,231

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR for 15 Years		Value Area	Zone A - Medium Central Zone

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£137,588,712	£126,209,362	£126,158,714	£126,055,885	£125,462,428	£120,612,055	£118,135,514
60% LAR : 40% CIR	5%	£133,532,041	£122,333,052	£122,282,597	£122,180,109	£121,587,499	£116,743,353	£114,269,641
60% LAR : 40% CIR	10%	£129,465,426	£118,446,866	£118,396,589	£118,294,413	£117,702,587	£112,864,178	£110,393,074
60% LAR : 40% CIR	15%	£125,388,958	£114,550,899	£114,500,783	£114,398,894	£113,807,784	£108,974,628	£106,505,913
60% LAR : 40% CIR	20%	£121,302,734	£110,645,243	£110,595,272	£110,493,643	£109,903,185	£105,074,805	£102,608,260
60% LAR : 40% CIR	25%	£117,206,846	£106,729,992	£106,680,150	£106,578,756	£105,988,883	£101,164,806	£98,700,217
60% LAR : 40% CIR	30%	£113,101,388	£102,805,240	£102,755,511	£102,654,325	£102,064,975	£97,244,730	£94,781,882
60% LAR : 40% CIR	35%	£108,986,455	£98,871,077	£98,821,447	£98,720,445	£98,131,554	£93,314,675	£90,853,358
60% LAR : 40% CIR	40%	£104,862,139	£94,927,601	£94,878,052	£94,777,209	£94,188,714	£89,374,742	£86,914,746
60% LAR : 40% CIR	45%	£100,728,536	£90,974,901	£90,925,420	£90,824,709	£90,236,550	£85,425,029	£82,966,146
60% LAR : 40% CIR	50%	£96,585,739	£87,013,073	£86,963,643	£86,863,042	£86,275,155	£81,465,634	£79,007,660

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£49,954,994	£38,575,644	£38,524,996	£38,422,167	£37,828,710	£32,978,338	£30,501,796
60% LAR : 40% CIR	5%	£45,898,324	£34,699,334	£34,648,880	£34,546,391	£33,953,781	£29,109,635	£26,635,923
60% LAR : 40% CIR	10%	£41,831,708	£30,813,148	£30,762,871	£30,660,695	£30,068,869	£25,230,460	£22,759,356
60% LAR : 40% CIR	15%	£37,755,240	£26,917,181	£26,867,065	£26,765,176	£26,174,066	£21,340,910	£18,872,195
60% LAR : 40% CIR	20%	£33,669,016	£23,011,525	£22,961,554	£22,859,925	£22,269,467	£17,441,087	£14,974,542
60% LAR : 40% CIR	25%	£29,573,128	£19,096,274	£19,046,432	£18,945,038	£18,355,165	£13,531,088	£11,066,499
60% LAR : 40% CIR	30%	£25,467,670	£15,171,522	£15,121,793	£15,020,607	£14,431,257	£9,611,012	£7,148,164
60% LAR : 40% CIR	35%	£21,352,737	£11,237,360	£11,187,729	£11,086,727	£10,497,836	£5,680,957	£3,219,640
60% LAR : 40% CIR	40%	£17,228,421	£7,293,883	£7,244,334	£7,143,491	£6,554,997	£1,741,024	-£718,972
60% LAR : 40% CIR	45%	£13,094,819	£3,341,183	£3,291,702	£3,190,992	£2,602,832	-£2,208,689	-£4,667,572
60% LAR : 40% CIR	50%	£8,952,021	-£620,645	-£670,075	-£770,676	-£1,358,563	-£6,168,084	-£8,626,057

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£86,267,943	£74,888,593	£74,837,945	£74,735,116	£74,141,658	£69,291,286	£66,814,745
60% LAR : 40% CIR	5%	£82,211,272	£71,012,283	£70,961,828	£70,859,339	£70,266,730	£65,422,584	£62,948,871
60% LAR : 40% CIR	10%	£78,144,657	£67,126,097	£67,075,819	£66,973,643	£66,381,818	£61,543,409	£59,072,305
60% LAR : 40% CIR	15%	£74,068,189	£63,230,130	£63,180,014	£63,078,124	£62,487,014	£57,653,859	£55,185,144
60% LAR : 40% CIR	20%	£69,981,965	£59,324,474	£59,274,503	£59,172,874	£58,582,415	£53,754,036	£51,287,491
60% LAR : 40% CIR	25%	£65,886,077	£55,409,223	£55,359,381	£55,257,987	£54,668,114	£49,844,037	£47,379,447
60% LAR : 40% CIR	30%	£61,780,618	£51,484,471	£51,434,741	£51,333,555	£50,744,206	£45,923,960	£43,461,113
60% LAR : 40% CIR	35%	£57,665,686	£47,550,308	£47,500,678	£47,399,676	£46,810,785	£41,993,906	£39,532,589
60% LAR : 40% CIR	40%	£53,541,370	£43,606,832	£43,557,283	£43,456,440	£42,867,945	£38,053,973	£35,593,977
60% LAR : 40% CIR	45%	£49,407,767	£39,654,132	£39,604,651	£39,503,940	£38,915,780	£34,104,260	£31,645,377
60% LAR : 40% CIR	50%	£45,264,970	£35,692,304	£35,642,874	£35,542,273	£34,954,386	£30,144,865	£27,686,891

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£101,314,353	£89,935,003	£89,884,355	£89,781,526	£89,188,069	£84,337,696	£81,861,155
60% LAR : 40% CIR	5%	£97,257,682	£86,058,693	£86,008,238	£85,905,750	£85,313,140	£80,468,994	£77,995,282
60% LAR : 40% CIR	10%	£93,191,067	£82,172,507	£82,122,230	£82,020,054	£81,428,228	£76,589,819	£74,118,715
60% LAR : 40% CIR	15%	£89,114,599	£78,276,540	£78,226,424	£78,124,535	£77,533,425	£72,700,269	£70,231,554
60% LAR : 40% CIR	20%	£85,028,375	£74,370,884	£74,320,913	£74,219,284	£73,628,826	£68,800,446	£66,333,901
60% LAR : 40% CIR	25%	£80,932,487	£70,455,633	£70,405,791	£70,304,397	£69,714,524	£64,890,447	£62,425,858
60% LAR : 40% CIR	30%	£76,827,029	£66,530,881	£66,481,152	£66,379,966	£65,790,616	£60,970,371	£58,507,523
60% LAR : 40% CIR	35%	£72,712,096	£62,596,718	£62,547,088	£62,446,086	£61,857,195	£57,040,316	£54,578,999
60% LAR : 40% CIR	40%	£68,587,780	£58,653,242	£58,603,693	£58,502,850	£57,914,355	£53,100,383	£50,640,387
60% LAR : 40% CIR	45%	£64,454,177	£54,700,542	£54,651,061	£54,550,350	£53,962,191	£49,150,670	£46,691,787
60% LAR : 40% CIR	50%	£60,311,380	£50,738,714	£50,689,284	£50,588,683	£50,000,796	£45,191,275	£42,733,301

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£119,100,635	£107,721,285	£107,670,637	£107,567,808	£106,974,351	£102,123,979	£99,647,437
60% LAR : 40% CIR	5%	£115,043,965	£103,844,975	£103,794,521	£103,692,032	£103,099,422	£98,255,276	£95,781,564
60% LAR : 40% CIR	10%	£110,977,349	£99,958,789	£99,908,512	£99,806,336	£99,214,510	£94,376,101	£91,904,997
60% LAR : 40% CIR	15%	£106,900,881	£96,062,822	£96,012,706	£95,910,817	£95,319,707	£90,486,551	£88,017,836
60% LAR : 40% CIR	20%	£102,814,657	£92,157,166	£92,107,195	£92,005,566	£91,415,108	£86,586,728	£84,120,183
60% LAR : 40% CIR	25%	£98,718,769	£88,241,915	£88,192,073	£88,090,679	£87,500,806	£82,676,729	£80,212,140
60% LAR : 40% CIR	30%	£94,613,311	£84,317,163	£84,267,434	£84,166,248	£83,576,898	£78,756,653	£76,293,805
60% LAR : 40% CIR	35%	£90,498,378	£80,383,001	£80,333,370	£80,232,368	£79,643,478	£74,826,598	£72,365,281
60% LAR : 40% CIR	40%	£86,374,062	£76,439,524	£76,389,975	£76,289,132	£75,700,638	£70,886,665	£68,426,669
60% LAR : 40% CIR	45%	£82,240,460	£72,486,824	£72,437,343	£72,336,633	£71,748,473	£66,936,952	£64,478,069
60% LAR : 40% CIR	50%	£78,097,662	£68,524,996	£68,475,566	£68,374,965	£67,787,078	£62,977,557	£60,519,584

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR for 15 Years		Value Area	Zone A - Higher Central Zone

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£146,425,268	£134,904,621	£134,853,973	£134,751,144	£134,157,687	£129,307,314	£126,830,773
60% LAR : 40% CIR	5%	£141,926,771	£130,593,547	£130,543,094	£130,440,604	£129,847,995	£125,003,849	£122,530,137
60% LAR : 40% CIR	10%	£137,418,327	£126,272,600	£126,222,322	£126,120,146	£125,528,319	£120,689,910	£118,218,806
60% LAR : 40% CIR	15%	£132,900,032	£121,941,869	£121,891,753	£121,789,863	£121,198,753	£116,365,599	£113,896,883
60% LAR : 40% CIR	20%	£128,371,979	£117,601,451	£117,551,480	£117,449,850	£116,859,391	£112,031,012	£109,564,468
60% LAR : 40% CIR	25%	£123,834,263	£113,251,437	£113,201,594	£113,100,200	£112,510,328	£107,686,250	£105,221,660
60% LAR : 40% CIR	30%	£119,286,978	£108,891,921	£108,842,192	£108,741,007	£108,151,657	£103,331,411	£100,868,563
60% LAR : 40% CIR	35%	£114,730,217	£104,522,997	£104,473,365	£104,372,363	£103,783,472	£98,966,593	£96,505,277
60% LAR : 40% CIR	40%	£110,164,074	£100,144,756	£100,095,207	£99,994,364	£99,405,870	£94,591,897	£92,131,901
60% LAR : 40% CIR	45%	£105,588,643	£95,757,293	£95,707,812	£95,607,103	£95,018,942	£90,207,421	£87,748,538
60% LAR : 40% CIR	50%	£101,004,017	£91,360,703	£91,311,272	£91,210,672	£90,622,785	£85,813,262	£83,355,290

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£58,791,550	£47,270,903	£47,220,255	£47,117,426	£46,523,969	£41,673,596	£39,197,055
60% LAR : 40% CIR	5%	£54,293,053	£42,959,829	£42,909,376	£42,806,886	£42,214,278	£37,370,131	£34,896,419
60% LAR : 40% CIR	10%	£49,784,609	£38,638,882	£38,588,604	£38,486,428	£37,894,601	£33,056,192	£30,585,088
60% LAR : 40% CIR	15%	£45,266,314	£34,308,151	£34,258,035	£34,156,145	£33,565,035	£28,731,881	£26,263,165
60% LAR : 40% CIR	20%	£40,738,262	£29,967,733	£29,917,762	£29,816,133	£29,225,673	£24,397,294	£21,930,750
60% LAR : 40% CIR	25%	£36,200,546	£25,617,719	£25,567,876	£25,466,482	£24,876,610	£20,052,532	£17,587,942
60% LAR : 40% CIR	30%	£31,653,260	£21,258,203	£21,208,474	£21,107,289	£20,517,939	£15,697,693	£13,234,845
60% LAR : 40% CIR	35%	£27,096,499	£16,889,279	£16,839,647	£16,738,645	£16,149,755	£11,332,875	£8,871,559
60% LAR : 40% CIR	40%	£22,530,356	£12,511,038	£12,461,489	£12,360,646	£11,772,152	£6,958,179	£4,498,183
60% LAR : 40% CIR	45%	£17,954,925	£8,123,576	£8,074,094	£7,973,385	£7,385,224	£2,573,703	£114,820
60% LAR : 40% CIR	50%	£13,370,299	£3,726,985	£3,677,554	£3,576,954	£2,989,067	-£1,820,456	-£4,278,428

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£95,104,499	£83,583,852	£83,533,204	£83,430,375	£82,836,917	£77,986,545	£75,510,004
60% LAR : 40% CIR	5%	£90,606,001	£79,272,778	£79,222,324	£79,119,834	£78,527,226	£73,683,080	£71,209,368
60% LAR : 40% CIR	10%	£86,097,558	£74,951,830	£74,901,553	£74,799,377	£74,207,550	£69,369,141	£66,898,037
60% LAR : 40% CIR	15%	£81,579,263	£70,621,100	£70,570,983	£70,469,094	£69,877,984	£65,044,830	£62,576,114
60% LAR : 40% CIR	20%	£77,051,210	£66,280,682	£66,230,710	£66,129,081	£65,538,622	£60,710,243	£58,243,698
60% LAR : 40% CIR	25%	£72,513,494	£61,930,668	£61,880,825	£61,779,431	£61,189,559	£56,365,481	£53,900,891
60% LAR : 40% CIR	30%	£67,966,208	£57,571,152	£57,521,422	£57,420,237	£56,830,888	£52,010,641	£49,547,794
60% LAR : 40% CIR	35%	£63,409,447	£53,202,227	£53,152,596	£53,051,594	£52,462,703	£47,645,824	£45,184,508
60% LAR : 40% CIR	40%	£58,843,304	£48,823,987	£48,774,438	£48,673,595	£48,085,100	£43,271,128	£40,811,132
60% LAR : 40% CIR	45%	£54,267,874	£44,436,524	£44,387,043	£44,286,334	£43,698,173	£38,886,652	£36,427,769
60% LAR : 40% CIR	50%	£49,683,248	£40,039,934	£39,990,503	£39,889,903	£39,302,015	£34,492,493	£32,034,521

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£110,150,909	£98,630,262	£98,579,614	£98,476,785	£97,883,328	£93,032,955	£90,556,414
60% LAR : 40% CIR	5%	£105,652,412	£94,319,188	£94,268,735	£94,166,245	£93,573,636	£88,729,490	£86,255,778
60% LAR : 40% CIR	10%	£101,143,968	£89,998,241	£89,947,963	£89,845,787	£89,253,960	£84,415,551	£81,944,447
60% LAR : 40% CIR	15%	£96,625,673	£85,667,510	£85,617,394	£85,515,504	£84,924,394	£80,091,240	£77,622,524
60% LAR : 40% CIR	20%	£92,097,620	£81,327,092	£81,277,121	£81,175,492	£80,585,032	£75,756,653	£73,290,109
60% LAR : 40% CIR	25%	£87,559,904	£76,977,078	£76,927,235	£76,825,841	£76,235,969	£71,411,891	£68,947,301
60% LAR : 40% CIR	30%	£83,012,619	£72,617,562	£72,567,833	£72,466,648	£71,877,298	£67,057,052	£64,594,204
60% LAR : 40% CIR	35%	£78,455,858	£68,248,638	£68,199,006	£68,098,004	£67,509,113	£62,692,234	£60,230,918
60% LAR : 40% CIR	40%	£73,889,715	£63,870,397	£63,820,848	£63,720,005	£63,131,511	£58,317,538	£55,857,542
60% LAR : 40% CIR	45%	£69,314,284	£59,482,935	£59,433,453	£59,332,744	£58,744,583	£53,933,062	£51,474,179
60% LAR : 40% CIR	50%	£64,729,658	£55,086,344	£55,036,913	£54,936,313	£54,348,426	£49,538,903	£47,080,931

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£127,937,191	£116,416,544	£116,365,896	£116,263,067	£115,669,610	£110,819,238	£108,342,696
60% LAR : 40% CIR	5%	£123,438,694	£112,105,470	£112,055,017	£111,952,527	£111,359,919	£106,515,772	£104,042,060
60% LAR : 40% CIR	10%	£118,930,250	£107,784,523	£107,734,245	£107,632,069	£107,040,242	£102,201,833	£99,730,729
60% LAR : 40% CIR	15%	£114,411,955	£103,453,792	£103,403,676	£103,301,786	£102,710,676	£97,877,522	£95,408,806
60% LAR : 40% CIR	20%	£109,883,903	£99,113,374	£99,063,403	£98,961,774	£98,371,314	£93,542,935	£91,076,391
60% LAR : 40% CIR	25%	£105,346,187	£94,763,360	£94,713,517	£94,612,123	£94,022,251	£89,198,173	£86,733,583
60% LAR : 40% CIR	30%	£100,798,901	£90,403,844	£90,354,115	£90,252,930	£89,663,580	£84,843,334	£82,380,486
60% LAR : 40% CIR	35%	£96,242,140	£86,034,920	£85,985,288	£85,884,286	£85,295,396	£80,478,516	£78,017,200
60% LAR : 40% CIR	40%	£91,675,997	£81,656,679	£81,607,130	£81,506,287	£80,917,793	£76,103,820	£73,643,824
60% LAR : 40% CIR	45%	£87,100,566	£77,269,217	£77,219,735	£77,119,026	£76,530,865	£71,719,344	£69,260,462
60% LAR : 40% CIR	50%	£82,515,940	£72,872,626	£72,823,195	£72,722,595	£72,134,708	£67,325,185	£64,867,213

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR for 15 Years	
Value Area	Zone A - Zone 1 and Eastern Central Zone

No Units	105
Site Area	0.9 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£91,349,653	£80,709,673	£80,659,026	£80,556,197	£79,962,739	£75,112,367	£72,635,824
60% LAR : 40% CIR	5%	£88,728,923	£78,246,342	£78,195,889	£78,093,399	£77,500,790	£72,656,643	£70,182,932
60% LAR : 40% CIR	10%	£86,098,249	£75,773,137	£75,722,859	£75,620,683	£75,028,858	£70,190,449	£67,719,345
60% LAR : 40% CIR	15%	£83,457,722	£73,290,149	£73,240,033	£73,138,144	£72,547,034	£67,713,878	£65,245,163
60% LAR : 40% CIR	20%	£80,807,437	£70,797,473	£70,747,502	£70,645,873	£70,055,414	£65,227,035	£62,760,490
60% LAR : 40% CIR	25%	£78,147,490	£68,295,201	£68,245,360	£68,143,965	£67,554,093	£62,730,015	£60,265,426
60% LAR : 40% CIR	30%	£75,477,972	£65,783,429	£65,733,699	£65,632,514	£65,043,164	£60,222,918	£57,760,071
60% LAR : 40% CIR	35%	£72,798,979	£63,262,247	£63,212,615	£63,111,613	£62,522,723	£57,705,844	£55,244,526
60% LAR : 40% CIR	40%	£70,110,605	£60,731,749	£60,682,199	£60,581,357	£59,992,862	£55,178,890	£52,718,894
60% LAR : 40% CIR	45%	£67,412,942	£58,192,029	£58,142,547	£58,041,838	£57,453,678	£52,642,156	£50,183,273
60% LAR : 40% CIR	50%	£64,706,085	£55,643,180	£55,593,751	£55,493,150	£54,905,263	£50,095,741	£47,637,767

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,715,935	-£6,924,045	-£6,974,692	-£7,077,521	-£7,670,979	-£12,521,351	-£14,997,893
60% LAR : 40% CIR	5%	£1,095,205	-£9,387,376	-£9,437,829	-£9,540,319	-£10,132,927	-£14,977,075	-£17,450,786
60% LAR : 40% CIR	10%	-£1,535,469	-£11,860,581	-£11,910,859	-£12,013,035	-£12,604,860	-£17,443,269	-£19,914,373
60% LAR : 40% CIR	15%	-£4,175,996	-£14,343,569	-£14,393,685	-£14,495,574	-£15,086,684	-£19,919,839	-£22,388,555
60% LAR : 40% CIR	20%	-£6,826,281	-£16,836,245	-£16,886,216	-£16,987,845	-£17,578,304	-£22,406,683	-£24,873,228
60% LAR : 40% CIR	25%	-£9,486,228	-£19,338,517	-£19,388,358	-£19,489,753	-£20,079,625	-£24,903,703	-£27,368,292
60% LAR : 40% CIR	30%	-£12,155,746	-£21,850,289	-£21,900,019	-£22,001,204	-£22,590,554	-£27,410,800	-£29,873,647
60% LAR : 40% CIR	35%	-£14,834,739	-£24,371,471	-£24,421,103	-£24,522,105	-£25,110,995	-£29,927,874	-£32,389,192
60% LAR : 40% CIR	40%	-£17,523,113	-£26,901,969	-£26,951,518	-£27,052,361	-£27,640,856	-£32,454,828	-£34,914,824
60% LAR : 40% CIR	45%	-£20,220,776	-£29,441,689	-£29,491,171	-£29,591,880	-£30,180,040	-£34,991,562	-£37,450,445
60% LAR : 40% CIR	50%	-£22,927,633	-£31,990,538	-£32,039,967	-£32,140,568	-£32,728,455	-£37,537,977	-£39,995,951

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£40,028,884	£29,388,904	£29,338,257	£29,235,427	£28,641,970	£23,791,598	£21,315,055
60% LAR : 40% CIR	5%	£37,408,154	£26,925,573	£26,875,119	£26,772,630	£26,180,021	£21,335,874	£18,862,163
60% LAR : 40% CIR	10%	£34,777,479	£24,452,368	£24,402,090	£24,299,914	£23,708,088	£18,869,679	£16,398,575
60% LAR : 40% CIR	15%	£32,136,952	£21,969,380	£21,919,264	£21,817,375	£21,226,265	£16,393,109	£13,924,394
60% LAR : 40% CIR	20%	£29,486,668	£19,476,704	£19,426,732	£19,325,103	£18,734,645	£13,906,266	£11,439,721
60% LAR : 40% CIR	25%	£26,826,721	£16,974,432	£16,924,590	£16,823,196	£16,233,324	£11,409,246	£8,944,657
60% LAR : 40% CIR	30%	£24,157,203	£14,462,659	£14,412,930	£14,311,745	£13,722,395	£8,902,149	£6,439,302
60% LAR : 40% CIR	35%	£21,478,210	£11,941,477	£11,891,846	£11,790,844	£11,201,953	£6,385,074	£3,923,757
60% LAR : 40% CIR	40%	£18,789,836	£9,410,979	£9,361,430	£9,260,587	£8,672,093	£3,858,120	£1,398,124
60% LAR : 40% CIR	45%	£16,092,173	£6,871,260	£6,821,778	£6,721,068	£6,132,909	£1,321,387	-£1,137,496
60% LAR : 40% CIR	50%	£13,385,316	£4,322,411	£4,272,981	£4,172,381	£3,584,494	-£1,225,029	-£3,683,002

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£55,075,294	£44,435,314	£44,384,667	£44,281,838	£43,688,380	£38,838,008	£36,361,465
60% LAR : 40% CIR	5%	£52,454,564	£41,971,983	£41,921,530	£41,819,040	£41,226,432	£36,382,284	£33,908,573
60% LAR : 40% CIR	10%	£49,823,890	£39,498,778	£39,448,500	£39,346,324	£38,754,499	£33,916,090	£31,444,986
60% LAR : 40% CIR	15%	£47,183,363	£37,015,790	£36,965,674	£36,863,785	£36,272,675	£31,439,520	£28,970,804
60% LAR : 40% CIR	20%	£44,533,078	£34,523,114	£34,473,143	£34,371,514	£33,781,055	£28,952,676	£26,486,131
60% LAR : 40% CIR	25%	£41,873,131	£32,020,842	£31,971,001	£31,869,606	£31,279,734	£26,455,656	£23,991,067
60% LAR : 40% CIR	30%	£39,203,613	£29,509,070	£29,459,340	£29,358,155	£28,768,805	£23,948,559	£21,485,712
60% LAR : 40% CIR	35%	£36,524,620	£26,987,888	£26,938,256	£26,837,254	£26,248,364	£21,431,485	£18,970,167
60% LAR : 40% CIR	40%	£33,836,246	£24,457,390	£24,407,841	£24,306,998	£23,718,503	£18,904,531	£16,444,535
60% LAR : 40% CIR	45%	£31,138,583	£21,917,670	£21,868,188	£21,767,479	£21,179,319	£16,367,797	£13,908,914
60% LAR : 40% CIR	50%	£28,431,726	£19,368,821	£19,319,392	£19,218,791	£18,630,904	£13,821,382	£11,363,408

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£72,861,576	£62,221,596	£62,170,949	£62,068,120	£61,474,662	£56,624,290	£54,147,748
60% LAR : 40% CIR	5%	£70,240,846	£59,758,265	£59,707,812	£59,605,322	£59,012,714	£54,168,566	£51,694,855
60% LAR : 40% CIR	10%	£67,610,172	£57,285,060	£57,234,782	£57,132,606	£56,540,781	£51,702,372	£49,231,268
60% LAR : 40% CIR	15%	£64,969,645	£54,802,072	£54,751,956	£54,650,067	£54,058,957	£49,225,802	£46,757,086
60% LAR : 40% CIR	20%	£62,319,360	£52,309,396	£52,259,425	£52,157,796	£51,567,337	£46,738,958	£44,272,413
60% LAR : 40% CIR	25%	£59,659,413	£49,807,125	£49,757,283	£49,655,888	£49,066,016	£44,241,938	£41,777,349
60% LAR : 40% CIR	30%	£56,989,895	£47,295,352	£47,245,622	£47,144,437	£46,555,087	£41,734,842	£39,271,994
60% LAR : 40% CIR	35%	£54,310,902	£44,774,170	£44,724,538	£44,623,536	£44,034,646	£39,217,767	£36,756,449
60% LAR : 40% CIR	40%	£51,622,528	£42,243,672	£42,194,123	£42,093,280	£41,504,785	£36,690,813	£34,230,817
60% LAR : 40% CIR	45%	£48,924,865	£39,703,952	£39,654,470	£39,553,761	£38,965,601	£34,154,079	£31,695,196
60% LAR : 40% CIR	50%	£46,218,008	£37,155,103	£37,105,674	£37,005,073	£36,417,186	£31,607,664	£29,149,690

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR for 15 Years

Value Area	Zone A - Kings Cross Lower

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£113,464,124	£102,470,530	£102,419,883	£102,317,053	£101,723,596	£96,873,224	£94,396,681
60% LAR : 40% CIR	5%	£110,843,394	£100,007,199	£99,956,745	£99,854,255	£99,261,647	£94,417,500	£91,943,789
60% LAR : 40% CIR	10%	£108,212,718	£97,533,994	£97,483,716	£97,381,540	£96,789,714	£91,951,305	£89,480,201
60% LAR : 40% CIR	15%	£105,572,192	£95,051,006	£95,000,890	£94,899,001	£94,307,891	£89,474,735	£87,006,020
60% LAR : 40% CIR	20%	£102,921,908	£92,558,330	£92,508,358	£92,406,729	£91,816,271	£86,987,892	£84,521,346
60% LAR : 40% CIR	25%	£100,261,961	£90,056,058	£90,006,216	£89,904,822	£89,314,950	£84,490,872	£82,026,283
60% LAR : 40% CIR	30%	£97,592,443	£87,544,285	£87,494,556	£87,393,371	£86,804,021	£81,983,775	£79,520,928
60% LAR : 40% CIR	35%	£94,913,450	£85,023,103	£84,973,472	£84,872,470	£84,283,579	£79,466,700	£77,005,383
60% LAR : 40% CIR	40%	£92,225,076	£82,492,605	£82,443,056	£82,342,213	£81,753,719	£76,939,746	£74,479,750
60% LAR : 40% CIR	45%	£89,527,413	£79,952,886	£79,903,404	£79,802,694	£79,214,535	£74,403,013	£71,944,130
60% LAR : 40% CIR	50%	£86,820,556	£77,404,037	£77,354,607	£77,254,007	£76,666,120	£71,856,597	£69,398,624

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£25,830,406	£14,836,812	£14,786,165	£14,683,335	£14,089,878	£9,239,506	£6,762,963
60% LAR : 40% CIR	5%	£23,209,676	£12,373,481	£12,323,027	£12,220,538	£11,627,929	£6,783,782	£4,310,071
60% LAR : 40% CIR	10%	£20,579,000	£9,900,276	£9,849,998	£9,747,822	£9,155,996	£4,317,587	£1,846,483
60% LAR : 40% CIR	15%	£17,938,474	£7,417,288	£7,367,172	£7,265,283	£6,674,173	£1,841,017	-£627,698
60% LAR : 40% CIR	20%	£15,288,190	£4,924,612	£4,874,640	£4,773,011	£4,182,553	-£645,826	-£3,112,371
60% LAR : 40% CIR	25%	£12,628,243	£2,422,340	£2,372,498	£2,271,104	£1,681,232	-£3,142,846	-£5,607,435
60% LAR : 40% CIR	30%	£9,958,725	-£89,433	-£139,162	-£240,347	-£829,697	-£5,649,943	-£8,112,790
60% LAR : 40% CIR	35%	£7,279,732	-£2,610,615	-£2,660,246	-£2,761,248	-£3,350,139	-£8,167,018	-£10,628,335
60% LAR : 40% CIR	40%	£4,591,358	-£5,141,113	-£5,190,662	-£5,291,505	-£5,879,999	-£10,693,971	-£13,153,968
60% LAR : 40% CIR	45%	£1,893,695	-£7,680,832	-£7,730,314	-£7,831,023	-£8,419,183	-£13,230,705	-£15,689,588
60% LAR : 40% CIR	50%	-£813,162	-£10,229,681	-£10,279,111	-£10,379,711	-£10,967,598	-£15,777,121	-£18,235,094

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£62,143,355	£51,149,760	£51,099,113	£50,996,284	£50,402,827	£45,552,455	£43,075,912
60% LAR : 40% CIR	5%	£59,522,625	£48,686,430	£48,635,976	£48,533,486	£47,940,878	£43,096,731	£40,623,019
60% LAR : 40% CIR	10%	£56,891,949	£46,213,224	£46,162,947	£46,060,771	£45,468,945	£40,630,536	£38,159,432
60% LAR : 40% CIR	15%	£54,251,423	£43,730,237	£43,680,121	£43,578,231	£42,987,121	£38,153,966	£35,685,251
60% LAR : 40% CIR	20%	£51,601,139	£41,237,560	£41,187,589	£41,085,960	£40,495,502	£35,667,123	£33,200,577
60% LAR : 40% CIR	25%	£48,941,192	£38,735,289	£38,685,447	£38,584,053	£37,994,181	£33,170,103	£30,705,513
60% LAR : 40% CIR	30%	£46,271,674	£36,223,516	£36,173,787	£36,072,602	£35,483,252	£30,663,006	£28,200,158
60% LAR : 40% CIR	35%	£43,592,681	£33,702,334	£33,652,703	£33,551,701	£32,962,810	£28,145,931	£25,684,613
60% LAR : 40% CIR	40%	£40,904,306	£31,171,836	£31,122,287	£31,021,444	£30,432,950	£25,618,977	£23,158,981
60% LAR : 40% CIR	45%	£38,206,644	£28,632,117	£28,582,635	£28,481,925	£27,893,765	£23,082,244	£20,623,361
60% LAR : 40% CIR	50%	£35,499,787	£26,083,268	£26,033,838	£25,933,238	£25,345,350	£20,535,828	£18,077,855

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£77,189,765	£66,196,171	£66,145,524	£66,042,694	£65,449,237	£60,598,865	£58,122,322
60% LAR : 40% CIR	5%	£74,569,035	£63,732,840	£63,682,386	£63,579,897	£62,987,288	£58,143,141	£55,669,430
60% LAR : 40% CIR	10%	£71,938,359	£61,259,635	£61,209,357	£61,107,181	£60,515,355	£55,676,946	£53,205,842
60% LAR : 40% CIR	15%	£69,297,833	£58,776,647	£58,726,531	£58,624,642	£58,033,532	£53,200,376	£50,731,661
60% LAR : 40% CIR	20%	£66,647,549	£56,283,971	£56,233,999	£56,132,370	£55,541,912	£50,713,533	£48,246,988
60% LAR : 40% CIR	25%	£63,987,602	£53,781,699	£53,731,857	£53,630,463	£53,040,591	£48,216,513	£45,751,924
60% LAR : 40% CIR	30%	£61,318,084	£51,269,926	£51,220,197	£51,119,012	£50,529,662	£45,709,416	£43,246,569
60% LAR : 40% CIR	35%	£58,639,091	£48,748,744	£48,699,113	£48,598,111	£48,009,220	£43,192,341	£40,731,024
60% LAR : 40% CIR	40%	£55,950,717	£46,218,246	£46,168,697	£46,067,854	£45,479,360	£40,665,387	£38,205,391
60% LAR : 40% CIR	45%	£53,253,054	£43,678,527	£43,629,045	£43,528,335	£42,940,176	£38,128,654	£35,669,771
60% LAR : 40% CIR	50%	£50,546,197	£41,129,678	£41,080,248	£40,979,648	£40,391,761	£35,582,238	£33,124,265

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£94,976,047	£83,982,453	£83,931,806	£83,828,976	£83,235,519	£78,385,147	£75,908,604
60% LAR : 40% CIR	5%	£92,355,317	£81,519,122	£81,468,668	£81,366,179	£80,773,570	£75,929,423	£73,455,712
60% LAR : 40% CIR	10%	£89,724,641	£79,045,917	£78,995,639	£78,893,463	£78,301,637	£73,463,228	£70,992,124
60% LAR : 40% CIR	15%	£87,084,115	£76,562,929	£76,512,813	£76,410,924	£75,819,814	£70,986,658	£68,517,943
60% LAR : 40% CIR	20%	£84,433,831	£74,070,253	£74,020,281	£73,918,652	£73,328,194	£68,499,815	£66,033,270
60% LAR : 40% CIR	25%	£81,773,884	£71,567,981	£71,518,139	£71,416,745	£70,826,873	£66,002,795	£63,538,206
60% LAR : 40% CIR	30%	£79,104,366	£69,056,208	£69,006,479	£68,905,294	£68,315,944	£63,495,698	£61,032,851
60% LAR : 40% CIR	35%	£76,425,373	£66,535,027	£66,485,395	£66,384,393	£65,795,502	£60,978,623	£58,517,306
60% LAR : 40% CIR	40%	£73,736,999	£64,004,528	£63,954,979	£63,854,136	£63,265,642	£58,451,670	£55,991,674
60% LAR : 40% CIR	45%	£71,039,336	£61,464,809	£61,415,327	£61,314,618	£60,726,458	£55,914,936	£53,456,053
60% LAR : 40% CIR	50%	£68,332,479	£58,915,960	£58,866,530	£58,765,930	£58,178,043	£53,368,521	£50,910,547

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR for 15 Years		Value Area	Zone A - Kings Cross Higher

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£120,091,541	£108,991,974	£108,941,326	£108,838,498	£108,245,040	£103,394,668	£100,918,126
60% LAR : 40% CIR	5%	£117,139,441	£106,202,572	£106,152,117	£106,049,628	£105,457,019	£100,612,873	£98,139,160
60% LAR : 40% CIR	10%	£114,177,394	£103,403,294	£103,353,016	£103,250,840	£102,659,013	£97,820,604	£95,349,500
60% LAR : 40% CIR	15%	£111,205,497	£100,594,234	£100,544,117	£100,442,228	£99,851,118	£95,017,963	£92,549,248
60% LAR : 40% CIR	20%	£108,223,842	£97,775,485	£97,725,514	£97,623,885	£97,033,426	£92,205,047	£89,738,503
60% LAR : 40% CIR	25%	£105,232,524	£94,947,141	£94,897,300	£94,795,905	£94,206,032	£89,381,955	£86,917,366
60% LAR : 40% CIR	30%	£102,231,635	£92,109,296	£92,059,568	£91,958,382	£91,369,032	£86,548,787	£84,085,938
60% LAR : 40% CIR	35%	£99,221,272	£89,262,042	£89,212,411	£89,111,409	£88,522,518	£83,705,640	£81,244,322
60% LAR : 40% CIR	40%	£96,201,526	£86,405,472	£86,355,923	£86,255,080	£85,666,586	£80,852,613	£78,392,617
60% LAR : 40% CIR	45%	£93,172,493	£83,539,680	£83,490,198	£83,389,488	£82,801,328	£77,989,808	£75,530,925
60% LAR : 40% CIR	50%	£90,134,265	£80,664,759	£80,615,329	£80,514,729	£79,926,842	£75,117,319	£72,659,346

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£32,457,823	£21,358,256	£21,307,608	£21,204,780	£20,611,322	£15,760,950	£13,284,408
60% LAR : 40% CIR	5%	£29,505,723	£18,568,854	£18,518,399	£18,415,910	£17,823,301	£12,979,155	£10,505,443
60% LAR : 40% CIR	10%	£26,543,676	£15,769,576	£15,719,298	£15,617,122	£15,025,295	£10,186,886	£7,715,782
60% LAR : 40% CIR	15%	£23,571,779	£12,960,516	£12,910,399	£12,808,510	£12,217,400	£7,384,245	£4,915,530
60% LAR : 40% CIR	20%	£20,590,125	£10,141,767	£10,091,796	£9,990,167	£9,399,708	£4,571,329	£2,104,785
60% LAR : 40% CIR	25%	£17,598,806	£7,313,424	£7,263,582	£7,162,187	£6,572,314	£1,748,237	-£716,352
60% LAR : 40% CIR	30%	£14,597,917	£4,475,578	£4,425,850	£4,324,664	£3,735,314	-£1,084,931	-£3,547,780
60% LAR : 40% CIR	35%	£11,587,554	£1,628,324	£1,578,693	£1,477,691	£888,800	-£3,928,078	-£6,389,396
60% LAR : 40% CIR	40%	£8,567,809	-£1,228,246	-£1,277,795	-£1,378,638	-£1,967,132	-£6,781,105	-£9,241,101
60% LAR : 40% CIR	45%	£5,538,775	-£4,094,038	-£4,143,520	-£4,244,230	-£4,832,390	-£9,643,910	-£12,102,793
60% LAR : 40% CIR	50%	£2,500,547	-£6,968,959	-£7,018,389	-£7,118,989	-£7,706,876	-£12,516,399	-£14,974,372

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£68,770,772	£57,671,205	£57,620,557	£57,517,729	£56,924,271	£52,073,898	£49,597,357
60% LAR : 40% CIR	5%	£65,818,672	£54,881,803	£54,831,348	£54,728,859	£54,136,250	£49,292,104	£46,818,391
60% LAR : 40% CIR	10%	£62,856,625	£52,082,524	£52,032,247	£51,930,071	£51,338,244	£46,499,835	£44,028,731
60% LAR : 40% CIR	15%	£59,884,728	£49,273,465	£49,223,348	£49,121,458	£48,530,348	£43,697,194	£41,228,479
60% LAR : 40% CIR	20%	£56,903,073	£46,454,716	£46,404,744	£46,303,115	£45,712,657	£40,884,278	£38,417,733
60% LAR : 40% CIR	25%	£53,911,755	£43,626,372	£43,576,530	£43,475,136	£42,885,263	£38,061,186	£35,596,597
60% LAR : 40% CIR	30%	£50,910,866	£40,788,527	£40,738,798	£40,637,612	£40,048,263	£35,228,017	£32,765,169
60% LAR : 40% CIR	35%	£47,900,503	£37,941,273	£37,891,641	£37,790,639	£37,201,749	£32,384,871	£29,923,553
60% LAR : 40% CIR	40%	£44,880,757	£35,084,703	£35,035,154	£34,934,311	£34,345,816	£29,531,844	£27,071,848
60% LAR : 40% CIR	45%	£41,851,723	£32,218,911	£32,169,428	£32,068,719	£31,480,559	£26,669,038	£24,210,156
60% LAR : 40% CIR	50%	£38,813,496	£29,343,990	£29,294,560	£29,193,960	£28,606,072	£23,796,550	£21,338,577

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£83,817,182	£72,717,615	£72,666,967	£72,564,139	£71,970,681	£67,120,309	£64,643,767
60% LAR : 40% CIR	5%	£80,865,082	£69,928,213	£69,877,758	£69,775,269	£69,182,660	£64,338,514	£61,864,801
60% LAR : 40% CIR	10%	£77,903,035	£67,128,935	£67,078,657	£66,976,481	£66,384,654	£61,546,245	£59,075,141
60% LAR : 40% CIR	15%	£74,931,138	£64,319,875	£64,269,758	£64,167,869	£63,576,759	£58,743,604	£56,274,889
60% LAR : 40% CIR	20%	£71,949,483	£61,501,126	£61,451,155	£61,349,526	£60,759,067	£55,930,688	£53,464,144
60% LAR : 40% CIR	25%	£68,958,165	£58,672,783	£58,622,941	£58,521,546	£57,931,673	£53,107,596	£50,643,007
60% LAR : 40% CIR	30%	£65,957,276	£55,834,937	£55,785,209	£55,684,023	£55,094,673	£50,274,428	£47,811,579
60% LAR : 40% CIR	35%	£62,946,913	£52,987,683	£52,938,052	£52,837,050	£52,248,159	£47,431,281	£44,969,963
60% LAR : 40% CIR	40%	£59,927,168	£50,131,113	£50,081,564	£49,980,721	£49,392,227	£44,578,254	£42,118,258
60% LAR : 40% CIR	45%	£56,898,134	£47,265,321	£47,215,839	£47,115,129	£46,526,969	£41,715,449	£39,256,566
60% LAR : 40% CIR	50%	£53,859,906	£44,390,400	£44,340,970	£44,240,370	£43,652,483	£38,842,960	£36,384,987

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£101,603,464	£90,503,897	£90,453,249	£90,350,421	£89,756,963	£84,906,591	£82,430,049
60% LAR : 40% CIR	5%	£98,651,364	£87,714,495	£87,664,040	£87,561,551	£86,968,942	£82,124,796	£79,651,084
60% LAR : 40% CIR	10%	£95,689,317	£84,915,217	£84,864,939	£84,762,763	£84,170,936	£79,332,527	£76,861,423
60% LAR : 40% CIR	15%	£92,717,420	£82,106,157	£82,056,040	£81,954,151	£81,363,041	£76,529,886	£74,061,171
60% LAR : 40% CIR	20%	£89,735,766	£79,287,408	£79,237,437	£79,135,808	£78,545,349	£73,716,970	£71,250,426
60% LAR : 40% CIR	25%	£86,744,447	£76,459,065	£76,409,223	£76,307,828	£75,717,956	£70,893,878	£68,429,289
60% LAR : 40% CIR	30%	£83,743,558	£73,621,219	£73,571,491	£73,470,305	£72,880,955	£68,060,710	£65,597,861
60% LAR : 40% CIR	35%	£80,733,195	£70,773,965	£70,724,334	£70,623,332	£70,034,441	£65,217,563	£62,756,245
60% LAR : 40% CIR	40%	£77,713,450	£67,917,395	£67,867,846	£67,767,003	£67,178,509	£62,364,536	£59,904,540
60% LAR : 40% CIR	45%	£74,684,416	£65,051,603	£65,002,121	£64,901,411	£64,313,252	£59,501,731	£57,042,848
60% LAR : 40% CIR	50%	£71,646,188	£62,176,682	£62,127,252	£62,026,652	£61,438,765	£56,629,242	£54,171,269

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR for 15 Years		Value Area	Zone A - Lower Cenral Zone

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£118,630,901	£107,554,690	£107,504,042	£107,401,214	£106,807,756	£101,957,383	£99,480,842
60% LAR : 40% CIR	5%	£115,347,430	£104,439,215	£104,388,761	£104,286,271	£103,693,663	£98,849,517	£96,375,804
60% LAR : 40% CIR	10%	£112,054,013	£101,313,865	£101,263,588	£101,161,411	£100,569,585	£95,731,176	£93,260,072
60% LAR : 40% CIR	15%	£108,750,744	£98,178,733	£98,128,616	£98,026,727	£97,435,618	£92,602,462	£90,133,747
60% LAR : 40% CIR	20%	£105,437,719	£95,033,912	£94,983,941	£94,882,312	£94,291,853	£89,463,474	£86,996,930
60% LAR : 40% CIR	25%	£102,115,029	£91,879,497	£91,829,654	£91,728,260	£91,138,388	£86,314,310	£83,849,720
60% LAR : 40% CIR	30%	£98,782,770	£88,715,579	£88,665,850	£88,564,664	£87,975,315	£83,155,069	£80,692,221
60% LAR : 40% CIR	35%	£95,441,036	£85,542,253	£85,492,621	£85,391,619	£84,802,729	£79,985,850	£77,524,533
60% LAR : 40% CIR	40%	£92,089,919	£82,359,611	£82,310,062	£82,209,219	£81,620,724	£76,806,752	£74,346,756
60% LAR : 40% CIR	45%	£88,729,515	£79,167,747	£79,118,264	£79,017,555	£78,429,395	£73,617,873	£71,158,991
60% LAR : 40% CIR	50%	£85,359,916	£75,966,753	£75,917,323	£75,816,723	£75,228,835	£70,419,313	£67,961,340

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£30,997,183	£19,920,972	£19,870,324	£19,767,496	£19,174,038	£14,323,665	£11,847,124
60% LAR : 40% CIR	5%	£27,713,712	£16,805,497	£16,755,043	£16,652,553	£16,059,945	£11,215,799	£8,742,086
60% LAR : 40% CIR	10%	£24,420,295	£13,680,147	£13,629,870	£13,527,693	£12,935,867	£8,097,458	£5,626,354
60% LAR : 40% CIR	15%	£21,117,026	£10,545,015	£10,494,898	£10,393,009	£9,801,900	£4,968,744	£2,500,029
60% LAR : 40% CIR	20%	£17,804,001	£7,400,194	£7,350,223	£7,248,594	£6,658,136	£1,829,756	-£636,788
60% LAR : 40% CIR	25%	£14,481,311	£4,245,779	£4,195,936	£4,094,542	£3,504,670	-£1,319,408	-£3,783,998
60% LAR : 40% CIR	30%	£11,149,052	£1,081,861	£1,032,132	£930,946	£341,597	-£4,478,649	-£6,941,497
60% LAR : 40% CIR	35%	£7,807,318	-£2,091,465	-£2,141,097	-£2,242,099	-£2,830,989	-£7,647,868	-£10,109,185
60% LAR : 40% CIR	40%	£4,456,201	-£5,274,107	-£5,323,656	-£5,424,499	-£6,012,994	-£10,826,966	-£13,286,962
60% LAR : 40% CIR	45%	£1,095,797	-£8,465,971	-£8,515,453	-£8,616,163	-£9,204,323	-£14,015,845	-£16,474,727
60% LAR : 40% CIR	50%	-£2,273,802	-£11,666,965	-£11,716,395	-£11,816,995	-£12,404,882	-£17,214,405	-£19,672,378

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£67,310,132	£56,233,921	£56,183,273	£56,080,445	£55,486,986	£50,636,614	£48,160,073
60% LAR : 40% CIR	5%	£64,026,661	£53,118,445	£53,067,992	£52,965,502	£52,372,894	£47,528,747	£45,055,035
60% LAR : 40% CIR	10%	£60,733,244	£49,993,095	£49,942,819	£49,840,642	£49,248,816	£44,410,407	£41,939,303
60% LAR : 40% CIR	15%	£57,429,975	£46,857,964	£46,807,847	£46,705,957	£46,114,848	£41,281,693	£38,812,978
60% LAR : 40% CIR	20%	£54,116,949	£43,713,143	£43,663,172	£43,561,543	£42,971,084	£38,142,705	£35,676,161
60% LAR : 40% CIR	25%	£50,794,260	£40,558,728	£40,508,885	£40,407,490	£39,817,619	£34,993,540	£32,528,951
60% LAR : 40% CIR	30%	£47,462,001	£37,394,810	£37,345,081	£37,243,895	£36,654,545	£31,834,300	£29,371,452
60% LAR : 40% CIR	35%	£44,120,266	£34,221,483	£34,171,852	£34,070,850	£33,481,959	£28,665,081	£26,203,764
60% LAR : 40% CIR	40%	£40,769,150	£31,038,841	£30,989,292	£30,888,449	£30,299,955	£25,485,983	£23,025,987
60% LAR : 40% CIR	45%	£37,408,746	£27,846,977	£27,797,495	£27,696,786	£27,108,626	£22,297,104	£19,838,221
60% LAR : 40% CIR	50%	£34,039,147	£24,645,983	£24,596,554	£24,495,953	£23,908,066	£19,098,544	£16,640,571

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£82,356,542	£71,280,331	£71,229,683	£71,126,855	£70,533,397	£65,683,024	£63,206,483
60% LAR : 40% CIR	5%	£79,073,071	£68,164,856	£68,114,402	£68,011,912	£67,419,304	£62,575,158	£60,101,445
60% LAR : 40% CIR	10%	£75,779,654	£65,039,506	£64,989,229	£64,887,052	£64,295,226	£59,456,817	£56,985,713
60% LAR : 40% CIR	15%	£72,476,385	£61,904,374	£61,854,257	£61,752,368	£61,161,259	£56,328,103	£53,859,388
60% LAR : 40% CIR	20%	£69,163,360	£58,759,553	£58,709,582	£58,607,953	£58,017,495	£53,189,115	£50,722,571
60% LAR : 40% CIR	25%	£65,840,670	£55,605,138	£55,555,295	£55,453,901	£54,864,029	£50,039,951	£47,575,361
60% LAR : 40% CIR	30%	£62,508,411	£52,441,220	£52,391,491	£52,290,305	£51,700,956	£46,880,710	£44,417,862
60% LAR : 40% CIR	35%	£59,166,677	£49,267,894	£49,218,262	£49,117,260	£48,528,370	£43,711,491	£41,250,174
60% LAR : 40% CIR	40%	£55,815,560	£46,085,252	£46,035,703	£45,934,860	£45,346,365	£40,532,393	£38,072,397
60% LAR : 40% CIR	45%	£52,455,156	£42,893,388	£42,843,906	£42,743,196	£42,155,036	£37,343,514	£34,884,632
60% LAR : 40% CIR	50%	£49,085,557	£39,692,394	£39,642,964	£39,542,364	£38,954,477	£34,144,954	£31,686,981

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£100,142,824	£89,066,613	£89,015,965	£88,913,137	£88,319,679	£83,469,306	£80,992,765
60% LAR : 40% CIR	5%	£96,859,353	£85,951,138	£85,900,684	£85,798,194	£85,205,586	£80,361,440	£77,887,727
60% LAR : 40% CIR	10%	£93,565,936	£82,825,788	£82,775,511	£82,673,334	£82,081,508	£77,243,099	£74,771,995
60% LAR : 40% CIR	15%	£90,262,668	£79,690,656	£79,640,539	£79,538,650	£78,947,541	£74,114,386	£71,645,670
60% LAR : 40% CIR	20%	£86,949,642	£76,545,835	£76,495,864	£76,394,235	£75,803,777	£70,975,397	£68,508,853
60% LAR : 40% CIR	25%	£83,626,952	£73,391,420	£73,341,577	£73,240,183	£72,650,311	£67,826,233	£65,361,643
60% LAR : 40% CIR	30%	£80,294,693	£70,227,502	£70,177,773	£70,076,587	£69,487,238	£64,666,992	£62,204,145
60% LAR : 40% CIR	35%	£76,952,959	£67,054,176	£67,004,544	£66,903,542	£66,314,652	£61,497,773	£59,036,456
60% LAR : 40% CIR	40%	£73,601,842	£63,871,534	£63,821,985	£63,721,142	£63,132,647	£58,318,675	£55,858,679
60% LAR : 40% CIR	45%	£70,241,438	£60,679,670	£60,630,188	£60,529,478	£59,941,318	£55,129,796	£52,670,914
60% LAR : 40% CIR	50%	£66,871,839	£57,478,676	£57,429,246	£57,328,646	£56,740,759	£51,931,236	£49,473,263

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR for 15 Years	
Value Area	**Zone A - Medium Central Zone**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£134,094,877	£122,771,394	£122,720,746	£122,617,917	£122,024,459	£117,174,087	£114,697,545
60% LAR : 40% CIR	5%	£130,038,206	£118,895,083	£118,844,629	£118,742,139	£118,149,531	£113,305,385	£110,831,672
60% LAR : 40% CIR	10%	£125,971,590	£115,008,898	£114,958,620	£114,856,444	£114,264,619	£109,426,210	£106,955,106
60% LAR : 40% CIR	15%	£121,895,123	£111,112,931	£111,062,815	£110,960,925	£110,369,815	£105,536,660	£103,067,945
60% LAR : 40% CIR	20%	£117,808,899	£107,207,275	£107,157,304	£107,055,675	£106,465,216	£101,636,837	£99,170,292
60% LAR : 40% CIR	25%	£113,713,011	£103,292,024	£103,242,182	£103,140,788	£102,550,915	£97,726,838	£95,262,248
60% LAR : 40% CIR	30%	£109,607,552	£99,367,271	£99,317,542	£99,216,356	£98,627,007	£93,806,761	£91,343,914
60% LAR : 40% CIR	35%	£105,492,619	£95,433,109	£95,383,478	£95,282,477	£94,693,586	£89,876,707	£87,415,389
60% LAR : 40% CIR	40%	£101,368,304	£91,489,632	£91,440,083	£91,339,241	£90,750,746	£85,936,774	£83,476,778
60% LAR : 40% CIR	45%	£97,234,701	£87,536,933	£87,487,451	£87,386,741	£86,798,581	£81,987,060	£79,528,178
60% LAR : 40% CIR	50%	£93,091,904	£83,575,105	£83,525,674	£83,425,074	£82,837,187	£78,027,665	£75,569,692

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£46,461,159	£35,137,676	£35,087,028	£34,984,199	£34,390,741	£29,540,369	£27,063,828
60% LAR : 40% CIR	5%	£42,404,488	£31,261,365	£31,210,911	£31,108,421	£30,515,813	£25,671,667	£23,197,954
60% LAR : 40% CIR	10%	£38,337,873	£27,375,180	£27,324,902	£27,222,726	£26,630,901	£21,792,492	£19,321,388
60% LAR : 40% CIR	15%	£34,261,405	£23,479,213	£23,429,097	£23,327,207	£22,736,097	£17,902,942	£15,434,227
60% LAR : 40% CIR	20%	£30,175,181	£19,573,557	£19,523,586	£19,421,957	£18,831,498	£14,003,119	£11,536,574
60% LAR : 40% CIR	25%	£26,079,293	£15,658,306	£15,608,464	£15,507,070	£14,917,197	£10,093,120	£7,628,530
60% LAR : 40% CIR	30%	£21,973,834	£11,733,553	£11,683,824	£11,582,638	£10,993,289	£6,173,043	£3,710,196
60% LAR : 40% CIR	35%	£17,858,902	£7,799,391	£7,749,760	£7,648,759	£7,059,868	£2,242,989	-£218,329
60% LAR : 40% CIR	40%	£13,734,586	£3,855,915	£3,806,365	£3,705,523	£3,117,028	-£1,696,944	-£4,156,940
60% LAR : 40% CIR	45%	£9,600,983	-£96,785	-£146,267	-£246,977	-£835,137	-£5,646,657	-£8,105,540
60% LAR : 40% CIR	50%	£5,458,186	-£4,058,613	-£4,108,043	-£4,208,644	-£4,796,531	-£9,606,053	-£12,064,026

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£82,774,107	£71,450,625	£71,399,977	£71,297,147	£70,703,690	£65,853,318	£63,376,776
60% LAR : 40% CIR	5%	£78,717,437	£67,574,313	£67,523,860	£67,421,370	£66,828,762	£61,984,615	£59,510,903
60% LAR : 40% CIR	10%	£74,650,821	£63,688,129	£63,637,851	£63,535,675	£62,943,849	£58,105,440	£55,634,336
60% LAR : 40% CIR	15%	£70,574,354	£59,792,161	£59,742,046	£59,640,156	£59,049,046	£54,215,891	£51,747,175
60% LAR : 40% CIR	20%	£66,488,129	£55,886,506	£55,836,534	£55,734,905	£55,144,447	£50,316,068	£47,849,522
60% LAR : 40% CIR	25%	£62,392,242	£51,971,255	£51,921,413	£51,820,018	£51,230,146	£46,406,069	£43,941,479
60% LAR : 40% CIR	30%	£58,286,783	£48,046,501	£47,996,773	£47,895,587	£47,306,238	£42,485,992	£40,023,145
60% LAR : 40% CIR	35%	£54,171,850	£44,112,340	£44,062,709	£43,961,707	£43,372,817	£38,555,938	£36,094,620
60% LAR : 40% CIR	40%	£50,047,534	£40,168,863	£40,119,314	£40,018,471	£39,429,977	£34,616,004	£32,156,008
60% LAR : 40% CIR	45%	£45,913,932	£36,216,164	£36,166,681	£36,065,972	£35,477,812	£30,666,291	£28,207,409
60% LAR : 40% CIR	50%	£41,771,134	£32,254,336	£32,204,905	£32,104,305	£31,516,418	£26,706,895	£24,248,923

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£97,820,518	£86,497,035	£86,446,387	£86,343,558	£85,750,100	£80,899,728	£78,423,187
60% LAR : 40% CIR	5%	£93,763,847	£82,620,724	£82,570,270	£82,467,780	£81,875,172	£77,031,026	£74,557,313
60% LAR : 40% CIR	10%	£89,697,232	£78,734,539	£78,684,261	£78,582,085	£77,990,260	£73,151,851	£70,680,747
60% LAR : 40% CIR	15%	£85,620,764	£74,838,572	£74,788,456	£74,686,566	£74,095,456	£69,262,301	£66,793,586
60% LAR : 40% CIR	20%	£81,534,540	£70,932,916	£70,882,945	£70,781,316	£70,190,857	£65,362,478	£62,895,933
60% LAR : 40% CIR	25%	£77,438,652	£67,017,665	£66,967,823	£66,866,429	£66,276,556	£61,452,479	£58,987,889
60% LAR : 40% CIR	30%	£73,333,193	£63,092,912	£63,043,183	£62,941,997	£62,352,648	£57,532,402	£55,069,555
60% LAR : 40% CIR	35%	£69,218,261	£59,158,750	£59,109,119	£59,008,118	£58,419,227	£53,602,348	£51,141,030
60% LAR : 40% CIR	40%	£65,093,945	£55,215,274	£55,165,724	£55,064,882	£54,476,387	£49,662,415	£47,202,419
60% LAR : 40% CIR	45%	£60,960,342	£51,262,574	£51,213,092	£51,112,382	£50,524,222	£45,712,701	£43,253,819
60% LAR : 40% CIR	50%	£56,817,545	£47,300,746	£47,251,316	£47,150,715	£46,562,828	£41,753,306	£39,295,333

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£115,606,800	£104,283,317	£104,232,669	£104,129,840	£103,536,382	£98,686,010	£96,209,469
60% LAR : 40% CIR	5%	£111,550,129	£100,407,006	£100,356,552	£100,254,062	£99,661,454	£94,817,308	£92,343,595
60% LAR : 40% CIR	10%	£107,483,514	£96,520,821	£96,470,543	£96,368,367	£95,776,542	£90,938,133	£88,467,029
60% LAR : 40% CIR	15%	£103,407,046	£92,624,854	£92,574,738	£92,472,848	£91,881,738	£87,048,583	£84,579,868
60% LAR : 40% CIR	20%	£99,320,822	£88,719,198	£88,669,227	£88,567,598	£87,977,139	£83,148,760	£80,682,215
60% LAR : 40% CIR	25%	£95,224,934	£84,803,947	£84,754,105	£84,652,711	£84,062,838	£79,238,761	£76,774,171
60% LAR : 40% CIR	30%	£91,119,475	£80,879,194	£80,829,465	£80,728,279	£80,138,930	£75,318,684	£72,855,837
60% LAR : 40% CIR	35%	£87,004,543	£76,945,032	£76,895,401	£76,794,400	£76,205,509	£71,388,630	£68,927,312
60% LAR : 40% CIR	40%	£82,880,227	£73,001,556	£72,952,006	£72,851,164	£72,262,669	£67,448,697	£64,988,701
60% LAR : 40% CIR	45%	£78,746,624	£69,048,856	£68,999,374	£68,898,664	£68,310,504	£63,498,984	£61,040,101
60% LAR : 40% CIR	50%	£74,603,827	£65,087,028	£65,037,598	£64,936,997	£64,349,110	£59,539,588	£57,081,615

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR for 15 Years		Value Area	Zone A - Higher Central Zone

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£142,931,433	£131,466,652	£131,416,005	£131,313,176	£130,719,718	£125,869,346	£123,392,804
60% LAR : 40% CIR	5%	£138,432,935	£127,155,579	£127,105,125	£127,002,635	£126,410,027	£121,565,880	£119,092,169
60% LAR : 40% CIR	10%	£133,924,491	£122,834,631	£122,784,354	£122,682,178	£122,090,351	£117,251,942	£114,780,838
60% LAR : 40% CIR	15%	£129,406,196	£118,503,901	£118,453,784	£118,351,895	£117,760,785	£112,927,630	£110,458,915
60% LAR : 40% CIR	20%	£124,878,144	£114,163,483	£114,113,511	£114,011,882	£113,421,423	£108,593,044	£106,126,499
60% LAR : 40% CIR	25%	£120,340,428	£109,813,469	£109,763,626	£109,662,231	£109,072,360	£104,248,282	£101,783,692
60% LAR : 40% CIR	30%	£115,793,142	£105,453,953	£105,404,223	£105,303,038	£104,713,688	£99,893,442	£97,430,595
60% LAR : 40% CIR	35%	£111,236,381	£101,085,028	£101,035,397	£100,934,395	£100,345,504	£95,528,625	£93,067,307
60% LAR : 40% CIR	40%	£106,670,238	£96,706,788	£96,657,239	£96,556,396	£95,967,901	£91,153,929	£88,693,933
60% LAR : 40% CIR	45%	£102,094,807	£92,319,325	£92,269,843	£92,169,133	£91,580,974	£86,769,453	£84,310,570
60% LAR : 40% CIR	50%	£97,510,182	£87,922,735	£87,873,304	£87,772,704	£87,184,816	£82,375,294	£79,917,321

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£55,297,715	£43,832,934	£43,782,287	£43,679,458	£43,086,000	£38,235,628	£35,759,087
60% LAR : 40% CIR	5%	£50,799,217	£39,521,861	£39,471,407	£39,368,917	£38,776,309	£33,932,162	£31,458,451
60% LAR : 40% CIR	10%	£46,290,773	£35,200,913	£35,150,636	£35,048,460	£34,456,633	£29,618,224	£27,147,120
60% LAR : 40% CIR	15%	£41,772,478	£30,870,183	£30,820,066	£30,718,177	£30,127,067	£25,293,912	£22,825,197
60% LAR : 40% CIR	20%	£37,244,426	£26,529,765	£26,479,793	£26,378,164	£25,787,705	£20,959,326	£18,492,781
60% LAR : 40% CIR	25%	£32,706,710	£22,179,751	£22,129,908	£22,028,514	£21,438,642	£16,614,564	£14,149,974
60% LAR : 40% CIR	30%	£28,159,424	£17,820,235	£17,770,505	£17,669,320	£17,079,970	£12,259,724	£9,796,877
60% LAR : 40% CIR	35%	£23,602,663	£13,451,310	£13,401,679	£13,300,677	£12,711,786	£7,894,907	£5,433,589
60% LAR : 40% CIR	40%	£19,036,520	£9,073,070	£9,023,521	£8,922,678	£8,334,183	£3,520,211	£1,060,215
60% LAR : 40% CIR	45%	£14,461,089	£4,685,607	£4,636,125	£4,535,416	£3,947,256	-£864,265	-£3,323,148
60% LAR : 40% CIR	50%	£9,876,464	£289,017	£239,586	£138,986	-£448,902	-£5,258,424	-£7,716,397

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£91,610,664	£80,145,883	£80,095,236	£79,992,406	£79,398,949	£74,548,577	£72,072,035
60% LAR : 40% CIR	5%	£87,112,166	£75,834,810	£75,784,356	£75,681,866	£75,089,258	£70,245,111	£67,771,399
60% LAR : 40% CIR	10%	£82,603,722	£71,513,862	£71,463,584	£71,361,408	£70,769,582	£65,931,173	£63,460,069
60% LAR : 40% CIR	15%	£78,085,427	£67,183,132	£67,133,015	£67,031,125	£66,440,015	£61,606,861	£59,138,146
60% LAR : 40% CIR	20%	£73,557,375	£62,842,713	£62,792,742	£62,691,113	£62,100,654	£57,272,274	£54,805,730
60% LAR : 40% CIR	25%	£69,019,659	£58,492,699	£58,442,857	£58,341,462	£57,751,590	£52,927,512	£50,462,923
60% LAR : 40% CIR	30%	£64,472,373	£54,133,183	£54,083,454	£53,982,269	£53,392,919	£48,572,673	£46,109,825
60% LAR : 40% CIR	35%	£59,915,612	£49,764,259	£49,714,628	£49,613,626	£49,024,735	£44,207,856	£41,746,538
60% LAR : 40% CIR	40%	£55,349,469	£45,386,018	£45,336,469	£45,235,626	£44,647,132	£39,833,160	£37,373,164
60% LAR : 40% CIR	45%	£50,774,038	£40,998,556	£40,949,074	£40,848,364	£40,260,204	£35,448,684	£32,989,801
60% LAR : 40% CIR	50%	£46,189,413	£36,601,965	£36,552,535	£36,451,934	£35,864,047	£31,054,525	£28,596,551

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£106,657,074	£95,192,293	£95,141,646	£95,038,817	£94,445,359	£89,594,987	£87,118,445
60% LAR : 40% CIR	5%	£102,158,576	£90,881,220	£90,830,766	£90,728,276	£90,135,668	£85,291,521	£82,817,810
60% LAR : 40% CIR	10%	£97,650,132	£86,560,272	£86,509,995	£86,407,819	£85,815,992	£80,977,583	£78,506,479
60% LAR : 40% CIR	15%	£93,131,837	£82,229,542	£82,179,425	£82,077,536	£81,486,426	£76,653,271	£74,184,556
60% LAR : 40% CIR	20%	£88,603,785	£77,889,124	£77,839,152	£77,737,523	£77,147,064	£72,318,685	£69,852,140
60% LAR : 40% CIR	25%	£84,066,069	£73,539,110	£73,489,267	£73,387,873	£72,798,001	£67,973,923	£65,509,333
60% LAR : 40% CIR	30%	£79,518,783	£69,179,594	£69,129,864	£69,028,679	£68,439,329	£63,619,083	£61,156,236
60% LAR : 40% CIR	35%	£74,962,022	£64,810,669	£64,761,038	£64,660,036	£64,071,145	£59,254,266	£56,792,948
60% LAR : 40% CIR	40%	£70,395,879	£60,432,429	£60,382,880	£60,282,037	£59,693,542	£54,879,570	£52,419,574
60% LAR : 40% CIR	45%	£65,820,448	£56,044,966	£55,995,484	£55,894,774	£55,306,615	£50,495,094	£48,036,211
60% LAR : 40% CIR	50%	£61,235,823	£51,648,376	£51,598,945	£51,498,345	£50,910,457	£46,100,935	£43,642,962

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£124,443,356	£112,978,575	£112,927,928	£112,825,099	£112,231,641	£107,381,269	£104,904,728
60% LAR : 40% CIR	5%	£119,944,858	£108,667,502	£108,617,048	£108,514,558	£107,921,950	£103,077,803	£100,604,092
60% LAR : 40% CIR	10%	£115,436,414	£104,346,554	£104,296,277	£104,194,101	£103,602,274	£98,763,865	£96,292,761
60% LAR : 40% CIR	15%	£110,918,119	£100,015,824	£99,965,707	£99,863,818	£99,272,708	£94,439,553	£91,970,838
60% LAR : 40% CIR	20%	£106,390,067	£95,675,406	£95,625,434	£95,523,805	£94,933,346	£90,104,967	£87,638,422
60% LAR : 40% CIR	25%	£101,852,351	£91,325,392	£91,275,549	£91,174,155	£90,584,283	£85,760,205	£83,295,615
60% LAR : 40% CIR	30%	£97,305,065	£86,965,876	£86,916,146	£86,814,961	£86,225,611	£81,405,365	£78,942,518
60% LAR : 40% CIR	35%	£92,748,304	£82,596,951	£82,547,320	£82,446,318	£81,857,427	£77,040,548	£74,579,231
60% LAR : 40% CIR	40%	£88,182,161	£78,218,711	£78,169,162	£78,068,319	£77,479,824	£72,665,852	£70,205,856
60% LAR : 40% CIR	45%	£83,606,730	£73,831,248	£73,781,766	£73,681,057	£73,092,897	£68,281,376	£65,822,493
60% LAR : 40% CIR	50%	£79,022,105	£69,434,658	£69,385,227	£69,284,627	£68,696,739	£63,887,217	£61,429,244

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - NO AW	
No Units	105
Site Area	0.9 Ha

Value Area	Zone B - Camden Town Office & Resi £900 per sq ft	
Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£17,812,000	£10,074,262	£10,022,057	£9,917,341	£9,337,498	£4,614,128	£2,192,852
60% LAR : 40% CIR	5%	£16,743,051	£9,193,213	£9,141,207	£9,036,841	£8,457,873	£3,740,920	£1,312,508
60% LAR : 40% CIR	10%	£15,664,005	£8,301,985	£8,250,161	£8,146,118	£7,567,957	£2,855,962	£420,973
60% LAR : 40% CIR	15%	£14,574,957	£7,400,674	£7,349,017	£7,245,268	£6,667,846	£1,950,842	-£488,996
60% LAR : 40% CIR	20%	£13,476,003	£6,489,376	£6,437,868	£6,334,389	£5,757,638	£1,034,970	-£1,416,537
60% LAR : 40% CIR	25%	£12,367,238	£5,568,189	£5,516,814	£5,413,576	£4,837,430	£108,449	-£2,355,117
60% LAR : 40% CIR	30%	£11,248,758	£4,637,207	£4,585,949	£4,482,926	£3,907,319	-£841,260	-£3,304,631
60% LAR : 40% CIR	35%	£10,120,657	£3,696,527	£3,645,370	£3,542,538	£2,967,402	-£1,803,225	-£4,264,970
60% LAR : 40% CIR	40%	£8,983,031	£2,746,246	£2,695,173	£2,592,503	£2,017,777	-£2,775,686	-£5,236,027
60% LAR : 40% CIR	45%	£7,831,489	£1,786,459	£1,735,455	£1,632,924	£1,052,732	-£3,758,538	-£6,217,695
60% LAR : 40% CIR	50%	£6,740,621	£874,615	£822,887	£718,906	£136,044	-£4,687,089	-£7,145,281

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£69,821,718	-£77,559,456	-£77,611,661	-£77,716,377	-£78,296,220	-£83,019,590	-£85,440,866
60% LAR : 40% CIR	5%	-£70,890,667	-£78,440,505	-£78,492,511	-£78,596,877	-£79,175,845	-£83,892,798	-£86,321,209
60% LAR : 40% CIR	10%	-£71,969,713	-£79,331,733	-£79,383,557	-£79,487,600	-£80,065,761	-£84,777,756	-£87,212,745
60% LAR : 40% CIR	15%	-£73,058,761	-£80,233,044	-£80,284,701	-£80,388,450	-£80,965,872	-£85,682,876	-£88,122,714
60% LAR : 40% CIR	20%	-£74,157,715	-£81,144,342	-£81,195,850	-£81,299,329	-£81,876,080	-£86,598,748	-£89,050,255
60% LAR : 40% CIR	25%	-£75,266,480	-£82,065,529	-£82,116,904	-£82,220,142	-£82,796,288	-£87,525,269	-£89,988,835
60% LAR : 40% CIR	30%	-£76,384,960	-£82,996,511	-£83,047,769	-£83,150,792	-£83,726,399	-£88,474,978	-£90,938,349
60% LAR : 40% CIR	35%	-£77,513,061	-£83,937,191	-£83,988,348	-£84,091,180	-£84,666,316	-£89,436,943	-£91,898,688
60% LAR : 40% CIR	40%	-£78,650,687	-£84,887,472	-£84,938,545	-£85,041,214	-£85,615,941	-£90,409,404	-£92,869,745
60% LAR : 40% CIR	45%	-£79,802,229	-£85,847,259	-£85,898,263	-£86,000,794	-£86,580,986	-£91,392,256	-£93,851,413
60% LAR : 40% CIR	50%	-£80,893,097	-£86,759,103	-£86,810,831	-£86,914,812	-£87,497,674	-£92,320,807	-£94,778,999

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£33,508,770	-£41,246,507	-£41,298,712	-£41,403,429	-£41,983,272	-£46,706,641	-£49,127,917
60% LAR : 40% CIR	5%	-£34,577,718	-£42,127,556	-£42,179,562	-£42,283,928	-£42,862,896	-£47,579,849	-£50,008,261
60% LAR : 40% CIR	10%	-£35,656,764	-£43,018,785	-£43,070,608	-£43,174,652	-£43,752,812	-£48,464,807	-£50,899,796
60% LAR : 40% CIR	15%	-£36,745,812	-£43,920,095	-£43,971,753	-£44,075,501	-£44,652,924	-£49,369,927	-£51,809,765
60% LAR : 40% CIR	20%	-£37,844,766	-£44,831,393	-£44,882,901	-£44,986,381	-£45,563,132	-£50,285,799	-£52,737,306
60% LAR : 40% CIR	25%	-£38,953,531	-£45,752,581	-£45,803,955	-£45,907,193	-£46,483,339	-£51,212,320	-£53,675,886
60% LAR : 40% CIR	30%	-£40,072,012	-£46,683,562	-£46,734,820	-£46,837,843	-£47,413,450	-£52,162,030	-£54,625,400
60% LAR : 40% CIR	35%	-£41,200,112	-£47,624,242	-£47,675,399	-£47,778,232	-£48,353,367	-£53,123,994	-£55,585,739
60% LAR : 40% CIR	40%	-£42,337,738	-£48,574,523	-£48,625,596	-£48,728,266	-£49,302,992	-£54,096,455	-£56,556,796
60% LAR : 40% CIR	45%	-£43,489,280	-£49,534,310	-£49,585,314	-£49,687,846	-£50,268,037	-£55,079,307	-£57,538,464
60% LAR : 40% CIR	50%	-£44,580,148	-£50,446,154	-£50,497,882	-£50,601,864	-£51,184,725	-£56,007,858	-£58,466,050

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£18,462,359	-£26,200,097	-£26,252,302	-£26,357,018	-£26,936,861	-£31,660,231	-£34,081,507
60% LAR : 40% CIR	5%	-£19,531,308	-£27,081,146	-£27,133,152	-£27,237,518	-£27,816,486	-£32,533,439	-£34,961,851
60% LAR : 40% CIR	10%	-£20,610,354	-£27,972,374	-£28,024,198	-£28,128,241	-£28,706,402	-£33,418,397	-£35,853,386
60% LAR : 40% CIR	15%	-£21,699,402	-£28,873,685	-£28,925,342	-£29,029,091	-£29,606,513	-£34,323,517	-£36,763,355
60% LAR : 40% CIR	20%	-£22,798,356	-£29,784,983	-£29,836,491	-£29,939,970	-£30,516,721	-£35,239,389	-£37,690,896
60% LAR : 40% CIR	25%	-£23,907,121	-£30,706,170	-£30,757,545	-£30,860,783	-£31,436,929	-£36,165,910	-£38,629,476
60% LAR : 40% CIR	30%	-£25,025,601	-£31,637,152	-£31,688,410	-£31,791,433	-£32,367,040	-£37,115,619	-£39,578,990
60% LAR : 40% CIR	35%	-£26,153,702	-£32,577,832	-£32,628,989	-£32,731,821	-£33,306,957	-£38,077,584	-£40,539,329
60% LAR : 40% CIR	40%	-£27,291,328	-£33,528,113	-£33,579,186	-£33,681,856	-£34,256,582	-£39,050,045	-£41,510,386
60% LAR : 40% CIR	45%	-£28,442,870	-£34,487,900	-£34,538,904	-£34,641,435	-£35,221,627	-£40,032,897	-£42,492,054
60% LAR : 40% CIR	50%	-£29,533,738	-£35,399,744	-£35,451,472	-£35,555,453	-£36,138,315	-£40,961,448	-£43,419,640

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£676,077	-£8,413,815	-£8,466,020	-£8,570,736	-£9,150,579	-£13,873,949	-£16,295,225
60% LAR : 40% CIR	5%	-£1,745,026	-£9,294,864	-£9,346,870	-£9,451,236	-£10,030,204	-£14,747,157	-£17,175,568
60% LAR : 40% CIR	10%	-£2,824,072	-£10,186,092	-£10,237,916	-£10,341,959	-£10,920,120	-£15,632,115	-£18,067,104
60% LAR : 40% CIR	15%	-£3,913,120	-£11,087,403	-£11,139,060	-£11,242,809	-£11,820,231	-£16,537,235	-£18,977,073
60% LAR : 40% CIR	20%	-£5,012,074	-£11,998,701	-£12,050,209	-£12,153,688	-£12,730,439	-£17,453,107	-£19,904,614
60% LAR : 40% CIR	25%	-£6,120,839	-£12,919,888	-£12,971,263	-£13,074,501	-£13,650,647	-£18,379,628	-£20,843,194
60% LAR : 40% CIR	30%	-£7,239,319	-£13,850,870	-£13,902,128	-£14,005,151	-£14,580,758	-£19,329,337	-£21,792,708
60% LAR : 40% CIR	35%	-£8,367,420	-£14,791,550	-£14,842,707	-£14,945,539	-£15,520,675	-£20,291,302	-£22,753,047
60% LAR : 40% CIR	40%	-£9,505,046	-£15,741,831	-£15,792,904	-£15,895,573	-£16,470,300	-£21,263,763	-£23,724,104
60% LAR : 40% CIR	45%	-£10,656,588	-£16,701,618	-£16,752,622	-£16,855,153	-£17,435,345	-£22,246,615	-£24,705,772
60% LAR : 40% CIR	50%	-£11,747,456	-£17,613,462	-£17,665,190	-£17,769,171	-£18,352,032	-£23,175,166	-£25,633,358

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - NO AW	
Value Area	Zone B - Camden Town Office & Resi £1,000 per sq ft

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£22,250,830	£14,482,871	£14,430,665	£14,325,949	£13,746,106	£9,022,737	£6,618,738
60% LAR : 40% CIR	5%	£20,959,940	£13,381,390	£13,329,385	£13,225,018	£12,646,051	£7,929,098	£5,528,016
60% LAR : 40% CIR	10%	£19,658,953	£12,269,732	£12,217,909	£12,113,866	£11,535,704	£6,824,665	£4,426,272
60% LAR : 40% CIR	15%	£18,347,963	£11,147,990	£11,096,333	£10,992,586	£10,415,162	£5,709,540	£3,313,608
60% LAR : 40% CIR	20%	£17,027,068	£10,016,263	£9,964,755	£9,861,276	£9,284,524	£4,583,824	£2,180,920
60% LAR : 40% CIR	25%	£15,696,361	£8,874,646	£8,823,270	£8,720,032	£8,143,886	£3,447,619	£1,032,935
60% LAR : 40% CIR	30%	£14,355,939	£7,723,233	£7,671,975	£7,568,953	£6,993,344	£2,300,530	-£127,739
60% LAR : 40% CIR	35%	£13,005,897	£6,562,122	£6,510,966	£6,408,133	£5,832,997	£1,129,511	-£1,314,999
60% LAR : 40% CIR	40%	£11,646,330	£5,391,411	£5,340,339	£5,237,668	£4,662,942	-£52,636	-£2,512,977
60% LAR : 40% CIR	45%	£10,277,333	£4,211,194	£4,160,190	£4,057,658	£3,483,275	-£1,262,409	-£3,721,566
60% LAR : 40% CIR	50%	£9,241,418	£3,347,580	£3,296,630	£3,194,211	£2,620,109	-£2,154,054	-£4,612,246

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£65,382,888	-£73,150,847	-£73,203,053	-£73,307,769	-£73,887,612	-£78,610,981	-£81,014,980
60% LAR : 40% CIR	5%	-£66,673,778	-£74,252,328	-£74,304,333	-£74,408,700	-£74,987,667	-£79,704,620	-£82,105,702
60% LAR : 40% CIR	10%	-£67,974,765	-£75,363,986	-£75,415,809	-£75,519,852	-£76,098,014	-£80,809,053	-£83,207,446
60% LAR : 40% CIR	15%	-£69,285,755	-£76,485,727	-£76,537,385	-£76,641,132	-£77,218,556	-£81,924,178	-£84,320,109
60% LAR : 40% CIR	20%	-£70,606,650	-£77,617,455	-£77,668,963	-£77,772,442	-£78,349,194	-£83,049,894	-£85,452,798
60% LAR : 40% CIR	25%	-£71,937,356	-£78,759,072	-£78,810,448	-£78,913,686	-£79,489,832	-£84,186,099	-£86,600,783
60% LAR : 40% CIR	30%	-£73,277,779	-£79,910,485	-£79,961,743	-£80,064,765	-£80,640,374	-£85,333,188	-£87,761,457
60% LAR : 40% CIR	35%	-£74,627,821	-£81,071,595	-£81,122,752	-£81,225,585	-£81,800,721	-£86,504,207	-£88,948,717
60% LAR : 40% CIR	40%	-£75,987,388	-£82,242,307	-£82,293,379	-£82,396,050	-£82,970,776	-£87,686,354	-£90,146,695
60% LAR : 40% CIR	45%	-£77,356,385	-£83,422,524	-£83,473,528	-£83,576,060	-£84,150,443	-£88,896,127	-£91,355,284
60% LAR : 40% CIR	50%	-£78,392,300	-£84,286,138	-£84,337,088	-£84,439,507	-£85,013,609	-£89,787,772	-£92,245,964

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£29,069,939	-£36,837,899	-£36,890,104	-£36,994,820	-£37,574,663	-£42,298,033	-£44,702,031
60% LAR : 40% CIR	5%	-£30,360,829	-£37,939,379	-£37,991,384	-£38,095,751	-£38,674,718	-£43,391,671	-£45,792,753
60% LAR : 40% CIR	10%	-£31,661,817	-£39,051,037	-£39,102,860	-£39,206,904	-£39,785,065	-£44,496,104	-£46,894,498
60% LAR : 40% CIR	15%	-£32,972,806	-£40,172,779	-£40,224,436	-£40,328,184	-£40,905,607	-£45,611,230	-£48,007,161
60% LAR : 40% CIR	20%	-£34,293,701	-£41,304,506	-£41,356,014	-£41,459,493	-£42,036,245	-£46,736,945	-£49,139,850
60% LAR : 40% CIR	25%	-£35,624,408	-£42,446,124	-£42,497,499	-£42,600,737	-£43,176,884	-£47,873,150	-£50,287,834
60% LAR : 40% CIR	30%	-£36,964,830	-£43,597,536	-£43,648,794	-£43,751,816	-£44,327,425	-£49,020,240	-£51,448,508
60% LAR : 40% CIR	35%	-£38,314,872	-£44,758,647	-£44,809,804	-£44,912,636	-£45,487,772	-£50,191,258	-£52,635,768
60% LAR : 40% CIR	40%	-£39,674,440	-£45,929,359	-£45,980,430	-£46,083,101	-£46,657,827	-£51,373,406	-£53,833,747
60% LAR : 40% CIR	45%	-£41,043,436	-£47,109,576	-£47,160,579	-£47,263,111	-£47,837,494	-£52,583,178	-£55,042,335
60% LAR : 40% CIR	50%	-£42,079,351	-£47,973,189	-£48,024,140	-£48,126,559	-£48,700,660	-£53,474,823	-£55,933,015

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£14,023,529	-£21,791,488	-£21,843,694	-£21,948,410	-£22,528,253	-£27,251,622	-£29,655,621
60% LAR : 40% CIR	5%	-£15,314,419	-£22,892,969	-£22,944,974	-£23,049,341	-£23,628,308	-£28,345,261	-£30,746,343
60% LAR : 40% CIR	10%	-£16,615,406	-£24,004,627	-£24,056,450	-£24,160,493	-£24,738,655	-£29,449,694	-£31,848,087
60% LAR : 40% CIR	15%	-£17,926,396	-£25,126,369	-£25,178,026	-£25,281,773	-£25,859,197	-£30,564,819	-£32,960,750
60% LAR : 40% CIR	20%	-£19,247,291	-£26,258,096	-£26,309,604	-£26,413,083	-£26,989,835	-£31,690,535	-£34,093,439
60% LAR : 40% CIR	25%	-£20,577,997	-£27,399,713	-£27,451,089	-£27,554,327	-£28,130,473	-£32,826,740	-£35,241,424
60% LAR : 40% CIR	30%	-£21,918,420	-£28,551,126	-£28,602,384	-£28,705,406	-£29,281,015	-£33,973,829	-£36,402,098
60% LAR : 40% CIR	35%	-£23,268,462	-£29,712,236	-£29,763,393	-£29,866,226	-£30,441,362	-£35,144,848	-£37,589,358
60% LAR : 40% CIR	40%	-£24,628,029	-£30,882,948	-£30,934,020	-£31,036,691	-£31,611,417	-£36,326,995	-£38,787,336
60% LAR : 40% CIR	45%	-£25,997,026	-£32,063,165	-£32,114,169	-£32,216,701	-£32,791,084	-£37,536,768	-£39,995,925
60% LAR : 40% CIR	50%	-£27,032,941	-£32,926,779	-£32,977,729	-£33,080,148	-£33,654,250	-£38,428,413	-£40,886,605

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,762,753	-£4,005,206	-£4,057,412	-£4,162,128	-£4,741,971	-£9,465,340	-£11,869,339
60% LAR : 40% CIR	5%	£2,471,863	-£5,106,687	-£5,158,692	-£5,263,059	-£5,842,026	-£10,558,979	-£12,960,061
60% LAR : 40% CIR	10%	£1,170,876	-£6,218,345	-£6,270,168	-£6,374,211	-£6,952,373	-£11,663,412	-£14,061,805
60% LAR : 40% CIR	15%	-£140,114	-£7,340,086	-£7,391,744	-£7,495,491	-£8,072,915	-£12,778,537	-£15,174,468
60% LAR : 40% CIR	20%	-£1,461,009	-£8,471,813	-£8,523,321	-£8,626,801	-£9,203,553	-£13,904,253	-£16,307,157
60% LAR : 40% CIR	25%	-£2,791,715	-£9,613,431	-£9,664,807	-£9,768,045	-£10,344,191	-£15,040,458	-£17,455,142
60% LAR : 40% CIR	30%	-£4,132,138	-£10,764,844	-£10,816,102	-£10,919,124	-£11,494,733	-£16,187,547	-£18,615,816
60% LAR : 40% CIR	35%	-£5,482,180	-£11,925,954	-£11,977,111	-£12,079,944	-£12,655,080	-£17,358,566	-£19,803,076
60% LAR : 40% CIR	40%	-£6,841,747	-£13,096,666	-£13,147,738	-£13,250,409	-£13,825,135	-£18,540,713	-£21,001,054
60% LAR : 40% CIR	45%	-£8,210,744	-£14,276,883	-£14,327,887	-£14,430,419	-£15,004,802	-£19,750,486	-£22,209,643
60% LAR : 40% CIR	50%	-£9,246,659	-£15,140,497	-£15,191,447	-£15,293,866	-£15,867,968	-£20,642,131	-£23,100,323

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - NO AW	

Value Area	**Zone B - Camden Town Office & Resi £1,100 per sq ft**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£26,689,661	£18,888,072	£18,836,652	£18,733,509	£18,154,715	£13,431,345	£11,027,346
60% LAR : 40% CIR	5%	£25,176,829	£17,569,568	£17,517,563	£17,413,196	£16,834,229	£12,117,276	£9,716,194
60% LAR : 40% CIR	10%	£23,653,900	£16,237,479	£16,185,656	£16,081,612	£15,503,452	£10,792,413	£8,394,019
60% LAR : 40% CIR	15%	£22,120,970	£14,895,308	£14,843,651	£14,739,902	£14,162,480	£9,456,857	£7,060,925
60% LAR : 40% CIR	20%	£20,578,132	£13,543,150	£13,491,642	£13,388,162	£12,811,411	£8,110,710	£5,717,017
60% LAR : 40% CIR	25%	£19,025,485	£12,181,101	£12,129,726	£12,026,489	£11,450,342	£6,754,075	£4,362,397
60% LAR : 40% CIR	30%	£17,463,121	£10,809,259	£10,758,000	£10,654,978	£10,079,370	£5,387,053	£2,997,169
60% LAR : 40% CIR	35%	£15,891,137	£9,427,719	£9,376,561	£9,273,728	£8,698,593	£4,009,746	£1,610,400
60% LAR : 40% CIR	40%	£14,309,628	£8,036,576	£7,985,504	£7,882,834	£7,308,107	£2,622,257	£206,915
60% LAR : 40% CIR	45%	£12,718,689	£6,635,928	£6,584,924	£6,482,393	£5,908,010	£1,215,179	-£1,225,437
60% LAR : 40% CIR	50%	£11,721,713	£5,808,390	£5,757,439	£5,655,020	£5,080,919	£373,285	-£2,079,212

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£60,944,057	-£68,745,646	-£68,797,066	-£68,900,209	-£69,479,003	-£74,202,373	-£76,606,372
60% LAR : 40% CIR	5%	-£62,456,889	-£70,064,150	-£70,116,155	-£70,220,522	-£70,799,489	-£75,516,442	-£77,917,524
60% LAR : 40% CIR	10%	-£63,979,818	-£71,396,239	-£71,448,062	-£71,552,106	-£72,130,266	-£76,841,305	-£79,239,698
60% LAR : 40% CIR	15%	-£65,512,748	-£72,738,410	-£72,790,067	-£72,893,816	-£73,471,238	-£78,176,861	-£80,572,793
60% LAR : 40% CIR	20%	-£67,055,586	-£74,090,568	-£74,142,076	-£74,245,556	-£74,822,307	-£79,523,008	-£81,916,701
60% LAR : 40% CIR	25%	-£68,608,233	-£75,452,617	-£75,503,992	-£75,607,229	-£76,183,376	-£80,879,643	-£83,271,321
60% LAR : 40% CIR	30%	-£70,170,597	-£76,824,459	-£76,875,718	-£76,978,739	-£77,554,348	-£82,246,665	-£84,636,549
60% LAR : 40% CIR	35%	-£71,742,581	-£78,205,999	-£78,257,157	-£78,359,990	-£78,935,125	-£83,623,972	-£86,023,318
60% LAR : 40% CIR	40%	-£73,324,090	-£79,597,142	-£79,648,214	-£79,750,884	-£80,325,611	-£85,011,461	-£87,426,803
60% LAR : 40% CIR	45%	-£74,915,029	-£80,997,790	-£81,048,794	-£81,151,325	-£81,725,708	-£86,418,539	-£88,859,155
60% LAR : 40% CIR	50%	-£75,912,005	-£81,825,328	-£81,876,279	-£81,978,698	-£82,552,799	-£87,260,433	-£89,712,930

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£24,631,108	-£32,432,697	-£32,484,117	-£32,587,260	-£33,166,055	-£37,889,424	-£40,293,423
60% LAR : 40% CIR	5%	-£26,143,940	-£33,751,201	-£33,803,206	-£33,907,573	-£34,486,540	-£39,203,493	-£41,604,575
60% LAR : 40% CIR	10%	-£27,666,869	-£35,083,290	-£35,135,113	-£35,239,157	-£35,817,318	-£40,528,356	-£42,926,750
60% LAR : 40% CIR	15%	-£29,199,800	-£36,425,461	-£36,477,119	-£36,580,867	-£37,158,290	-£41,863,912	-£44,259,844
60% LAR : 40% CIR	20%	-£30,742,637	-£37,777,620	-£37,829,128	-£37,932,607	-£38,509,358	-£43,210,059	-£45,603,753
60% LAR : 40% CIR	25%	-£32,295,284	-£39,139,668	-£39,191,043	-£39,294,280	-£39,870,428	-£44,566,694	-£46,958,373
60% LAR : 40% CIR	30%	-£33,857,648	-£40,511,510	-£40,562,769	-£40,665,791	-£41,241,399	-£45,933,716	-£48,323,600
60% LAR : 40% CIR	35%	-£35,429,632	-£41,893,050	-£41,944,208	-£42,047,041	-£42,622,176	-£47,311,023	-£49,710,369
60% LAR : 40% CIR	40%	-£37,011,141	-£43,284,194	-£43,335,265	-£43,437,935	-£44,012,662	-£48,698,512	-£51,113,854
60% LAR : 40% CIR	45%	-£38,602,080	-£44,684,841	-£44,735,845	-£44,838,376	-£45,412,759	-£50,105,590	-£52,546,206
60% LAR : 40% CIR	50%	-£39,599,056	-£45,512,380	-£45,563,330	-£45,665,749	-£46,239,850	-£50,947,484	-£53,399,981

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,584,698	-£17,386,287	-£17,437,707	-£17,540,850	-£18,119,644	-£22,843,014	-£25,247,013
60% LAR : 40% CIR	5%	-£11,097,530	-£18,704,791	-£18,756,796	-£18,861,163	-£19,440,130	-£24,157,083	-£26,558,165
60% LAR : 40% CIR	10%	-£12,620,459	-£20,036,880	-£20,088,703	-£20,192,747	-£20,770,907	-£25,481,946	-£27,880,339
60% LAR : 40% CIR	15%	-£14,153,389	-£21,379,051	-£21,430,708	-£21,534,457	-£22,111,879	-£26,817,502	-£29,213,434
60% LAR : 40% CIR	20%	-£15,696,227	-£22,731,209	-£22,782,717	-£22,886,197	-£23,462,948	-£28,163,649	-£30,557,342
60% LAR : 40% CIR	25%	-£17,248,874	-£24,093,258	-£24,144,633	-£24,247,870	-£24,824,017	-£29,520,284	-£31,911,962
60% LAR : 40% CIR	30%	-£18,811,238	-£25,465,100	-£25,516,359	-£25,619,380	-£26,194,989	-£30,887,306	-£33,277,190
60% LAR : 40% CIR	35%	-£20,383,222	-£26,846,640	-£26,897,798	-£27,000,631	-£27,575,766	-£32,264,613	-£34,663,959
60% LAR : 40% CIR	40%	-£21,964,731	-£28,237,783	-£28,288,855	-£28,391,525	-£28,966,252	-£33,652,102	-£36,067,444
60% LAR : 40% CIR	45%	-£23,555,670	-£29,638,431	-£29,689,435	-£29,791,966	-£30,366,349	-£35,059,180	-£37,499,796
60% LAR : 40% CIR	50%	-£24,552,646	-£30,465,969	-£30,516,920	-£30,619,339	-£31,193,440	-£35,901,074	-£38,353,571

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,201,584	£399,995	£348,575	£245,432	-£333,362	-£5,056,732	-£7,460,731
60% LAR : 40% CIR	5%	£6,688,752	-£918,509	-£970,514	-£1,074,881	-£1,653,848	-£6,370,801	-£8,771,883
60% LAR : 40% CIR	10%	£5,165,823	-£2,250,598	-£2,302,421	-£2,406,465	-£2,984,625	-£7,695,664	-£10,094,057
60% LAR : 40% CIR	15%	£3,632,893	-£3,592,769	-£3,644,426	-£3,748,175	-£4,325,597	-£9,031,220	-£11,427,152
60% LAR : 40% CIR	20%	£2,090,055	-£4,944,927	-£4,996,435	-£5,099,915	-£5,676,666	-£10,377,367	-£12,771,060
60% LAR : 40% CIR	25%	£537,408	-£6,306,976	-£6,358,351	-£6,461,588	-£7,037,735	-£11,734,002	-£14,125,680
60% LAR : 40% CIR	30%	-£1,024,956	-£7,678,818	-£7,730,076	-£7,833,098	-£8,408,707	-£13,101,024	-£15,490,908
60% LAR : 40% CIR	35%	-£2,596,940	-£9,060,358	-£9,111,516	-£9,214,349	-£9,789,484	-£14,478,331	-£16,877,677
60% LAR : 40% CIR	40%	-£4,178,449	-£10,451,501	-£10,502,573	-£10,605,243	-£11,179,970	-£15,865,820	-£18,281,161
60% LAR : 40% CIR	45%	-£5,769,388	-£11,852,149	-£11,903,153	-£12,005,684	-£12,580,067	-£17,272,898	-£19,713,514
60% LAR : 40% CIR	50%	-£6,766,364	-£12,679,687	-£12,730,638	-£12,833,057	-£13,407,158	-£18,114,792	-£20,567,289

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - NO AW			Value Area	Zone B - Camden Town Office & Resi £1,200 per sq ft

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£31,128,492	£23,255,926	£23,204,504	£23,101,363	£22,530,234	£17,839,954	£15,435,955
60% LAR : 40% CIR	5%	£29,393,718	£21,720,797	£21,669,573	£21,566,775	£20,996,509	£16,305,454	£13,904,372
60% LAR : 40% CIR	10%	£27,648,847	£20,175,643	£20,124,599	£20,022,119	£19,452,647	£14,760,160	£12,361,767
60% LAR : 40% CIR	15%	£25,893,975	£18,620,558	£18,569,677	£18,467,489	£17,898,744	£13,204,174	£10,808,243
60% LAR : 40% CIR	20%	£24,129,197	£17,055,637	£17,004,903	£16,902,978	£16,334,896	£11,637,597	£9,243,903
60% LAR : 40% CIR	25%	£22,354,607	£15,480,974	£15,430,371	£15,328,685	£14,756,798	£10,060,532	£7,668,853
60% LAR : 40% CIR	30%	£20,570,302	£13,895,285	£13,844,027	£13,741,004	£13,165,397	£8,473,080	£6,083,196
60% LAR : 40% CIR	35%	£18,776,377	£12,293,314	£12,242,156	£12,139,323	£11,564,189	£6,875,342	£4,487,036
60% LAR : 40% CIR	40%	£16,972,926	£10,681,742	£10,630,669	£10,527,999	£9,953,273	£5,267,422	£2,880,477
60% LAR : 40% CIR	45%	£15,160,046	£9,060,663	£9,009,659	£8,907,127	£8,332,745	£3,649,420	£1,251,595
60% LAR : 40% CIR	50%	£14,092,272	£8,162,720	£8,111,769	£8,009,350	£7,435,249	£2,753,985	£339,130

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£56,505,226	-£64,377,792	-£64,429,214	-£64,532,355	-£65,103,484	-£69,793,764	-£72,197,763
60% LAR : 40% CIR	5%	-£58,240,000	-£65,912,921	-£65,964,145	-£66,066,943	-£66,637,209	-£71,328,264	-£73,729,346
60% LAR : 40% CIR	10%	-£59,984,871	-£67,458,075	-£67,509,119	-£67,611,599	-£68,181,071	-£72,873,558	-£75,271,951
60% LAR : 40% CIR	15%	-£61,739,743	-£69,013,160	-£69,064,040	-£69,166,229	-£69,734,974	-£74,429,544	-£76,825,475
60% LAR : 40% CIR	20%	-£63,504,521	-£70,578,081	-£70,628,815	-£70,730,740	-£71,298,822	-£75,996,121	-£78,389,815
60% LAR : 40% CIR	25%	-£65,279,111	-£72,152,744	-£72,203,347	-£72,305,033	-£72,876,919	-£77,573,186	-£79,964,865
60% LAR : 40% CIR	30%	-£67,063,415	-£73,738,433	-£73,789,691	-£73,892,714	-£74,468,321	-£79,160,638	-£81,550,522
60% LAR : 40% CIR	35%	-£68,857,341	-£75,340,404	-£75,391,562	-£75,494,395	-£76,069,529	-£80,758,376	-£83,146,682
60% LAR : 40% CIR	40%	-£70,660,792	-£76,951,976	-£77,003,049	-£77,105,719	-£77,680,445	-£82,366,296	-£84,753,241
60% LAR : 40% CIR	45%	-£72,473,672	-£78,573,055	-£78,624,059	-£78,726,591	-£79,300,973	-£83,984,298	-£86,382,123
60% LAR : 40% CIR	50%	-£73,541,446	-£79,470,998	-£79,521,949	-£79,624,368	-£80,198,469	-£84,879,733	-£87,294,587

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£20,192,278	-£28,064,844	-£28,116,265	-£28,219,407	-£28,790,535	-£33,480,816	-£35,884,814
60% LAR : 40% CIR	5%	-£21,927,051	-£29,599,972	-£29,651,196	-£29,753,994	-£30,324,260	-£35,015,315	-£37,416,397
60% LAR : 40% CIR	10%	-£23,671,922	-£31,145,126	-£31,196,170	-£31,298,650	-£31,868,123	-£36,560,609	-£38,959,002
60% LAR : 40% CIR	15%	-£25,426,794	-£32,700,211	-£32,751,092	-£32,853,280	-£33,422,026	-£38,116,595	-£40,512,527
60% LAR : 40% CIR	20%	-£27,191,572	-£34,265,133	-£34,315,866	-£34,417,791	-£34,985,874	-£39,683,172	-£42,076,867
60% LAR : 40% CIR	25%	-£28,966,162	-£35,839,795	-£35,890,398	-£35,992,084	-£36,563,971	-£41,260,238	-£43,651,917
60% LAR : 40% CIR	30%	-£30,750,467	-£37,425,484	-£37,476,742	-£37,579,765	-£38,155,373	-£42,847,690	-£45,237,574
60% LAR : 40% CIR	35%	-£32,544,393	-£39,027,455	-£39,078,613	-£39,181,446	-£39,756,581	-£44,445,427	-£46,833,733
60% LAR : 40% CIR	40%	-£34,347,843	-£40,639,028	-£40,690,101	-£40,792,770	-£41,367,496	-£46,053,347	-£48,440,292
60% LAR : 40% CIR	45%	-£36,160,723	-£42,260,106	-£42,311,110	-£42,413,642	-£42,988,025	-£47,671,349	-£50,069,175
60% LAR : 40% CIR	50%	-£37,228,498	-£43,158,049	-£43,209,000	-£43,311,419	-£43,885,520	-£48,566,784	-£50,981,639

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,145,867	-£13,018,433	-£13,069,855	-£13,172,996	-£13,744,125	-£18,434,405	-£20,838,404
60% LAR : 40% CIR	5%	-£6,880,641	-£14,553,562	-£14,604,786	-£14,707,584	-£15,277,850	-£19,968,905	-£22,369,987
60% LAR : 40% CIR	10%	-£8,625,512	-£16,098,716	-£16,149,760	-£16,252,240	-£16,821,712	-£21,514,199	-£23,912,592
60% LAR : 40% CIR	15%	-£10,380,384	-£17,653,801	-£17,704,682	-£17,806,870	-£18,375,615	-£23,070,185	-£25,466,116
60% LAR : 40% CIR	20%	-£12,145,162	-£19,218,722	-£19,269,456	-£19,371,381	-£19,939,463	-£24,636,762	-£27,030,456
60% LAR : 40% CIR	25%	-£13,919,752	-£20,793,385	-£20,843,988	-£20,945,674	-£21,517,560	-£26,213,827	-£28,605,506
60% LAR : 40% CIR	30%	-£15,704,056	-£22,379,074	-£22,430,332	-£22,533,355	-£23,108,962	-£27,801,279	-£30,191,163
60% LAR : 40% CIR	35%	-£17,497,982	-£23,981,045	-£24,032,203	-£24,135,036	-£24,710,170	-£29,399,017	-£31,787,323
60% LAR : 40% CIR	40%	-£19,301,433	-£25,592,617	-£25,643,690	-£25,746,360	-£26,321,086	-£31,006,937	-£33,393,882
60% LAR : 40% CIR	45%	-£21,114,313	-£27,213,696	-£27,264,700	-£27,367,232	-£27,941,614	-£32,624,939	-£35,022,764
60% LAR : 40% CIR	50%	-£22,182,087	-£28,111,639	-£28,162,590	-£28,265,009	-£28,839,110	-£33,520,374	-£35,935,228

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£12,640,415	£4,767,849	£4,716,427	£4,613,286	£4,042,157	-£648,123	-£3,052,122
60% LAR : 40% CIR	5%	£10,905,641	£3,232,720	£3,181,496	£3,078,698	£2,508,432	-£2,182,623	-£4,583,705
60% LAR : 40% CIR	10%	£9,160,770	£1,687,566	£1,636,522	£1,534,042	£964,570	-£3,727,917	-£6,126,310
60% LAR : 40% CIR	15%	£7,405,898	£132,481	£81,601	-£20,588	-£589,333	-£5,283,903	-£7,679,834
60% LAR : 40% CIR	20%	£5,641,120	-£1,432,440	-£1,483,174	-£1,585,099	-£2,153,181	-£6,850,480	-£9,244,174
60% LAR : 40% CIR	25%	£3,866,530	-£3,007,103	-£3,057,706	-£3,159,392	-£3,731,278	-£8,427,545	-£10,819,224
60% LAR : 40% CIR	30%	£2,082,226	-£4,592,792	-£4,644,050	-£4,747,073	-£5,322,680	-£10,014,997	-£12,404,881
60% LAR : 40% CIR	35%	£288,300	-£6,194,763	-£6,245,921	-£6,348,754	-£6,923,888	-£11,612,735	-£14,001,041
60% LAR : 40% CIR	40%	-£1,515,151	-£7,806,335	-£7,857,408	-£7,960,078	-£8,534,804	-£13,220,655	-£15,607,600
60% LAR : 40% CIR	45%	-£3,328,031	-£9,427,414	-£9,478,418	-£9,580,950	-£10,155,332	-£14,838,657	-£17,236,482
60% LAR : 40% CIR	50%	-£4,395,805	-£10,325,357	-£10,376,307	-£10,478,726	-£11,052,828	-£15,734,092	-£18,148,946

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - NO AW

Value Area	**Zone B - Camden Town Office & Resi £1,300 per sq ft**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£35,567,321	£27,623,778	£27,572,358	£27,469,215	£26,898,087	£22,245,704	£19,844,562
60% LAR : 40% CIR	5%	£33,610,607	£25,870,257	£25,819,033	£25,716,236	£25,145,970	£20,493,632	£18,092,551
60% LAR : 40% CIR	10%	£31,643,795	£24,106,711	£24,055,667	£23,953,187	£23,383,714	£18,727,908	£16,329,514
60% LAR : 40% CIR	15%	£29,666,981	£22,333,234	£22,282,352	£22,180,164	£21,611,419	£16,951,491	£14,555,559
60% LAR : 40% CIR	20%	£27,680,261	£20,549,920	£20,499,185	£20,397,261	£19,829,178	£15,164,483	£12,770,790
60% LAR : 40% CIR	25%	£25,683,730	£18,756,863	£18,706,261	£18,604,575	£18,037,086	£13,366,988	£10,975,308
60% LAR : 40% CIR	30%	£23,677,483	£16,954,161	£16,903,674	£16,802,199	£16,235,241	£11,559,105	£9,169,221
60% LAR : 40% CIR	35%	£21,661,617	£15,141,906	£15,091,517	£14,990,230	£14,423,738	£9,740,937	£7,352,631
60% LAR : 40% CIR	40%	£19,636,224	£13,320,193	£13,269,889	£13,168,762	£12,598,438	£7,912,587	£5,525,643
60% LAR : 40% CIR	45%	£17,601,402	£11,485,397	£11,434,394	£11,331,862	£10,757,480	£6,074,155	£3,688,359
60% LAR : 40% CIR	50%	£16,444,157	£10,498,513	£10,447,563	£10,345,144	£9,771,043	£5,089,780	£2,704,920

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£52,066,397	-£60,009,940	-£60,061,360	-£60,164,503	-£60,735,631	-£65,388,014	-£67,789,156
60% LAR : 40% CIR	5%	-£54,023,111	-£61,763,461	-£61,814,685	-£61,917,482	-£62,487,748	-£67,140,086	-£69,541,167
60% LAR : 40% CIR	10%	-£55,989,923	-£63,527,007	-£63,578,051	-£63,680,531	-£64,250,003	-£68,905,810	-£71,304,204
60% LAR : 40% CIR	15%	-£57,966,737	-£65,300,484	-£65,351,366	-£65,453,554	-£66,022,299	-£70,682,227	-£73,078,159
60% LAR : 40% CIR	20%	-£59,953,457	-£67,083,798	-£67,134,533	-£67,236,457	-£67,804,540	-£72,469,235	-£74,862,928
60% LAR : 40% CIR	25%	-£61,949,988	-£68,876,855	-£68,927,457	-£69,029,143	-£69,596,632	-£74,266,730	-£76,658,410
60% LAR : 40% CIR	30%	-£63,956,235	-£70,679,557	-£70,730,044	-£70,831,519	-£71,398,477	-£76,074,613	-£78,464,497
60% LAR : 40% CIR	35%	-£65,972,101	-£72,491,812	-£72,542,200	-£72,643,488	-£73,209,980	-£77,892,781	-£80,281,087
60% LAR : 40% CIR	40%	-£67,997,494	-£74,313,525	-£74,363,829	-£74,464,956	-£75,035,280	-£79,721,131	-£82,108,075
60% LAR : 40% CIR	45%	-£70,032,316	-£76,148,321	-£76,199,324	-£76,301,856	-£76,876,238	-£81,559,563	-£83,945,359
60% LAR : 40% CIR	50%	-£71,189,561	-£77,135,205	-£77,186,155	-£77,288,574	-£77,862,675	-£82,543,938	-£84,928,798

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,753,448	-£23,696,991	-£23,748,411	-£23,851,554	-£24,422,682	-£29,075,065	-£31,476,207
60% LAR : 40% CIR	5%	-£17,710,162	-£25,450,512	-£25,501,736	-£25,604,534	-£26,174,800	-£30,827,138	-£33,228,219
60% LAR : 40% CIR	10%	-£19,676,975	-£27,214,059	-£27,265,102	-£27,367,582	-£27,937,055	-£32,592,861	-£34,991,255
60% LAR : 40% CIR	15%	-£21,653,788	-£28,987,536	-£29,038,417	-£29,140,606	-£29,709,351	-£34,369,278	-£36,765,210
60% LAR : 40% CIR	20%	-£23,640,508	-£30,770,850	-£30,821,584	-£30,923,508	-£31,491,592	-£36,156,286	-£38,549,979
60% LAR : 40% CIR	25%	-£25,637,039	-£32,563,906	-£32,614,508	-£32,716,194	-£33,283,683	-£37,953,782	-£40,345,461
60% LAR : 40% CIR	30%	-£27,643,286	-£34,366,608	-£34,417,096	-£34,518,570	-£35,085,528	-£39,761,664	-£42,151,548
60% LAR : 40% CIR	35%	-£29,659,153	-£36,178,863	-£36,229,252	-£36,330,539	-£36,897,031	-£41,579,832	-£43,968,138
60% LAR : 40% CIR	40%	-£31,684,545	-£38,000,576	-£38,050,880	-£38,152,007	-£38,722,332	-£43,408,182	-£45,795,127
60% LAR : 40% CIR	45%	-£33,719,367	-£39,835,372	-£39,886,376	-£39,988,907	-£40,563,289	-£45,246,614	-£47,632,411
60% LAR : 40% CIR	50%	-£34,876,612	-£40,822,256	-£40,873,206	-£40,975,625	-£41,549,726	-£46,230,989	-£48,615,849

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£707,038	-£8,650,581	-£8,702,001	-£8,805,144	-£9,376,272	-£14,028,655	-£16,429,797
60% LAR : 40% CIR	5%	-£2,663,752	-£10,404,102	-£10,455,326	-£10,558,123	-£11,128,389	-£15,780,727	-£18,181,808
60% LAR : 40% CIR	10%	-£4,630,564	-£12,167,648	-£12,218,692	-£12,321,172	-£12,890,645	-£17,546,451	-£19,944,845
60% LAR : 40% CIR	15%	-£6,607,378	-£13,941,125	-£13,992,007	-£14,094,195	-£14,662,940	-£19,322,868	-£21,718,800
60% LAR : 40% CIR	20%	-£8,594,098	-£15,724,439	-£15,775,174	-£15,877,098	-£16,445,181	-£21,109,876	-£23,503,569
60% LAR : 40% CIR	25%	-£10,590,629	-£17,517,496	-£17,568,098	-£17,669,784	-£18,237,273	-£22,907,371	-£25,299,051
60% LAR : 40% CIR	30%	-£12,596,876	-£19,320,198	-£19,370,685	-£19,472,160	-£20,039,118	-£24,715,254	-£27,105,138
60% LAR : 40% CIR	35%	-£14,612,742	-£21,132,453	-£21,182,841	-£21,284,129	-£21,850,621	-£26,533,422	-£28,921,728
60% LAR : 40% CIR	40%	-£16,638,135	-£22,954,166	-£23,004,470	-£23,105,597	-£23,675,921	-£28,361,772	-£30,748,716
60% LAR : 40% CIR	45%	-£18,672,957	-£24,788,962	-£24,839,965	-£24,942,497	-£25,516,879	-£30,200,204	-£32,586,000
60% LAR : 40% CIR	50%	-£19,830,202	-£25,775,846	-£25,826,796	-£25,929,215	-£26,503,316	-£31,184,579	-£33,569,439

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,079,244	£9,135,701	£9,084,281	£8,981,138	£8,410,010	£3,757,627	£1,356,486
60% LAR : 40% CIR	5%	£15,122,530	£7,382,180	£7,330,956	£7,228,159	£6,657,893	£2,005,555	-£395,526
60% LAR : 40% CIR	10%	£13,155,718	£5,618,634	£5,567,590	£5,465,110	£4,895,638	£239,831	-£2,158,563
60% LAR : 40% CIR	15%	£11,178,904	£3,845,157	£3,794,275	£3,692,087	£3,123,342	-£1,536,586	-£3,932,518
60% LAR : 40% CIR	20%	£9,192,184	£2,061,843	£2,011,108	£1,909,184	£1,341,101	-£3,323,594	-£5,717,287
60% LAR : 40% CIR	25%	£7,195,653	£268,786	£218,184	£116,498	-£450,991	-£5,121,089	-£7,512,769
60% LAR : 40% CIR	30%	£5,189,406	-£1,533,916	-£1,584,403	-£1,685,878	-£2,252,836	-£6,928,972	-£9,318,856
60% LAR : 40% CIR	35%	£3,173,540	-£3,346,171	-£3,396,559	-£3,497,847	-£4,064,339	-£8,747,140	-£11,135,446
60% LAR : 40% CIR	40%	£1,148,147	-£5,167,884	-£5,218,188	-£5,319,315	-£5,889,639	-£10,575,490	-£12,962,434
60% LAR : 40% CIR	45%	-£886,675	-£7,002,680	-£7,053,683	-£7,156,215	-£7,730,597	-£12,413,922	-£14,799,718
60% LAR : 40% CIR	50%	-£2,043,920	-£7,989,564	-£8,040,514	-£8,142,933	-£8,717,034	-£13,398,297	-£15,783,157

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR in Perp		Value Area	Zone B - Camden Town Office & Resi £900 per sq ft

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£14,018,873	£6,321,270	£6,269,064	£6,164,487	£5,588,121	£857,529	-£1,590,586
60% LAR : 40% CIR	5%	£12,946,142	£5,440,221	£5,388,214	£5,283,988	£4,708,496	-£26,168	-£2,484,362
60% LAR : 40% CIR	10%	£11,863,159	£4,548,992	£4,497,169	£4,393,264	£3,818,579	-£934,077	-£3,389,499
60% LAR : 40% CIR	15%	£10,770,022	£3,647,682	£3,596,024	£3,492,416	£2,918,469	-£1,853,007	-£4,305,892
60% LAR : 40% CIR	20%	£9,666,828	£2,736,385	£2,684,877	£2,581,536	£2,000,809	-£2,782,854	-£5,233,433
60% LAR : 40% CIR	25%	£8,553,672	£1,808,027	£1,755,867	£1,651,196	£1,069,787	-£3,723,511	-£6,172,012
60% LAR : 40% CIR	30%	£7,430,653	£866,067	£814,027	£709,574	£128,711	-£4,674,876	-£7,121,527
60% LAR : 40% CIR	35%	£6,297,867	-£87,048	-£139,779	-£245,630	-£834,867	-£5,636,840	-£8,081,866
60% LAR : 40% CIR	40%	£5,155,411	-£1,063,274	-£1,115,917	-£1,221,600	-£1,810,417	-£6,609,302	-£9,052,923
60% LAR : 40% CIR	45%	£4,003,381	-£2,049,298	-£2,101,870	-£2,207,411	-£2,795,872	-£7,592,154	-£10,034,591
60% LAR : 40% CIR	50%	£2,912,513	-£2,980,433	-£3,032,951	-£3,138,376	-£3,726,547	-£8,520,705	-£10,962,177

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£73,614,845	-£81,312,448	-£81,364,653	-£81,469,231	-£82,045,597	-£86,776,189	-£89,224,304
60% LAR : 40% CIR	5%	-£74,687,576	-£82,193,497	-£82,245,504	-£82,349,730	-£82,925,222	-£87,659,886	-£90,118,080
60% LAR : 40% CIR	10%	-£75,770,559	-£83,084,726	-£83,136,549	-£83,240,454	-£83,815,139	-£88,567,794	-£91,023,217
60% LAR : 40% CIR	15%	-£76,863,696	-£83,986,036	-£84,037,694	-£84,141,302	-£84,715,249	-£89,486,725	-£91,939,610
60% LAR : 40% CIR	20%	-£77,966,890	-£84,897,333	-£84,948,841	-£85,052,182	-£85,632,909	-£90,416,572	-£92,867,151
60% LAR : 40% CIR	25%	-£79,080,046	-£85,825,691	-£85,877,851	-£85,982,522	-£86,563,931	-£91,357,229	-£93,805,730
60% LAR : 40% CIR	30%	-£80,203,065	-£86,767,651	-£86,819,691	-£86,924,144	-£87,505,007	-£92,308,594	-£94,755,245
60% LAR : 40% CIR	35%	-£81,335,851	-£87,720,766	-£87,773,497	-£87,879,348	-£88,468,585	-£93,270,558	-£95,715,583
60% LAR : 40% CIR	40%	-£82,478,307	-£88,696,992	-£88,749,635	-£88,855,318	-£89,444,135	-£94,243,020	-£96,686,641
60% LAR : 40% CIR	45%	-£83,630,337	-£89,683,016	-£89,735,588	-£89,841,129	-£90,429,590	-£95,225,872	-£97,668,309
60% LAR : 40% CIR	50%	-£84,721,205	-£90,614,151	-£90,666,669	-£90,772,094	-£91,360,265	-£96,154,423	-£98,595,895

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£37,301,896	-£44,999,500	-£45,051,705	-£45,156,282	-£45,732,648	-£50,463,240	-£52,911,355
60% LAR : 40% CIR	5%	-£38,374,627	-£45,880,549	-£45,932,555	-£46,036,781	-£46,612,273	-£51,346,938	-£53,805,131
60% LAR : 40% CIR	10%	-£39,457,610	-£46,771,777	-£46,823,600	-£46,927,505	-£47,502,190	-£52,254,846	-£54,710,268
60% LAR : 40% CIR	15%	-£40,550,748	-£47,673,088	-£47,724,745	-£47,828,353	-£48,402,300	-£53,173,776	-£55,626,661
60% LAR : 40% CIR	20%	-£41,653,942	-£48,584,384	-£48,635,892	-£48,739,233	-£49,319,960	-£54,103,623	-£56,554,202
60% LAR : 40% CIR	25%	-£42,767,097	-£49,512,743	-£49,564,902	-£49,669,574	-£50,250,982	-£55,044,280	-£57,492,782
60% LAR : 40% CIR	30%	-£43,890,116	-£50,454,702	-£50,506,742	-£50,611,196	-£51,192,058	-£55,995,645	-£58,442,296
60% LAR : 40% CIR	35%	-£45,022,902	-£51,407,817	-£51,460,548	-£51,566,400	-£52,155,636	-£56,957,610	-£59,402,635
60% LAR : 40% CIR	40%	-£46,165,359	-£52,384,043	-£52,436,686	-£52,542,369	-£53,131,186	-£57,930,071	-£60,373,692
60% LAR : 40% CIR	45%	-£47,317,388	-£53,370,067	-£53,422,639	-£53,528,180	-£54,116,641	-£58,912,923	-£61,355,360
60% LAR : 40% CIR	50%	-£48,408,256	-£54,301,203	-£54,353,720	-£54,459,145	-£55,047,316	-£59,841,474	-£62,282,946

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£22,255,486	-£29,953,089	-£30,005,294	-£30,109,872	-£30,686,238	-£35,416,830	-£37,864,945
60% LAR : 40% CIR	5%	-£23,328,217	-£30,834,138	-£30,886,145	-£30,990,371	-£31,565,863	-£36,300,527	-£38,758,721
60% LAR : 40% CIR	10%	-£24,411,200	-£31,725,367	-£31,777,190	-£31,881,095	-£32,455,780	-£37,208,436	-£39,663,858
60% LAR : 40% CIR	15%	-£25,504,337	-£32,626,677	-£32,678,335	-£32,781,943	-£33,355,890	-£38,127,366	-£40,580,251
60% LAR : 40% CIR	20%	-£26,607,531	-£33,537,974	-£33,589,482	-£33,692,823	-£34,273,550	-£39,057,213	-£41,507,792
60% LAR : 40% CIR	25%	-£27,720,687	-£34,466,332	-£34,518,492	-£34,623,163	-£35,204,572	-£39,997,870	-£42,446,371
60% LAR : 40% CIR	30%	-£28,843,706	-£35,408,292	-£35,460,332	-£35,564,785	-£36,145,648	-£40,949,235	-£43,395,886
60% LAR : 40% CIR	35%	-£29,976,492	-£36,361,407	-£36,414,138	-£36,519,989	-£37,109,226	-£41,911,199	-£44,356,225
60% LAR : 40% CIR	40%	-£31,118,948	-£37,337,633	-£37,390,276	-£37,495,959	-£38,084,776	-£42,883,661	-£45,327,282
60% LAR : 40% CIR	45%	-£32,270,978	-£38,323,657	-£38,376,229	-£38,481,770	-£39,070,231	-£43,866,513	-£46,308,950
60% LAR : 40% CIR	50%	-£33,361,846	-£39,254,792	-£39,307,310	-£39,412,735	-£40,000,906	-£44,795,064	-£47,236,536

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,469,204	-£12,166,807	-£12,219,012	-£12,323,590	-£12,899,956	-£17,630,547	-£20,078,663
60% LAR : 40% CIR	5%	-£5,541,935	-£13,047,856	-£13,099,863	-£13,204,089	-£13,779,581	-£18,514,245	-£20,972,439
60% LAR : 40% CIR	10%	-£6,624,918	-£13,939,085	-£13,990,908	-£14,094,813	-£14,669,498	-£19,422,153	-£21,877,576
60% LAR : 40% CIR	15%	-£7,718,055	-£14,840,395	-£14,892,053	-£14,995,661	-£15,569,608	-£20,341,084	-£22,793,969
60% LAR : 40% CIR	20%	-£8,821,249	-£15,751,692	-£15,803,200	-£15,906,540	-£16,487,268	-£21,270,931	-£23,721,510
60% LAR : 40% CIR	25%	-£9,934,405	-£16,680,050	-£16,732,210	-£16,836,881	-£17,418,290	-£22,211,588	-£24,660,089
60% LAR : 40% CIR	30%	-£11,057,424	-£17,622,010	-£17,674,050	-£17,778,503	-£18,359,366	-£23,162,953	-£25,609,604
60% LAR : 40% CIR	35%	-£12,190,210	-£18,575,125	-£18,627,856	-£18,733,707	-£19,322,944	-£24,124,917	-£26,569,942
60% LAR : 40% CIR	40%	-£13,332,666	-£19,551,351	-£19,603,994	-£19,709,677	-£20,298,494	-£25,097,379	-£27,541,000
60% LAR : 40% CIR	45%	-£14,484,696	-£20,537,375	-£20,589,947	-£20,695,488	-£21,283,949	-£26,080,231	-£28,522,668
60% LAR : 40% CIR	50%	-£15,575,564	-£21,468,510	-£21,521,028	-£21,626,453	-£22,214,624	-£27,008,782	-£29,450,254

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR in Perp	
Value Area	Zone B - Camden Town Office & Resi £1,000 per sq ft

No Units	105
Site Area	0.9 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£18,480,254	£10,729,878	£10,677,673	£10,573,096	£9,996,729	£5,303,484	£2,903,529
60% LAR : 40% CIR	5%	£17,189,364	£9,628,399	£9,576,393	£9,472,166	£8,896,674	£4,209,847	£1,799,674
60% LAR : 40% CIR	10%	£15,888,377	£8,516,740	£8,464,917	£8,361,012	£7,786,327	£3,103,149	£684,629
60% LAR : 40% CIR	15%	£14,577,388	£7,394,999	£7,343,342	£7,239,732	£6,665,786	£1,974,519	-£448,238
60% LAR : 40% CIR	20%	£13,251,026	£6,263,271	£6,211,763	£6,108,423	£5,535,147	£835,136	-£1,602,699
60% LAR : 40% CIR	25%	£11,913,859	£5,121,653	£5,070,279	£4,967,180	£4,394,509	-£319,699	-£2,768,200
60% LAR : 40% CIR	30%	£10,566,827	£3,970,241	£3,918,983	£3,816,100	£3,243,968	-£1,497,984	-£3,944,635
60% LAR : 40% CIR	35%	£9,210,029	£2,809,131	£2,757,973	£2,655,280	£2,083,316	-£2,686,870	-£5,131,895
60% LAR : 40% CIR	40%	£7,843,560	£1,634,831	£1,582,980	£1,478,885	£898,918	-£3,886,252	-£6,329,873
60% LAR : 40% CIR	45%	£6,467,517	£440,116	£388,334	£284,379	-£299,743	-£5,096,025	-£7,538,462
60% LAR : 40% CIR	50%	£5,413,310	-£447,399	-£499,916	-£605,341	-£1,193,513	-£5,987,670	-£8,429,142

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£69,153,464	-£76,903,840	-£76,956,045	-£77,060,622	-£77,636,988	-£82,330,234	-£84,730,189
60% LAR : 40% CIR	5%	-£70,444,354	-£78,005,319	-£78,057,325	-£78,161,552	-£78,737,044	-£83,423,871	-£85,834,044
60% LAR : 40% CIR	10%	-£71,745,341	-£79,116,978	-£79,168,801	-£79,272,706	-£79,847,391	-£84,530,568	-£86,949,089
60% LAR : 40% CIR	15%	-£73,056,330	-£80,238,719	-£80,290,376	-£80,393,986	-£80,967,932	-£85,659,199	-£88,081,956
60% LAR : 40% CIR	20%	-£74,382,692	-£81,370,447	-£81,421,955	-£81,525,295	-£82,098,571	-£86,798,582	-£89,236,417
60% LAR : 40% CIR	25%	-£75,719,859	-£82,512,065	-£82,563,439	-£82,666,538	-£83,239,209	-£87,953,417	-£90,401,918
60% LAR : 40% CIR	30%	-£77,066,891	-£83,663,477	-£83,714,734	-£83,817,618	-£84,389,750	-£89,131,702	-£91,578,353
60% LAR : 40% CIR	35%	-£78,423,689	-£84,824,587	-£84,875,745	-£84,978,438	-£85,550,402	-£90,320,588	-£92,765,613
60% LAR : 40% CIR	40%	-£79,790,158	-£85,998,887	-£86,050,738	-£86,154,833	-£86,734,800	-£91,519,970	-£93,963,591
60% LAR : 40% CIR	45%	-£81,166,201	-£87,193,602	-£87,245,384	-£87,349,339	-£87,933,461	-£92,729,743	-£95,172,180
60% LAR : 40% CIR	50%	-£82,220,408	-£88,081,117	-£88,133,634	-£88,239,059	-£88,827,231	-£93,621,388	-£96,062,859

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£32,840,515	-£40,590,891	-£40,643,096	-£40,747,673	-£41,324,040	-£46,017,285	-£48,417,240
60% LAR : 40% CIR	5%	-£34,131,405	-£41,692,370	-£41,744,377	-£41,848,603	-£42,424,096	-£47,110,923	-£49,521,095
60% LAR : 40% CIR	10%	-£35,432,393	-£42,804,029	-£42,855,853	-£42,959,757	-£43,534,442	-£48,217,620	-£50,636,140
60% LAR : 40% CIR	15%	-£36,743,381	-£43,925,770	-£43,977,427	-£44,081,037	-£44,654,984	-£49,346,250	-£51,769,007
60% LAR : 40% CIR	20%	-£38,069,743	-£45,057,498	-£45,109,006	-£45,212,347	-£45,785,622	-£50,485,633	-£52,923,468
60% LAR : 40% CIR	25%	-£39,406,910	-£46,199,116	-£46,250,490	-£46,353,589	-£46,926,260	-£51,640,468	-£54,088,969
60% LAR : 40% CIR	30%	-£40,753,942	-£47,350,528	-£47,401,786	-£47,504,670	-£48,076,801	-£52,818,753	-£55,265,404
60% LAR : 40% CIR	35%	-£42,110,740	-£48,511,638	-£48,562,796	-£48,665,490	-£49,237,454	-£54,007,639	-£56,452,664
60% LAR : 40% CIR	40%	-£43,477,210	-£49,685,938	-£49,737,789	-£49,841,884	-£50,421,851	-£55,207,021	-£57,650,642
60% LAR : 40% CIR	45%	-£44,853,252	-£50,880,653	-£50,932,435	-£51,036,391	-£51,620,512	-£56,416,794	-£58,859,231
60% LAR : 40% CIR	50%	-£45,907,459	-£51,768,168	-£51,820,685	-£51,926,110	-£52,514,282	-£57,308,439	-£59,749,911

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£17,794,105	-£25,544,481	-£25,596,686	-£25,701,263	-£26,277,629	-£30,970,875	-£33,370,830
60% LAR : 40% CIR	5%	-£19,084,995	-£26,645,960	-£26,697,966	-£26,802,193	-£27,377,685	-£32,064,512	-£34,474,685
60% LAR : 40% CIR	10%	-£20,385,982	-£27,757,619	-£27,809,442	-£27,913,347	-£28,488,032	-£33,171,210	-£35,589,730
60% LAR : 40% CIR	15%	-£21,696,971	-£28,879,360	-£28,931,017	-£29,034,627	-£29,608,573	-£34,299,840	-£36,722,597
60% LAR : 40% CIR	20%	-£23,023,333	-£30,011,088	-£30,062,596	-£30,165,936	-£30,739,212	-£35,439,223	-£37,877,058
60% LAR : 40% CIR	25%	-£24,360,500	-£31,152,706	-£31,204,080	-£31,307,179	-£31,879,850	-£36,594,058	-£39,042,559
60% LAR : 40% CIR	30%	-£25,707,532	-£32,304,118	-£32,355,376	-£32,458,259	-£33,030,391	-£37,772,343	-£40,218,994
60% LAR : 40% CIR	35%	-£27,064,330	-£33,465,228	-£33,516,386	-£33,619,079	-£34,191,043	-£38,961,229	-£41,406,254
60% LAR : 40% CIR	40%	-£28,430,799	-£34,639,528	-£34,691,379	-£34,795,474	-£35,375,441	-£40,160,611	-£42,604,232
60% LAR : 40% CIR	45%	-£29,806,842	-£35,834,243	-£35,886,025	-£35,989,980	-£36,574,102	-£41,370,384	-£43,812,821
60% LAR : 40% CIR	50%	-£30,861,049	-£36,721,758	-£36,774,275	-£36,879,700	-£37,467,872	-£42,262,029	-£44,703,501

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,823	-£7,758,199	-£7,810,404	-£7,914,981	-£8,491,347	-£13,184,593	-£15,584,548
60% LAR : 40% CIR	5%	-£1,298,713	-£8,859,678	-£8,911,684	-£9,015,911	-£9,591,403	-£14,278,230	-£16,688,402
60% LAR : 40% CIR	10%	-£2,599,700	-£9,971,337	-£10,023,160	-£10,127,065	-£10,701,750	-£15,384,927	-£17,803,448
60% LAR : 40% CIR	15%	-£3,910,689	-£11,093,078	-£11,144,735	-£11,248,345	-£11,822,291	-£16,513,558	-£18,936,315
60% LAR : 40% CIR	20%	-£5,237,051	-£12,224,806	-£12,276,314	-£12,379,654	-£12,952,930	-£17,652,941	-£20,090,776
60% LAR : 40% CIR	25%	-£6,574,218	-£13,366,424	-£13,417,798	-£13,520,897	-£14,093,568	-£18,807,776	-£21,256,277
60% LAR : 40% CIR	30%	-£7,921,250	-£14,517,836	-£14,569,093	-£14,671,977	-£15,244,109	-£19,986,061	-£22,432,712
60% LAR : 40% CIR	35%	-£9,278,048	-£15,678,946	-£15,730,104	-£15,832,797	-£16,404,761	-£21,174,947	-£23,619,972
60% LAR : 40% CIR	40%	-£10,644,517	-£16,853,246	-£16,905,097	-£17,009,192	-£17,589,159	-£22,374,329	-£24,817,950
60% LAR : 40% CIR	45%	-£12,020,560	-£18,047,961	-£18,099,743	-£18,203,698	-£18,787,820	-£23,584,102	-£26,026,539
60% LAR : 40% CIR	50%	-£13,074,767	-£18,935,476	-£18,987,993	-£19,093,418	-£19,681,590	-£24,475,747	-£26,917,218

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR in Perp		Value Area	Zone B - Camden Town Office & Resi £1,100 per sq ft

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£22,919,085	£15,138,487	£15,086,282	£14,981,704	£14,405,338	£9,712,093	£7,324,316
60% LAR : 40% CIR	5%	£21,406,253	£13,816,577	£13,764,571	£13,660,344	£13,084,852	£8,398,025	£6,013,164
60% LAR : 40% CIR	10%	£19,883,324	£12,484,488	£12,432,665	£12,328,760	£11,754,075	£7,073,161	£4,690,989
60% LAR : 40% CIR	15%	£18,350,394	£11,142,316	£11,090,658	£10,987,050	£10,413,103	£5,737,605	£3,357,894
60% LAR : 40% CIR	20%	£16,807,557	£9,790,158	£9,738,650	£9,635,310	£9,062,034	£4,391,459	£1,997,555
60% LAR : 40% CIR	25%	£15,254,909	£8,428,110	£8,376,735	£8,273,636	£7,700,965	£3,034,823	£626,060
60% LAR : 40% CIR	30%	£13,692,545	£7,056,267	£7,005,009	£6,902,125	£6,329,993	£1,653,676	-£767,743
60% LAR : 40% CIR	35%	£12,120,561	£5,674,726	£5,623,569	£5,520,875	£4,949,216	£259,146	-£2,181,924
60% LAR : 40% CIR	40%	£10,531,709	£4,283,584	£4,232,511	£4,129,981	£3,558,730	-£1,163,202	-£3,606,823
60% LAR : 40% CIR	45%	£8,931,654	£2,882,936	£2,831,932	£2,729,540	£2,158,633	-£2,599,896	-£5,042,333
60% LAR : 40% CIR	50%	£7,914,108	£2,054,290	£2,002,563	£1,898,722	£1,319,390	-£3,454,636	-£5,896,107

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£64,714,633	-£72,495,231	-£72,547,436	-£72,652,014	-£73,228,380	-£77,921,625	-£80,309,402
60% LAR : 40% CIR	5%	-£66,227,465	-£73,817,141	-£73,869,147	-£73,973,374	-£74,548,866	-£79,235,693	-£81,620,554
60% LAR : 40% CIR	10%	-£67,750,394	-£75,149,230	-£75,201,053	-£75,304,958	-£75,879,643	-£80,560,557	-£82,942,729
60% LAR : 40% CIR	15%	-£69,283,324	-£76,491,402	-£76,543,060	-£76,646,668	-£77,220,615	-£81,896,113	-£84,275,824
60% LAR : 40% CIR	20%	-£70,826,161	-£77,843,560	-£77,895,068	-£77,998,408	-£78,571,684	-£83,242,259	-£85,636,163
60% LAR : 40% CIR	25%	-£72,378,809	-£79,205,608	-£79,256,983	-£79,360,082	-£79,932,753	-£84,598,895	-£87,007,658
60% LAR : 40% CIR	30%	-£73,941,173	-£80,577,451	-£80,628,709	-£80,731,593	-£81,303,725	-£85,980,042	-£88,401,461
60% LAR : 40% CIR	35%	-£75,513,157	-£81,958,992	-£82,010,148	-£82,112,843	-£82,684,502	-£87,374,572	-£89,815,642
60% LAR : 40% CIR	40%	-£77,102,009	-£83,350,134	-£83,401,207	-£83,503,737	-£84,074,988	-£88,796,920	-£91,240,541
60% LAR : 40% CIR	45%	-£78,702,064	-£84,750,782	-£84,801,786	-£84,904,178	-£85,475,085	-£90,233,614	-£92,676,051
60% LAR : 40% CIR	50%	-£79,719,610	-£85,579,428	-£85,631,155	-£85,734,996	-£86,314,328	-£91,088,353	-£93,529,825

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£28,401,684	-£36,182,283	-£36,234,488	-£36,339,065	-£36,915,431	-£41,608,677	-£43,996,453
60% LAR : 40% CIR	5%	-£29,914,516	-£37,504,192	-£37,556,198	-£37,660,425	-£38,235,917	-£42,922,745	-£45,307,606
60% LAR : 40% CIR	10%	-£31,437,445	-£38,836,281	-£38,888,105	-£38,992,009	-£39,566,694	-£44,247,609	-£46,629,780
60% LAR : 40% CIR	15%	-£32,970,376	-£40,178,454	-£40,230,111	-£40,333,719	-£40,907,666	-£45,583,164	-£47,962,875
60% LAR : 40% CIR	20%	-£34,513,212	-£41,530,611	-£41,582,119	-£41,685,459	-£42,258,735	-£46,929,311	-£49,323,214
60% LAR : 40% CIR	25%	-£36,065,861	-£42,892,659	-£42,944,035	-£43,047,133	-£43,619,804	-£48,285,946	-£50,694,710
60% LAR : 40% CIR	30%	-£37,628,224	-£44,264,502	-£44,315,760	-£44,418,644	-£44,990,776	-£49,667,093	-£52,088,512
60% LAR : 40% CIR	35%	-£39,200,208	-£45,646,043	-£45,697,200	-£45,799,894	-£46,371,554	-£51,061,623	-£53,502,693
60% LAR : 40% CIR	40%	-£40,789,061	-£47,037,185	-£47,088,258	-£47,190,788	-£47,762,039	-£52,483,971	-£54,927,592
60% LAR : 40% CIR	45%	-£42,389,116	-£48,437,833	-£48,488,837	-£48,591,230	-£49,162,136	-£53,920,665	-£56,363,102
60% LAR : 40% CIR	50%	-£43,406,661	-£49,266,479	-£49,318,207	-£49,422,047	-£50,001,380	-£54,775,405	-£57,216,877

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£13,355,274	-£21,135,872	-£21,188,077	-£21,292,655	-£21,869,021	-£26,562,266	-£28,950,043
60% LAR : 40% CIR	5%	-£14,868,106	-£22,457,782	-£22,509,788	-£22,614,015	-£23,189,507	-£27,876,334	-£30,261,195
60% LAR : 40% CIR	10%	-£16,391,035	-£23,789,871	-£23,841,694	-£23,945,599	-£24,520,284	-£29,201,198	-£31,583,370
60% LAR : 40% CIR	15%	-£17,923,965	-£25,132,043	-£25,183,701	-£25,287,309	-£25,861,256	-£30,536,754	-£32,916,465
60% LAR : 40% CIR	20%	-£19,466,802	-£26,484,201	-£26,535,709	-£26,639,049	-£27,212,325	-£31,882,900	-£34,276,804
60% LAR : 40% CIR	25%	-£21,019,450	-£27,846,249	-£27,897,624	-£28,000,723	-£28,573,394	-£33,239,536	-£35,648,299
60% LAR : 40% CIR	30%	-£22,581,814	-£29,218,092	-£29,269,350	-£29,372,234	-£29,944,366	-£34,620,683	-£37,042,102
60% LAR : 40% CIR	35%	-£24,153,798	-£30,599,633	-£30,650,789	-£30,753,484	-£31,325,143	-£36,015,213	-£38,456,283
60% LAR : 40% CIR	40%	-£25,742,650	-£31,990,775	-£32,041,848	-£32,144,378	-£32,715,629	-£37,437,561	-£39,881,182
60% LAR : 40% CIR	45%	-£27,342,705	-£33,391,423	-£33,442,427	-£33,544,819	-£34,115,726	-£38,874,255	-£41,316,692
60% LAR : 40% CIR	50%	-£28,360,251	-£34,220,069	-£34,271,796	-£34,375,637	-£34,954,969	-£39,728,994	-£42,170,466

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,431,008	-£3,349,590	-£3,401,795	-£3,506,373	-£4,082,739	-£8,775,984	-£11,163,761
60% LAR : 40% CIR	5%	£2,918,176	-£4,671,500	-£4,723,506	-£4,827,733	-£5,403,225	-£10,090,052	-£12,474,913
60% LAR : 40% CIR	10%	£1,395,247	-£6,003,589	-£6,055,412	-£6,159,317	-£6,734,002	-£11,414,916	-£13,797,088
60% LAR : 40% CIR	15%	-£137,683	-£7,345,761	-£7,397,419	-£7,501,027	-£8,074,974	-£12,750,472	-£15,130,183
60% LAR : 40% CIR	20%	-£1,680,520	-£8,697,919	-£8,749,427	-£8,852,767	-£9,426,043	-£14,096,618	-£16,490,522
60% LAR : 40% CIR	25%	-£3,233,168	-£10,059,967	-£10,111,342	-£10,214,441	-£10,787,112	-£15,453,254	-£17,862,017
60% LAR : 40% CIR	30%	-£4,795,532	-£11,431,810	-£11,483,068	-£11,585,952	-£12,158,084	-£16,834,401	-£19,255,820
60% LAR : 40% CIR	35%	-£6,367,516	-£12,813,351	-£12,864,507	-£12,967,202	-£13,538,861	-£18,228,931	-£20,670,001
60% LAR : 40% CIR	40%	-£7,956,368	-£14,204,493	-£14,255,566	-£14,358,096	-£14,929,347	-£19,651,279	-£22,094,900
60% LAR : 40% CIR	45%	-£9,556,423	-£15,605,141	-£15,656,145	-£15,758,537	-£16,329,444	-£21,087,973	-£23,530,410
60% LAR : 40% CIR	50%	-£10,573,969	-£16,433,787	-£16,485,514	-£16,589,355	-£17,168,687	-£21,942,712	-£24,384,184

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR in Perp

Value Area	**Zone B - Camden Town Office & Resi £1,200 per sq ft**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£27,357,916	£19,547,095	£19,494,890	£19,390,313	£18,813,947	£14,120,701	£11,732,924
60% LAR : 40% CIR	5%	£25,623,142	£18,004,754	£17,952,749	£17,848,521	£17,273,030	£12,586,202	£10,201,342
60% LAR : 40% CIR	10%	£23,878,271	£16,452,235	£16,400,411	£16,296,507	£15,721,822	£11,040,908	£8,658,737
60% LAR : 40% CIR	15%	£22,123,399	£14,889,633	£14,837,976	£14,734,366	£14,160,420	£9,484,922	£7,105,212
60% LAR : 40% CIR	20%	£20,358,621	£13,317,044	£13,265,536	£13,162,196	£12,588,921	£7,918,346	£5,540,872
60% LAR : 40% CIR	25%	£18,584,032	£11,734,566	£11,683,191	£11,580,093	£11,007,421	£6,341,280	£3,965,822
60% LAR : 40% CIR	30%	£16,799,726	£10,142,293	£10,091,035	£9,988,152	£9,416,019	£4,753,827	£2,372,942
60% LAR : 40% CIR	35%	£15,005,801	£8,540,322	£8,489,165	£8,386,471	£7,814,812	£3,156,090	£756,503
60% LAR : 40% CIR	40%	£13,202,350	£6,928,749	£6,877,676	£6,775,146	£6,203,895	£1,536,405	-£883,773
60% LAR : 40% CIR	45%	£11,389,471	£5,307,670	£5,256,667	£5,154,274	£4,583,368	-£103,767	-£2,546,204
60% LAR : 40% CIR	50%	£10,306,696	£4,409,727	£4,358,778	£4,256,497	£3,685,873	-£1,031,119	-£3,472,591

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£60,275,802	-£68,086,623	-£68,138,828	-£68,243,405	-£68,819,771	-£73,513,017	-£75,900,794
60% LAR : 40% CIR	5%	-£62,010,576	-£69,628,964	-£69,680,969	-£69,785,197	-£70,360,688	-£75,047,516	-£77,432,376
60% LAR : 40% CIR	10%	-£63,755,447	-£71,181,483	-£71,233,306	-£71,337,211	-£71,911,896	-£76,592,809	-£78,974,981
60% LAR : 40% CIR	15%	-£65,510,319	-£72,744,085	-£72,795,742	-£72,899,352	-£73,473,298	-£78,148,796	-£80,528,506
60% LAR : 40% CIR	20%	-£67,275,097	-£74,316,673	-£74,368,181	-£74,471,522	-£75,044,797	-£79,715,372	-£82,092,846
60% LAR : 40% CIR	25%	-£69,049,686	-£75,899,152	-£75,950,527	-£76,053,625	-£76,626,297	-£81,292,438	-£83,667,896
60% LAR : 40% CIR	30%	-£70,833,992	-£77,491,425	-£77,542,683	-£77,645,566	-£78,217,699	-£82,879,891	-£85,260,776
60% LAR : 40% CIR	35%	-£72,627,917	-£79,093,396	-£79,144,553	-£79,247,247	-£79,818,906	-£84,477,628	-£86,877,214
60% LAR : 40% CIR	40%	-£74,431,368	-£80,704,969	-£80,756,042	-£80,858,572	-£81,429,823	-£86,097,313	-£88,517,491
60% LAR : 40% CIR	45%	-£76,244,247	-£82,326,048	-£82,377,051	-£82,479,444	-£83,050,350	-£87,737,484	-£90,179,922
60% LAR : 40% CIR	50%	-£77,327,022	-£83,223,991	-£83,274,940	-£83,377,221	-£83,947,845	-£88,664,837	-£91,106,309

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£23,962,854	-£31,773,674	-£31,825,879	-£31,930,456	-£32,506,823	-£37,200,068	-£39,587,845
60% LAR : 40% CIR	5%	-£25,697,627	-£33,316,015	-£33,368,020	-£33,472,248	-£34,047,739	-£38,734,567	-£41,119,427
60% LAR : 40% CIR	10%	-£27,442,498	-£34,868,534	-£34,920,358	-£35,024,262	-£35,598,947	-£40,279,861	-£42,662,033
60% LAR : 40% CIR	15%	-£29,197,370	-£36,431,136	-£36,482,793	-£36,586,403	-£37,160,350	-£41,835,847	-£44,215,557
60% LAR : 40% CIR	20%	-£30,962,148	-£38,003,725	-£38,055,233	-£38,158,573	-£38,731,849	-£43,402,423	-£45,779,897
60% LAR : 40% CIR	25%	-£32,736,737	-£39,586,203	-£39,637,579	-£39,740,677	-£40,313,348	-£44,979,489	-£47,354,947
60% LAR : 40% CIR	30%	-£34,521,043	-£41,178,477	-£41,229,735	-£41,332,617	-£41,904,750	-£46,566,942	-£48,947,828
60% LAR : 40% CIR	35%	-£36,314,969	-£42,780,448	-£42,831,604	-£42,934,298	-£43,505,957	-£48,164,680	-£50,564,266
60% LAR : 40% CIR	40%	-£38,118,419	-£44,392,020	-£44,443,093	-£44,545,623	-£45,116,874	-£49,784,364	-£52,204,543
60% LAR : 40% CIR	45%	-£39,931,298	-£46,013,099	-£46,064,103	-£46,166,495	-£46,737,401	-£51,424,536	-£53,866,973
60% LAR : 40% CIR	50%	-£41,014,073	-£46,911,042	-£46,961,991	-£47,064,272	-£47,634,897	-£52,351,889	-£54,793,360

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,916,443	-£16,727,264	-£16,779,469	-£16,884,046	-£17,460,412	-£22,153,658	-£24,541,435
60% LAR : 40% CIR	5%	-£10,651,217	-£18,269,605	-£18,321,610	-£18,425,838	-£19,001,329	-£23,688,157	-£26,073,017
60% LAR : 40% CIR	10%	-£12,396,088	-£19,822,124	-£19,873,948	-£19,977,852	-£20,552,537	-£25,233,450	-£27,615,622
60% LAR : 40% CIR	15%	-£14,150,960	-£21,384,726	-£21,436,383	-£21,539,993	-£22,113,939	-£26,789,437	-£29,169,147
60% LAR : 40% CIR	20%	-£15,915,738	-£22,957,314	-£23,008,823	-£23,112,163	-£23,685,438	-£28,356,013	-£30,733,487
60% LAR : 40% CIR	25%	-£17,690,327	-£24,539,793	-£24,591,168	-£24,694,266	-£25,266,938	-£29,933,079	-£32,308,537
60% LAR : 40% CIR	30%	-£19,474,633	-£26,132,066	-£26,183,324	-£26,286,207	-£26,858,340	-£31,520,532	-£33,901,417
60% LAR : 40% CIR	35%	-£21,268,558	-£27,734,037	-£27,785,194	-£27,887,888	-£28,459,547	-£33,118,269	-£35,517,855
60% LAR : 40% CIR	40%	-£23,072,009	-£29,345,610	-£29,396,683	-£29,499,213	-£30,070,464	-£34,737,954	-£37,158,132
60% LAR : 40% CIR	45%	-£24,884,888	-£30,966,689	-£31,017,692	-£31,120,085	-£31,690,991	-£36,378,126	-£38,820,563
60% LAR : 40% CIR	50%	-£25,967,663	-£31,864,632	-£31,915,581	-£32,017,862	-£32,588,486	-£37,305,478	-£39,746,950

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,869,839	£1,059,018	£1,006,813	£902,236	£325,870	-£4,367,376	-£6,755,153
60% LAR : 40% CIR	5%	£7,135,065	-£483,323	-£535,328	-£639,556	-£1,215,047	-£5,901,875	-£8,286,735
60% LAR : 40% CIR	10%	£5,390,194	-£2,035,842	-£2,087,665	-£2,191,570	-£2,766,255	-£7,447,168	-£9,829,340
60% LAR : 40% CIR	15%	£3,635,322	-£3,598,444	-£3,650,101	-£3,753,711	-£4,327,657	-£9,003,155	-£11,382,865
60% LAR : 40% CIR	20%	£1,870,544	-£5,171,032	-£5,222,540	-£5,325,881	-£5,899,156	-£10,569,731	-£12,947,205
60% LAR : 40% CIR	25%	£95,955	-£6,753,511	-£6,804,886	-£6,907,984	-£7,480,656	-£12,146,797	-£14,522,255
60% LAR : 40% CIR	30%	-£1,688,351	-£8,345,784	-£8,397,042	-£8,499,925	-£9,072,058	-£13,734,250	-£16,115,135
60% LAR : 40% CIR	35%	-£3,482,276	-£9,947,755	-£9,998,912	-£10,101,606	-£10,673,265	-£15,331,987	-£17,731,573
60% LAR : 40% CIR	40%	-£5,285,727	-£11,559,328	-£11,610,401	-£11,712,931	-£12,284,182	-£16,951,672	-£19,371,850
60% LAR : 40% CIR	45%	-£7,098,606	-£13,180,407	-£13,231,410	-£13,333,803	-£13,904,709	-£18,591,843	-£21,034,281
60% LAR : 40% CIR	50%	-£8,181,381	-£14,078,349	-£14,129,299	-£14,231,580	-£14,802,204	-£19,519,196	-£21,960,668

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR in Perp		Value Area	Zone B - Camden Town Office & Resi £1,300 per sq ft

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£31,796,746	£23,927,189	£23,875,769	£23,772,764	£23,205,059	£18,529,310	£16,141,533
60% LAR : 40% CIR	5%	£29,840,031	£22,173,669	£22,122,445	£22,019,784	£21,452,941	£16,774,380	£14,389,520
60% LAR : 40% CIR	10%	£27,873,220	£20,410,122	£20,359,078	£20,256,735	£19,689,570	£15,008,656	£12,626,484
60% LAR : 40% CIR	15%	£25,896,406	£18,636,645	£18,585,293	£18,481,684	£17,907,737	£13,232,240	£10,852,529
60% LAR : 40% CIR	20%	£23,909,686	£16,843,932	£16,792,424	£16,689,083	£16,115,808	£11,445,232	£9,067,759
60% LAR : 40% CIR	25%	£21,913,154	£15,041,022	£14,989,648	£14,886,549	£14,313,878	£9,647,736	£7,272,279
60% LAR : 40% CIR	30%	£19,906,908	£13,228,319	£13,177,061	£13,074,177	£12,502,045	£7,839,854	£5,466,191
60% LAR : 40% CIR	35%	£17,891,041	£11,405,918	£11,354,760	£11,252,066	£10,680,407	£6,021,686	£3,649,600
60% LAR : 40% CIR	40%	£15,865,648	£9,573,914	£9,522,841	£9,420,311	£8,849,060	£4,193,335	£1,811,635
60% LAR : 40% CIR	45%	£13,830,827	£7,732,405	£7,681,401	£7,579,009	£7,008,103	£2,354,903	-£50,075
60% LAR : 40% CIR	50%	£12,673,581	£6,745,521	£6,694,572	£6,592,291	£6,021,666	£1,352,692	-£1,068,140

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£55,836,972	-£63,706,529	-£63,757,949	-£63,860,954	-£64,428,659	-£69,104,408	-£71,492,185
60% LAR : 40% CIR	5%	-£57,793,687	-£65,460,049	-£65,511,273	-£65,613,934	-£66,180,777	-£70,859,338	-£73,244,198
60% LAR : 40% CIR	10%	-£59,760,498	-£67,223,596	-£67,274,640	-£67,376,983	-£67,944,148	-£72,625,062	-£75,007,234
60% LAR : 40% CIR	15%	-£61,737,312	-£68,997,073	-£69,048,425	-£69,152,034	-£69,725,981	-£74,401,478	-£76,781,188
60% LAR : 40% CIR	20%	-£63,724,032	-£70,789,786	-£70,841,294	-£70,944,635	-£71,517,910	-£76,188,486	-£78,565,959
60% LAR : 40% CIR	25%	-£65,720,564	-£72,592,696	-£72,644,070	-£72,747,169	-£73,319,840	-£77,985,982	-£80,361,439
60% LAR : 40% CIR	30%	-£67,726,810	-£74,405,399	-£74,456,657	-£74,559,541	-£75,131,672	-£79,793,864	-£82,167,527
60% LAR : 40% CIR	35%	-£69,742,677	-£76,227,800	-£76,278,958	-£76,381,652	-£76,953,311	-£81,612,032	-£83,984,117
60% LAR : 40% CIR	40%	-£71,768,070	-£78,059,804	-£78,110,877	-£78,213,407	-£78,784,658	-£83,440,383	-£85,822,083
60% LAR : 40% CIR	45%	-£73,802,891	-£79,901,313	-£79,952,317	-£80,054,709	-£80,625,615	-£85,278,815	-£87,683,792
60% LAR : 40% CIR	50%	-£74,960,137	-£80,888,197	-£80,939,146	-£81,041,427	-£81,612,052	-£86,281,026	-£88,701,858

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£19,524,023	-£27,393,580	-£27,445,000	-£27,548,005	-£28,115,710	-£32,791,460	-£35,179,236
60% LAR : 40% CIR	5%	-£21,480,738	-£29,147,100	-£29,198,325	-£29,300,985	-£29,867,828	-£34,546,389	-£36,931,249
60% LAR : 40% CIR	10%	-£23,447,550	-£30,910,647	-£30,961,691	-£31,064,034	-£31,631,199	-£36,312,113	-£38,694,286
60% LAR : 40% CIR	15%	-£25,424,363	-£32,684,124	-£32,735,476	-£32,839,085	-£33,413,032	-£38,088,529	-£40,468,240
60% LAR : 40% CIR	20%	-£27,411,083	-£34,476,838	-£34,528,346	-£34,631,686	-£35,204,961	-£39,875,537	-£42,253,010
60% LAR : 40% CIR	25%	-£29,407,615	-£36,279,747	-£36,331,122	-£36,434,221	-£37,006,891	-£41,673,033	-£44,048,490
60% LAR : 40% CIR	30%	-£31,413,861	-£38,092,450	-£38,143,708	-£38,246,592	-£38,818,724	-£43,480,916	-£45,854,579
60% LAR : 40% CIR	35%	-£33,429,729	-£39,914,851	-£39,966,009	-£40,068,703	-£40,640,362	-£45,299,083	-£47,671,169
60% LAR : 40% CIR	40%	-£35,455,121	-£41,746,855	-£41,797,928	-£41,900,458	-£42,471,709	-£47,127,434	-£49,509,134
60% LAR : 40% CIR	45%	-£37,489,942	-£43,588,364	-£43,639,368	-£43,741,760	-£44,312,667	-£48,965,866	-£51,370,844
60% LAR : 40% CIR	50%	-£38,647,188	-£44,575,248	-£44,626,198	-£44,728,478	-£45,299,103	-£49,968,077	-£52,388,910

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,477,613	-£12,347,170	-£12,398,590	-£12,501,595	-£13,069,300	-£17,745,049	-£20,132,826
60% LAR : 40% CIR	5%	-£6,434,328	-£14,100,690	-£14,151,914	-£14,254,575	-£14,821,418	-£19,499,979	-£21,884,839
60% LAR : 40% CIR	10%	-£8,401,139	-£15,864,237	-£15,915,281	-£16,017,624	-£16,584,789	-£21,265,703	-£23,647,875
60% LAR : 40% CIR	15%	-£10,377,953	-£17,637,714	-£17,689,066	-£17,792,675	-£18,366,622	-£23,042,119	-£25,421,830
60% LAR : 40% CIR	20%	-£12,364,673	-£19,430,427	-£19,481,935	-£19,585,276	-£20,158,551	-£24,829,127	-£27,206,600
60% LAR : 40% CIR	25%	-£14,361,205	-£21,233,337	-£21,284,711	-£21,387,810	-£21,960,481	-£26,626,623	-£29,002,080
60% LAR : 40% CIR	30%	-£16,367,451	-£23,046,040	-£23,097,298	-£23,200,182	-£23,772,313	-£28,434,505	-£30,808,168
60% LAR : 40% CIR	35%	-£18,383,318	-£24,868,441	-£24,919,599	-£25,022,293	-£25,593,952	-£30,252,673	-£32,624,759
60% LAR : 40% CIR	40%	-£20,408,711	-£26,700,445	-£26,751,518	-£26,854,048	-£27,425,299	-£32,081,024	-£34,462,724
60% LAR : 40% CIR	45%	-£22,443,532	-£28,541,954	-£28,592,958	-£28,695,350	-£29,266,256	-£33,919,456	-£36,324,434
60% LAR : 40% CIR	50%	-£23,600,778	-£29,528,838	-£29,579,787	-£29,682,068	-£30,252,693	-£34,921,667	-£37,342,499

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,308,669	£5,439,112	£5,387,692	£5,284,687	£4,716,982	£41,233	-£2,346,544
60% LAR : 40% CIR	5%	£11,351,954	£3,685,592	£3,634,368	£3,531,707	£2,964,864	-£1,713,697	-£4,098,557
60% LAR : 40% CIR	10%	£9,385,143	£1,922,045	£1,871,001	£1,768,658	£1,201,493	-£3,479,421	-£5,861,593
60% LAR : 40% CIR	15%	£7,408,329	£148,568	£97,216	-£6,393	-£580,340	-£5,255,837	-£7,635,547
60% LAR : 40% CIR	20%	£5,421,609	-£1,644,145	-£1,695,653	-£1,798,994	-£2,372,269	-£7,042,845	-£9,420,318
60% LAR : 40% CIR	25%	£3,425,077	-£3,447,055	-£3,498,429	-£3,601,528	-£4,174,199	-£8,840,341	-£11,215,798
60% LAR : 40% CIR	30%	£1,418,831	-£5,259,758	-£5,311,016	-£5,413,900	-£5,986,031	-£10,648,223	-£13,021,886
60% LAR : 40% CIR	35%	-£597,036	-£7,082,159	-£7,133,317	-£7,236,011	-£7,807,670	-£12,466,391	-£14,838,476
60% LAR : 40% CIR	40%	-£2,622,429	-£8,914,163	-£8,965,236	-£9,067,766	-£9,639,017	-£14,294,742	-£16,676,442
60% LAR : 40% CIR	45%	-£4,657,250	-£10,755,672	-£10,806,676	-£10,909,068	-£11,479,974	-£16,133,174	-£18,538,151
60% LAR : 40% CIR	50%	-£5,814,496	-£11,742,556	-£11,793,505	-£11,895,786	-£12,466,411	-£17,135,385	-£19,556,217

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR in Perp		Value Area	Zone B - Camden Town Office & Resi £900 per sq ft

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£10,686,668	£3,037,768	£2,984,766	£2,878,594	£2,293,433	-£2,509,132	-£4,970,332
60% LAR : 40% CIR	5%	£9,613,937	£2,146,502	£2,093,703	£1,987,885	£1,403,612	-£3,405,915	-£5,864,108
60% LAR : 40% CIR	10%	£8,530,955	£1,244,902	£1,192,288	£1,086,799	£503,344	-£4,313,824	-£6,769,246
60% LAR : 40% CIR	15%	£7,437,818	£333,066	£280,621	£175,430	-£413,488	-£5,232,754	-£7,685,638
60% LAR : 40% CIR	20%	£6,334,623	-£597,896	-£650,987	-£757,505	-£1,348,408	-£6,162,600	-£8,613,179
60% LAR : 40% CIR	25%	£5,221,468	-£1,544,133	-£1,597,087	-£1,703,356	-£2,293,636	-£7,103,259	-£9,551,760
60% LAR : 40% CIR	30%	£4,098,449	-£2,500,466	-£2,553,300	-£2,659,346	-£3,249,071	-£8,054,623	-£10,501,273
60% LAR : 40% CIR	35%	£2,965,662	-£3,466,794	-£3,519,525	-£3,625,377	-£4,214,614	-£9,016,587	-£11,461,612
60% LAR : 40% CIR	40%	£1,823,206	-£4,443,020	-£4,495,663	-£4,601,346	-£5,190,163	-£9,989,048	-£12,432,669
60% LAR : 40% CIR	45%	£659,100	-£5,429,044	-£5,481,617	-£5,587,157	-£6,175,618	-£10,971,900	-£13,414,338
60% LAR : 40% CIR	50%	-£459,099	-£6,360,181	-£6,412,697	-£6,518,123	-£7,106,294	-£11,900,451	-£14,341,923

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£76,947,050	-£84,595,950	-£84,648,952	-£84,755,124	-£85,340,285	-£90,142,850	-£92,604,050
60% LAR : 40% CIR	5%	-£78,019,781	-£85,487,216	-£85,540,015	-£85,645,833	-£86,230,106	-£91,039,633	-£93,497,826
60% LAR : 40% CIR	10%	-£79,102,763	-£86,388,816	-£86,441,430	-£86,546,919	-£87,130,374	-£91,947,542	-£94,402,964
60% LAR : 40% CIR	15%	-£80,195,900	-£87,300,652	-£87,353,097	-£87,458,288	-£88,047,206	-£92,866,472	-£95,319,356
60% LAR : 40% CIR	20%	-£81,299,095	-£88,231,613	-£88,284,705	-£88,391,223	-£88,982,126	-£93,796,318	-£96,246,897
60% LAR : 40% CIR	25%	-£82,412,250	-£89,177,851	-£89,230,805	-£89,337,074	-£89,927,354	-£94,736,977	-£97,185,478
60% LAR : 40% CIR	30%	-£83,535,269	-£90,134,184	-£90,187,018	-£90,293,064	-£90,882,789	-£95,688,340	-£98,134,991
60% LAR : 40% CIR	35%	-£84,668,056	-£91,100,512	-£91,153,243	-£91,259,095	-£91,848,332	-£96,650,305	-£99,095,330
60% LAR : 40% CIR	40%	-£85,810,512	-£92,076,738	-£92,129,381	-£92,235,064	-£92,823,881	-£97,622,766	-£100,066,387
60% LAR : 40% CIR	45%	-£86,974,618	-£93,062,762	-£93,115,335	-£93,220,875	-£93,809,336	-£98,605,618	-£101,048,055
60% LAR : 40% CIR	50%	-£88,092,817	-£93,993,899	-£94,046,415	-£94,151,841	-£94,740,012	-£99,534,169	-£101,975,641

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£40,634,101	-£48,283,001	-£48,336,003	-£48,442,175	-£49,027,337	-£53,829,901	-£56,291,101
60% LAR : 40% CIR	5%	-£41,706,832	-£49,174,267	-£49,227,066	-£49,332,884	-£49,917,157	-£54,726,684	-£57,184,877
60% LAR : 40% CIR	10%	-£42,789,815	-£50,075,867	-£50,128,481	-£50,233,971	-£50,817,425	-£55,634,593	-£58,090,015
60% LAR : 40% CIR	15%	-£43,882,951	-£50,987,704	-£51,040,149	-£51,145,339	-£51,734,257	-£56,553,523	-£59,006,408
60% LAR : 40% CIR	20%	-£44,986,147	-£51,918,665	-£51,971,756	-£52,078,274	-£52,669,178	-£57,483,369	-£59,933,948
60% LAR : 40% CIR	25%	-£46,099,301	-£52,864,902	-£52,917,856	-£53,024,126	-£53,614,405	-£58,424,028	-£60,872,529
60% LAR : 40% CIR	30%	-£47,222,320	-£53,821,235	-£53,874,069	-£53,980,115	-£54,569,840	-£59,375,392	-£61,822,042
60% LAR : 40% CIR	35%	-£48,355,107	-£54,787,564	-£54,840,294	-£54,946,146	-£55,535,383	-£60,337,356	-£62,782,381
60% LAR : 40% CIR	40%	-£49,497,564	-£55,763,790	-£55,816,432	-£55,922,116	-£56,510,932	-£61,309,817	-£63,753,438
60% LAR : 40% CIR	45%	-£50,661,669	-£56,749,813	-£56,802,386	-£56,907,927	-£57,496,388	-£62,292,670	-£64,735,107
60% LAR : 40% CIR	50%	-£51,779,869	-£57,680,950	-£57,733,466	-£57,838,892	-£58,427,063	-£63,221,220	-£65,662,692

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£25,587,691	-£33,236,591	-£33,289,593	-£33,395,765	-£33,980,926	-£38,783,491	-£41,244,691
60% LAR : 40% CIR	5%	-£26,660,422	-£34,127,857	-£34,180,656	-£34,286,474	-£34,870,747	-£39,680,274	-£42,138,467
60% LAR : 40% CIR	10%	-£27,743,404	-£35,029,457	-£35,082,071	-£35,187,560	-£35,771,015	-£40,588,183	-£43,043,605
60% LAR : 40% CIR	15%	-£28,836,541	-£35,941,293	-£35,993,738	-£36,098,929	-£36,687,847	-£41,507,113	-£43,959,997
60% LAR : 40% CIR	20%	-£29,939,736	-£36,872,255	-£36,925,346	-£37,031,864	-£37,622,767	-£42,436,959	-£44,887,538
60% LAR : 40% CIR	25%	-£31,052,891	-£37,818,492	-£37,871,446	-£37,977,715	-£38,567,995	-£43,377,618	-£45,826,119
60% LAR : 40% CIR	30%	-£32,175,910	-£38,774,825	-£38,827,659	-£38,933,705	-£39,523,430	-£44,328,982	-£46,775,632
60% LAR : 40% CIR	35%	-£33,308,697	-£39,741,153	-£39,793,884	-£39,899,736	-£40,488,973	-£45,290,946	-£47,735,971
60% LAR : 40% CIR	40%	-£34,451,153	-£40,717,379	-£40,770,022	-£40,875,705	-£41,464,522	-£46,263,407	-£48,707,028
60% LAR : 40% CIR	45%	-£35,615,259	-£41,703,403	-£41,755,976	-£41,861,516	-£42,449,977	-£47,246,259	-£49,688,697
60% LAR : 40% CIR	50%	-£36,733,458	-£42,634,540	-£42,687,056	-£42,792,482	-£43,380,653	-£48,174,810	-£50,616,282

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,801,409	-£15,450,309	-£15,503,311	-£15,609,483	-£16,194,644	-£20,997,209	-£23,458,409
60% LAR : 40% CIR	5%	-£8,874,140	-£16,341,575	-£16,394,374	-£16,500,192	-£17,084,465	-£21,893,992	-£24,352,185
60% LAR : 40% CIR	10%	-£9,957,122	-£17,243,175	-£17,295,789	-£17,401,278	-£17,984,733	-£22,801,901	-£25,257,323
60% LAR : 40% CIR	15%	-£11,050,259	-£18,155,011	-£18,207,456	-£18,312,647	-£18,901,565	-£23,720,831	-£26,173,715
60% LAR : 40% CIR	20%	-£12,153,454	-£19,085,972	-£19,139,064	-£19,245,582	-£19,836,485	-£24,650,677	-£27,101,256
60% LAR : 40% CIR	25%	-£13,266,609	-£20,032,210	-£20,085,164	-£20,191,433	-£20,781,713	-£25,591,336	-£28,039,837
60% LAR : 40% CIR	30%	-£14,389,628	-£20,988,543	-£21,041,377	-£21,147,423	-£21,737,148	-£26,542,699	-£28,989,350
60% LAR : 40% CIR	35%	-£15,522,415	-£21,954,871	-£22,007,602	-£22,113,454	-£22,702,691	-£27,504,664	-£29,949,689
60% LAR : 40% CIR	40%	-£16,664,871	-£22,931,097	-£22,983,740	-£23,089,423	-£23,678,240	-£28,477,125	-£30,920,746
60% LAR : 40% CIR	45%	-£17,828,977	-£23,917,121	-£23,969,694	-£24,075,234	-£24,663,695	-£29,459,977	-£31,902,414
60% LAR : 40% CIR	50%	-£18,947,176	-£24,848,258	-£24,900,774	-£25,006,199	-£25,594,371	-£30,388,528	-£32,830,000

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR in Perp	
Value Area	**Zone B - Camden Town Office & Resi £1,000 per sq ft**

No Units	**105**	**Sales value inflation**	**Base**
Site Area	**0.9 Ha**	**Build cost inflation**	**Base**
		Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£15,166,917	£7,450,956	£7,398,751	£7,294,174	£6,717,808	£1,998,787	-£431,916
60% LAR : 40% CIR	5%	£13,870,173	£6,349,476	£6,297,471	£6,193,243	£5,617,752	£891,972	-£1,552,612
60% LAR : 40% CIR	10%	£12,563,178	£5,237,818	£5,185,995	£5,082,090	£4,507,405	-£229,249	-£2,684,671
60% LAR : 40% CIR	15%	£11,246,028	£4,116,076	£4,064,419	£3,960,810	£3,386,864	-£1,375,100	-£3,827,984
60% LAR : 40% CIR	20%	£9,918,821	£2,984,349	£2,932,841	£2,829,501	£2,248,024	-£2,531,867	-£4,982,446
60% LAR : 40% CIR	25%	£8,581,654	£1,831,730	£1,779,572	£1,674,900	£1,093,491	-£3,699,445	-£6,147,947
60% LAR : 40% CIR	30%	£7,234,622	£666,261	£614,220	£509,767	-£72,180	-£4,877,731	-£7,324,381
60% LAR : 40% CIR	35%	£5,877,824	-£516,824	-£569,554	-£675,405	-£1,264,643	-£6,066,616	-£8,511,641
60% LAR : 40% CIR	40%	£4,511,355	-£1,719,971	-£1,772,614	-£1,878,297	-£2,467,113	-£7,265,999	-£9,709,620
60% LAR : 40% CIR	45%	£3,135,312	-£2,932,915	-£2,985,488	-£3,091,028	-£3,679,489	-£8,475,771	-£10,918,208
60% LAR : 40% CIR	50%	£2,081,106	-£3,827,146	-£3,879,662	-£3,985,088	-£4,573,260	-£9,367,416	-£11,808,888

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£72,466,801	-£80,182,762	-£80,234,967	-£80,339,544	-£80,915,910	-£85,634,931	-£88,065,633
60% LAR : 40% CIR	5%	-£73,763,545	-£81,284,242	-£81,336,247	-£81,440,475	-£82,015,966	-£86,741,746	-£89,186,330
60% LAR : 40% CIR	10%	-£75,070,540	-£82,395,900	-£82,447,723	-£82,551,627	-£83,126,313	-£87,862,967	-£90,318,389
60% LAR : 40% CIR	15%	-£76,387,690	-£83,517,642	-£83,569,299	-£83,672,907	-£84,246,854	-£89,008,818	-£91,461,702
60% LAR : 40% CIR	20%	-£77,714,897	-£84,649,369	-£84,700,877	-£84,804,217	-£85,385,694	-£90,165,585	-£92,616,164
60% LAR : 40% CIR	25%	-£79,052,064	-£85,801,988	-£85,854,146	-£85,958,818	-£86,540,227	-£91,333,163	-£93,781,665
60% LAR : 40% CIR	30%	-£80,399,095	-£86,967,457	-£87,019,498	-£87,123,951	-£87,705,898	-£92,511,449	-£94,958,099
60% LAR : 40% CIR	35%	-£81,755,894	-£88,150,542	-£88,203,272	-£88,309,123	-£88,898,361	-£93,700,334	-£96,145,359
60% LAR : 40% CIR	40%	-£83,122,363	-£89,353,689	-£89,406,332	-£89,512,015	-£90,100,831	-£94,899,717	-£97,343,338
60% LAR : 40% CIR	45%	-£84,498,405	-£90,566,633	-£90,619,206	-£90,724,746	-£91,313,207	-£96,109,489	-£98,551,926
60% LAR : 40% CIR	50%	-£85,552,612	-£91,460,864	-£91,513,380	-£91,618,806	-£92,206,978	-£97,001,134	-£99,442,606

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£36,153,853	-£43,869,813	-£43,922,018	-£44,026,595	-£44,602,962	-£49,321,983	-£51,752,685
60% LAR : 40% CIR	5%	-£37,450,597	-£44,971,293	-£45,023,298	-£45,127,526	-£45,703,018	-£50,428,798	-£52,873,381
60% LAR : 40% CIR	10%	-£38,757,592	-£46,082,951	-£46,134,774	-£46,238,679	-£46,813,364	-£51,550,018	-£54,005,440
60% LAR : 40% CIR	15%	-£40,074,741	-£47,204,693	-£47,256,350	-£47,359,959	-£47,933,905	-£52,695,869	-£55,148,754
60% LAR : 40% CIR	20%	-£41,401,948	-£48,336,420	-£48,387,928	-£48,491,268	-£49,072,745	-£53,852,636	-£56,303,215
60% LAR : 40% CIR	25%	-£42,739,115	-£49,489,039	-£49,541,197	-£49,645,869	-£50,227,278	-£55,020,215	-£57,468,716
60% LAR : 40% CIR	30%	-£44,086,147	-£50,654,509	-£50,706,549	-£50,811,002	-£51,392,949	-£56,198,500	-£58,645,151
60% LAR : 40% CIR	35%	-£45,442,945	-£51,837,593	-£51,890,324	-£51,996,174	-£52,585,412	-£57,387,385	-£59,832,411
60% LAR : 40% CIR	40%	-£46,809,415	-£53,040,740	-£53,093,383	-£53,199,066	-£53,787,882	-£58,586,768	-£61,030,389
60% LAR : 40% CIR	45%	-£48,185,457	-£54,253,684	-£54,306,257	-£54,411,797	-£55,000,258	-£59,796,541	-£62,238,978
60% LAR : 40% CIR	50%	-£49,239,663	-£55,147,915	-£55,200,431	-£55,305,858	-£55,894,029	-£60,688,185	-£63,129,657

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£21,107,442	-£28,823,403	-£28,875,608	-£28,980,185	-£29,556,551	-£34,275,572	-£36,706,275
60% LAR : 40% CIR	5%	-£22,404,186	-£29,924,883	-£29,976,888	-£30,081,116	-£30,656,607	-£35,382,387	-£37,826,971
60% LAR : 40% CIR	10%	-£23,711,181	-£31,036,541	-£31,088,364	-£31,192,269	-£31,766,954	-£36,503,608	-£38,959,030
60% LAR : 40% CIR	15%	-£25,028,331	-£32,158,283	-£32,209,940	-£32,313,548	-£32,887,495	-£37,649,459	-£40,102,343
60% LAR : 40% CIR	20%	-£26,355,538	-£33,290,010	-£33,341,518	-£33,444,858	-£34,026,335	-£38,806,226	-£41,256,805
60% LAR : 40% CIR	25%	-£27,692,705	-£34,442,629	-£34,494,787	-£34,599,459	-£35,180,868	-£39,973,804	-£42,422,306
60% LAR : 40% CIR	30%	-£29,039,737	-£35,608,098	-£35,660,139	-£35,764,592	-£36,346,539	-£41,152,090	-£43,598,740
60% LAR : 40% CIR	35%	-£30,396,535	-£36,791,183	-£36,843,913	-£36,949,764	-£37,539,002	-£42,340,975	-£44,786,000
60% LAR : 40% CIR	40%	-£31,763,004	-£37,994,330	-£38,046,973	-£38,152,656	-£38,741,472	-£43,540,358	-£45,983,979
60% LAR : 40% CIR	45%	-£33,139,046	-£39,207,274	-£39,259,847	-£39,365,387	-£39,953,848	-£44,750,130	-£47,192,567
60% LAR : 40% CIR	50%	-£34,193,253	-£40,101,505	-£40,154,021	-£40,259,447	-£40,847,619	-£45,641,775	-£48,083,247

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,321,160	-£11,037,121	-£11,089,326	-£11,193,903	-£11,770,269	-£16,489,290	-£18,919,992
60% LAR : 40% CIR	5%	-£4,617,904	-£12,138,601	-£12,190,606	-£12,294,834	-£12,870,325	-£17,596,105	-£20,040,689
60% LAR : 40% CIR	10%	-£5,924,899	-£13,250,259	-£13,302,082	-£13,405,986	-£13,980,672	-£18,717,326	-£21,172,748
60% LAR : 40% CIR	15%	-£7,242,049	-£14,372,001	-£14,423,658	-£14,527,266	-£15,101,213	-£19,863,177	-£22,316,061
60% LAR : 40% CIR	20%	-£8,569,256	-£15,503,728	-£15,555,236	-£15,658,576	-£16,240,053	-£21,019,944	-£23,470,523
60% LAR : 40% CIR	25%	-£9,906,423	-£16,656,347	-£16,708,505	-£16,813,177	-£17,394,586	-£22,187,522	-£24,636,024
60% LAR : 40% CIR	30%	-£11,253,454	-£17,821,816	-£17,873,856	-£17,978,310	-£18,560,257	-£23,365,807	-£25,812,458
60% LAR : 40% CIR	35%	-£12,610,253	-£19,004,901	-£19,057,631	-£19,163,482	-£19,752,720	-£24,554,693	-£26,999,718
60% LAR : 40% CIR	40%	-£13,976,722	-£20,208,048	-£20,260,691	-£20,366,374	-£20,955,190	-£25,754,076	-£28,197,697
60% LAR : 40% CIR	45%	-£15,352,764	-£21,420,992	-£21,473,565	-£21,579,105	-£22,167,566	-£26,963,848	-£29,406,285
60% LAR : 40% CIR	50%	-£16,406,971	-£22,315,223	-£22,367,739	-£22,473,165	-£23,061,337	-£27,855,493	-£30,296,965

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR in Perp	
Value Area	Zone B - Camden Town Office & Resi £1,100 per sq ft

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£19,636,959	£11,859,565	£11,807,360	£11,702,783	£11,126,415	£6,433,171	£4,044,785
60% LAR : 40% CIR	5%	£18,124,128	£10,537,654	£10,485,649	£10,381,421	£9,805,930	£5,119,102	£2,717,420
60% LAR : 40% CIR	10%	£16,595,402	£9,205,565	£9,153,742	£9,049,837	£8,475,152	£3,794,239	£1,378,865
60% LAR : 40% CIR	15%	£15,054,239	£7,863,394	£7,811,736	£7,708,127	£7,134,180	£2,445,245	£29,224
60% LAR : 40% CIR	20%	£13,503,020	£6,511,235	£6,459,727	£6,356,387	£5,783,112	£1,082,351	-£1,351,712
60% LAR : 40% CIR	25%	£11,941,840	£5,149,187	£5,097,813	£4,994,714	£4,422,043	-£295,633	-£2,744,134
60% LAR : 40% CIR	30%	£10,370,796	£3,777,345	£3,726,087	£3,623,203	£3,051,072	-£1,700,839	-£4,147,489
60% LAR : 40% CIR	35%	£8,789,986	£2,395,805	£2,344,642	£2,240,381	£1,659,999	-£3,116,646	-£5,561,671
60% LAR : 40% CIR	40%	£7,199,504	£988,004	£936,152	£832,058	£252,091	-£4,542,948	-£6,986,569
60% LAR : 40% CIR	45%	£5,599,449	-£436,786	-£489,358	-£594,899	-£1,183,360	-£5,979,642	-£8,422,079
60% LAR : 40% CIR	50%	£4,581,903	-£1,294,112	-£1,346,628	-£1,452,053	-£2,040,225	-£6,834,382	-£9,275,854

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£67,996,759	-£75,774,153	-£75,826,358	-£75,930,935	-£76,507,303	-£81,200,547	-£83,588,933
60% LAR : 40% CIR	5%	-£69,509,590	-£77,096,064	-£77,148,069	-£77,252,297	-£77,827,788	-£82,514,616	-£84,916,297
60% LAR : 40% CIR	10%	-£71,038,316	-£78,428,153	-£78,479,976	-£78,583,881	-£79,158,566	-£83,839,479	-£86,254,853
60% LAR : 40% CIR	15%	-£72,579,478	-£79,770,324	-£79,821,981	-£79,925,591	-£80,499,538	-£85,188,473	-£87,604,494
60% LAR : 40% CIR	20%	-£74,130,698	-£81,122,483	-£81,173,991	-£81,277,331	-£81,850,606	-£86,551,367	-£88,985,430
60% LAR : 40% CIR	25%	-£75,691,878	-£82,484,531	-£82,535,905	-£82,639,004	-£83,211,675	-£87,929,351	-£90,377,852
60% LAR : 40% CIR	30%	-£77,262,922	-£83,856,373	-£83,907,631	-£84,010,514	-£84,582,646	-£89,334,557	-£91,781,207
60% LAR : 40% CIR	35%	-£78,843,732	-£85,237,913	-£85,289,076	-£85,393,337	-£85,973,719	-£90,750,363	-£93,195,389
60% LAR : 40% CIR	40%	-£80,434,214	-£86,645,714	-£86,697,566	-£86,801,660	-£87,381,627	-£92,176,666	-£94,620,287
60% LAR : 40% CIR	45%	-£82,034,269	-£88,070,504	-£88,123,076	-£88,228,617	-£88,817,078	-£93,613,360	-£96,055,797
60% LAR : 40% CIR	50%	-£83,051,814	-£88,927,830	-£88,980,346	-£89,085,771	-£89,673,942	-£94,468,100	-£96,909,572

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£31,683,810	-£39,461,204	-£39,513,410	-£39,617,987	-£40,194,354	-£44,887,598	-£47,275,984
60% LAR : 40% CIR	5%	-£33,196,641	-£40,783,115	-£40,835,120	-£40,939,348	-£41,514,839	-£46,201,667	-£48,603,349
60% LAR : 40% CIR	10%	-£34,725,368	-£42,115,204	-£42,167,027	-£42,270,932	-£42,845,617	-£47,526,530	-£49,941,904
60% LAR : 40% CIR	15%	-£36,266,530	-£43,457,375	-£43,509,033	-£43,612,642	-£44,186,589	-£48,875,525	-£51,291,545
60% LAR : 40% CIR	20%	-£37,817,749	-£44,809,534	-£44,861,042	-£44,964,382	-£45,537,658	-£50,238,418	-£52,672,481
60% LAR : 40% CIR	25%	-£39,378,929	-£46,171,582	-£46,222,956	-£46,326,055	-£46,898,726	-£51,616,402	-£54,064,904
60% LAR : 40% CIR	30%	-£40,949,973	-£47,543,424	-£47,594,682	-£47,697,566	-£48,269,698	-£53,021,608	-£55,468,259
60% LAR : 40% CIR	35%	-£42,530,784	-£48,924,965	-£48,976,127	-£49,080,388	-£49,660,770	-£54,437,415	-£56,882,440
60% LAR : 40% CIR	40%	-£44,121,265	-£50,332,765	-£50,384,617	-£50,488,712	-£51,068,679	-£55,863,718	-£58,307,339
60% LAR : 40% CIR	45%	-£45,721,320	-£51,757,555	-£51,810,128	-£51,915,668	-£52,504,129	-£57,300,411	-£59,742,849
60% LAR : 40% CIR	50%	-£46,738,866	-£52,614,881	-£52,667,397	-£52,772,823	-£53,360,994	-£58,155,151	-£60,596,623

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£16,637,400	-£24,414,794	-£24,466,999	-£24,571,576	-£25,147,944	-£29,841,188	-£32,229,574
60% LAR : 40% CIR	5%	-£18,150,231	-£25,736,705	-£25,788,710	-£25,892,938	-£26,468,429	-£31,155,257	-£33,556,938
60% LAR : 40% CIR	10%	-£19,678,957	-£27,068,794	-£27,120,617	-£27,224,522	-£27,799,207	-£32,480,120	-£34,895,494
60% LAR : 40% CIR	15%	-£21,220,119	-£28,410,965	-£28,462,622	-£28,566,232	-£29,140,179	-£33,829,114	-£36,245,135
60% LAR : 40% CIR	20%	-£22,771,339	-£29,763,124	-£29,814,632	-£29,917,972	-£30,491,247	-£35,192,008	-£37,626,071
60% LAR : 40% CIR	25%	-£24,332,519	-£31,125,172	-£31,176,546	-£31,279,645	-£31,852,316	-£36,569,992	-£39,018,493
60% LAR : 40% CIR	30%	-£25,903,563	-£32,497,014	-£32,548,272	-£32,651,156	-£33,223,287	-£37,975,198	-£40,421,848
60% LAR : 40% CIR	35%	-£27,484,373	-£33,878,554	-£33,929,717	-£34,033,978	-£34,614,360	-£39,391,004	-£41,836,030
60% LAR : 40% CIR	40%	-£29,074,855	-£35,286,355	-£35,338,207	-£35,442,301	-£36,022,268	-£40,817,307	-£43,260,928
60% LAR : 40% CIR	45%	-£30,674,910	-£36,711,145	-£36,763,717	-£36,869,258	-£37,457,719	-£42,254,001	-£44,696,438
60% LAR : 40% CIR	50%	-£31,692,455	-£37,568,471	-£37,620,987	-£37,726,412	-£38,314,583	-£43,108,741	-£45,550,213

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,148,882	-£6,628,512	-£6,680,717	-£6,785,294	-£7,361,662	-£12,054,906	-£14,443,292
60% LAR : 40% CIR	5%	-£363,949	-£7,950,423	-£8,002,428	-£8,106,656	-£8,682,147	-£13,368,975	-£15,770,656
60% LAR : 40% CIR	10%	-£1,892,675	-£9,282,512	-£9,334,335	-£9,438,240	-£10,012,925	-£14,693,838	-£17,109,212
60% LAR : 40% CIR	15%	-£3,433,837	-£10,624,683	-£10,676,340	-£10,779,950	-£11,353,897	-£16,042,832	-£18,458,853
60% LAR : 40% CIR	20%	-£4,985,057	-£11,976,841	-£12,028,349	-£12,131,690	-£12,704,965	-£17,405,726	-£19,839,789
60% LAR : 40% CIR	25%	-£6,546,237	-£13,338,890	-£13,390,264	-£13,493,363	-£14,066,034	-£18,783,710	-£21,232,211
60% LAR : 40% CIR	30%	-£8,117,281	-£14,710,732	-£14,761,990	-£14,864,873	-£15,437,005	-£20,188,915	-£22,635,566
60% LAR : 40% CIR	35%	-£9,698,091	-£16,092,272	-£16,143,435	-£16,247,696	-£16,828,078	-£21,604,722	-£24,049,748
60% LAR : 40% CIR	40%	-£11,288,573	-£17,500,073	-£17,551,924	-£17,656,019	-£18,235,986	-£23,031,025	-£25,474,646
60% LAR : 40% CIR	45%	-£12,888,628	-£18,924,863	-£18,977,435	-£19,082,976	-£19,671,437	-£24,467,719	-£26,910,156
60% LAR : 40% CIR	50%	-£13,906,173	-£19,782,189	-£19,834,705	-£19,940,130	-£20,528,301	-£25,322,459	-£27,763,931

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR in Perp		Value Area	Zone B - Camden Town Office & Resi £1,200 per sq ft

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£24,075,790	£16,268,173	£16,215,968	£16,111,391	£15,535,024	£10,841,779	£8,454,001
60% LAR : 40% CIR	5%	£22,341,017	£14,725,832	£14,673,826	£14,569,600	£13,994,108	£9,307,280	£6,922,420
60% LAR : 40% CIR	10%	£20,596,147	£13,173,313	£13,121,490	£13,017,585	£12,442,900	£7,761,987	£5,379,814
60% LAR : 40% CIR	15%	£18,841,275	£11,610,711	£11,559,054	£11,455,445	£10,881,498	£6,206,000	£3,826,290
60% LAR : 40% CIR	20%	£17,076,495	£10,038,123	£9,986,615	£9,883,274	£9,309,999	£4,639,423	£2,244,770
60% LAR : 40% CIR	25%	£15,301,906	£8,455,644	£8,404,269	£8,301,170	£7,728,499	£3,061,466	£649,763
60% LAR : 40% CIR	30%	£13,506,970	£6,863,371	£6,812,113	£6,709,229	£6,137,097	£1,453,869	-£970,598
60% LAR : 40% CIR	35%	£11,702,146	£5,261,400	£5,210,243	£5,107,548	£4,535,889	-£166,675	-£2,611,700
60% LAR : 40% CIR	40%	£9,887,653	£3,649,827	£3,598,754	£3,496,224	£2,924,973	-£1,819,899	-£4,263,520
60% LAR : 40% CIR	45%	£8,063,586	£2,028,393	£1,976,612	£1,872,656	£1,293,039	-£3,483,513	-£5,925,951
60% LAR : 40% CIR	50%	£6,974,492	£1,112,431	£1,060,704	£956,863	£377,531	-£4,410,866	-£6,852,338

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£63,557,928	-£71,365,545	-£71,417,750	-£71,522,327	-£72,098,694	-£76,791,939	-£79,179,716
60% LAR : 40% CIR	5%	-£65,292,701	-£72,907,886	-£72,959,892	-£73,064,118	-£73,639,610	-£78,326,438	-£80,711,298
60% LAR : 40% CIR	10%	-£67,037,571	-£74,460,405	-£74,512,228	-£74,616,133	-£75,190,818	-£79,871,731	-£82,253,904
60% LAR : 40% CIR	15%	-£68,792,443	-£76,023,007	-£76,074,664	-£76,178,273	-£76,752,220	-£81,427,717	-£83,807,428
60% LAR : 40% CIR	20%	-£70,557,223	-£77,595,595	-£77,647,103	-£77,750,444	-£78,323,719	-£82,994,295	-£85,388,948
60% LAR : 40% CIR	25%	-£72,331,812	-£79,178,074	-£79,229,449	-£79,332,548	-£79,905,219	-£84,572,252	-£86,983,955
60% LAR : 40% CIR	30%	-£74,126,748	-£80,770,347	-£80,821,605	-£80,924,489	-£81,496,621	-£86,179,849	-£88,604,316
60% LAR : 40% CIR	35%	-£75,931,572	-£82,372,318	-£82,423,475	-£82,526,170	-£83,097,829	-£87,800,393	-£90,245,418
60% LAR : 40% CIR	40%	-£77,746,065	-£83,983,891	-£84,034,963	-£84,137,494	-£84,708,745	-£89,453,617	-£91,897,238
60% LAR : 40% CIR	45%	-£79,570,132	-£85,605,325	-£85,657,106	-£85,761,062	-£86,340,679	-£91,117,231	-£93,559,669
60% LAR : 40% CIR	50%	-£80,659,226	-£86,521,287	-£86,573,014	-£86,676,855	-£87,256,187	-£92,044,584	-£94,486,056

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£27,244,979	-£35,052,596	-£35,104,801	-£35,209,378	-£35,785,746	-£40,478,990	-£42,866,768
60% LAR : 40% CIR	5%	-£28,979,752	-£36,594,937	-£36,646,943	-£36,751,170	-£37,326,661	-£42,013,489	-£44,398,349
60% LAR : 40% CIR	10%	-£30,724,623	-£38,147,456	-£38,199,280	-£38,303,184	-£38,877,869	-£43,558,783	-£45,940,955
60% LAR : 40% CIR	15%	-£32,479,495	-£39,710,058	-£39,761,715	-£39,865,325	-£40,439,271	-£45,114,769	-£47,494,479
60% LAR : 40% CIR	20%	-£34,244,274	-£41,282,647	-£41,334,155	-£41,437,495	-£42,010,770	-£46,681,346	-£49,075,999
60% LAR : 40% CIR	25%	-£36,018,863	-£42,865,125	-£42,916,500	-£43,019,599	-£43,592,270	-£48,259,303	-£50,671,006
60% LAR : 40% CIR	30%	-£37,813,799	-£44,457,399	-£44,508,656	-£44,611,540	-£45,183,672	-£49,866,900	-£52,291,368
60% LAR : 40% CIR	35%	-£39,618,623	-£46,059,369	-£46,110,526	-£46,213,221	-£46,784,880	-£51,487,444	-£53,932,469
60% LAR : 40% CIR	40%	-£41,433,116	-£47,670,942	-£47,722,015	-£47,824,545	-£48,395,796	-£53,140,668	-£55,584,289
60% LAR : 40% CIR	45%	-£43,257,183	-£49,292,376	-£49,344,158	-£49,448,113	-£50,027,730	-£54,804,282	-£57,246,720
60% LAR : 40% CIR	50%	-£44,346,277	-£50,208,338	-£50,260,065	-£50,363,907	-£50,943,238	-£55,731,635	-£58,173,107

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,198,569	-£20,006,186	-£20,058,391	-£20,162,968	-£20,739,335	-£25,432,580	-£27,820,358
60% LAR : 40% CIR	5%	-£13,933,342	-£21,548,527	-£21,600,533	-£21,704,759	-£22,280,251	-£26,967,079	-£29,351,939
60% LAR : 40% CIR	10%	-£15,678,212	-£23,101,046	-£23,152,869	-£23,256,774	-£23,831,459	-£28,512,372	-£30,894,545
60% LAR : 40% CIR	15%	-£17,433,084	-£24,663,648	-£24,715,305	-£24,818,914	-£25,392,861	-£30,068,358	-£32,448,069
60% LAR : 40% CIR	20%	-£19,197,864	-£26,236,236	-£26,287,744	-£26,391,085	-£26,964,360	-£31,634,936	-£34,029,589
60% LAR : 40% CIR	25%	-£20,972,453	-£27,818,715	-£27,870,090	-£27,973,189	-£28,545,860	-£33,212,893	-£35,624,596
60% LAR : 40% CIR	30%	-£22,767,389	-£29,410,988	-£29,462,246	-£29,565,130	-£30,137,262	-£34,820,490	-£37,244,957
60% LAR : 40% CIR	35%	-£24,572,213	-£31,012,959	-£31,064,116	-£31,166,811	-£31,738,470	-£36,441,034	-£38,886,059
60% LAR : 40% CIR	40%	-£26,386,706	-£32,624,532	-£32,675,604	-£32,778,135	-£33,349,386	-£38,094,258	-£40,537,879
60% LAR : 40% CIR	45%	-£28,210,773	-£34,245,966	-£34,297,747	-£34,401,703	-£34,981,320	-£39,757,872	-£42,200,310
60% LAR : 40% CIR	50%	-£29,299,867	-£35,161,928	-£35,213,655	-£35,317,496	-£35,896,828	-£40,685,225	-£43,126,697

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,587,713	-£2,219,904	-£2,272,109	-£2,376,686	-£2,953,053	-£7,646,298	-£10,034,075
60% LAR : 40% CIR	5%	£3,852,940	-£3,762,245	-£3,814,251	-£3,918,477	-£4,493,969	-£9,180,797	-£11,565,657
60% LAR : 40% CIR	10%	£2,108,070	-£5,314,764	-£5,366,587	-£5,470,492	-£6,045,177	-£10,726,090	-£13,108,263
60% LAR : 40% CIR	15%	£353,198	-£6,877,366	-£6,929,023	-£7,032,632	-£7,606,579	-£12,282,076	-£14,661,787
60% LAR : 40% CIR	20%	-£1,411,582	-£8,449,954	-£8,501,462	-£8,604,803	-£9,178,078	-£13,848,654	-£16,243,307
60% LAR : 40% CIR	25%	-£3,186,171	-£10,032,433	-£10,083,808	-£10,186,907	-£10,759,578	-£15,426,611	-£17,838,314
60% LAR : 40% CIR	30%	-£4,981,107	-£11,624,706	-£11,675,964	-£11,778,848	-£12,350,980	-£17,034,207	-£19,458,675
60% LAR : 40% CIR	35%	-£6,785,931	-£13,226,677	-£13,277,834	-£13,380,529	-£13,952,188	-£18,654,752	-£21,099,777
60% LAR : 40% CIR	40%	-£8,600,424	-£14,838,250	-£14,889,322	-£14,991,853	-£15,563,104	-£20,307,976	-£22,751,597
60% LAR : 40% CIR	45%	-£10,424,491	-£16,459,684	-£16,511,465	-£16,615,421	-£17,195,038	-£21,971,590	-£24,414,028
60% LAR : 40% CIR	50%	-£11,513,585	-£17,375,646	-£17,427,373	-£17,531,214	-£18,110,546	-£22,898,943	-£25,340,415

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR in Perp		Value Area	Zone B - Camden Town Office & Resi £1,300 per sq ft

No Units	105	Sales value inflation		Base
Site Area	0.9 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£28,514,621	£20,676,782	£20,624,577	£20,520,000	£19,943,632	£15,250,388	£12,862,610
60% LAR : 40% CIR	5%	£26,557,906	£18,914,011	£18,862,004	£18,757,778	£18,182,285	£13,495,458	£11,110,598
60% LAR : 40% CIR	10%	£24,591,094	£17,141,061	£17,089,238	£16,985,333	£16,410,648	£11,729,734	£9,347,562
60% LAR : 40% CIR	15%	£22,614,280	£15,358,028	£15,306,371	£15,202,762	£14,628,815	£9,953,317	£7,573,607
60% LAR : 40% CIR	20%	£20,627,560	£13,565,009	£13,513,501	£13,410,160	£12,836,885	£8,166,310	£5,788,837
60% LAR : 40% CIR	25%	£18,631,030	£11,762,100	£11,710,725	£11,607,627	£11,034,955	£6,368,814	£3,993,356
60% LAR : 40% CIR	30%	£16,624,782	£9,949,396	£9,898,138	£9,795,256	£9,223,123	£4,560,931	£2,173,135
60% LAR : 40% CIR	35%	£14,608,915	£8,126,995	£8,075,838	£7,973,144	£7,401,485	£2,741,466	£333,187
60% LAR : 40% CIR	40%	£12,575,802	£6,294,992	£6,243,919	£6,141,389	£5,570,138	£889,578	-£1,540,469
60% LAR : 40% CIR	45%	£10,527,723	£4,453,483	£4,402,479	£4,300,087	£3,729,181	-£987,384	-£3,429,822
60% LAR : 40% CIR	50%	£9,348,242	£3,466,599	£3,415,650	£3,313,369	£2,742,744	-£2,006,415	-£4,447,887

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£59,119,097	-£66,956,936	-£67,009,141	-£67,113,718	-£67,690,086	-£72,383,330	-£74,771,108
60% LAR : 40% CIR	5%	-£61,075,812	-£68,719,707	-£68,771,714	-£68,875,940	-£69,451,433	-£74,138,260	-£76,523,120
60% LAR : 40% CIR	10%	-£63,042,624	-£70,492,657	-£70,544,480	-£70,648,385	-£71,223,070	-£75,903,984	-£78,286,156
60% LAR : 40% CIR	15%	-£65,019,438	-£72,275,690	-£72,327,347	-£72,430,956	-£73,004,903	-£77,680,401	-£80,060,111
60% LAR : 40% CIR	20%	-£67,006,158	-£74,068,709	-£74,120,217	-£74,223,557	-£74,796,833	-£79,467,408	-£81,844,880
60% LAR : 40% CIR	25%	-£69,002,688	-£75,871,618	-£75,922,993	-£76,026,091	-£76,598,763	-£81,264,904	-£83,640,362
60% LAR : 40% CIR	30%	-£71,008,936	-£77,684,322	-£77,735,580	-£77,838,462	-£78,410,595	-£83,072,787	-£85,460,583
60% LAR : 40% CIR	35%	-£73,024,803	-£79,506,723	-£79,557,880	-£79,660,574	-£80,232,233	-£84,892,252	-£87,300,531
60% LAR : 40% CIR	40%	-£75,057,916	-£81,338,726	-£81,389,799	-£81,492,329	-£82,063,580	-£86,744,140	-£89,174,187
60% LAR : 40% CIR	45%	-£77,105,995	-£83,180,235	-£83,231,239	-£83,333,631	-£83,904,537	-£88,621,102	-£91,063,540
60% LAR : 40% CIR	50%	-£78,285,476	-£84,167,119	-£84,218,068	-£84,320,349	-£84,890,974	-£89,640,133	-£92,081,605

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£22,806,149	-£30,643,987	-£30,696,192	-£30,800,770	-£31,377,137	-£36,070,381	-£38,458,159
60% LAR : 40% CIR	5%	-£24,762,863	-£32,406,759	-£32,458,765	-£32,562,991	-£33,138,484	-£37,825,311	-£40,210,171
60% LAR : 40% CIR	10%	-£26,729,675	-£34,179,708	-£34,231,532	-£34,335,436	-£34,910,121	-£39,591,036	-£41,973,207
60% LAR : 40% CIR	15%	-£28,706,489	-£35,962,741	-£36,014,399	-£36,118,007	-£36,691,954	-£41,367,452	-£43,747,163
60% LAR : 40% CIR	20%	-£30,693,209	-£37,755,760	-£37,807,268	-£37,910,609	-£38,483,884	-£43,154,459	-£45,531,932
60% LAR : 40% CIR	25%	-£32,689,740	-£39,558,669	-£39,610,045	-£39,713,142	-£40,285,814	-£44,951,955	-£47,327,413
60% LAR : 40% CIR	30%	-£34,695,987	-£41,371,373	-£41,422,631	-£41,525,514	-£42,097,647	-£46,759,838	-£49,147,634
60% LAR : 40% CIR	35%	-£36,711,854	-£43,193,774	-£43,244,931	-£43,347,626	-£43,919,284	-£48,579,303	-£50,987,582
60% LAR : 40% CIR	40%	-£38,744,967	-£45,025,777	-£45,076,850	-£45,179,380	-£45,750,631	-£50,431,191	-£52,861,239
60% LAR : 40% CIR	45%	-£40,793,047	-£46,867,286	-£46,918,290	-£47,020,682	-£47,591,589	-£52,308,153	-£54,750,591
60% LAR : 40% CIR	50%	-£41,972,528	-£47,854,170	-£47,905,119	-£48,007,400	-£48,578,025	-£53,327,184	-£55,768,656

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,759,738	-£15,597,577	-£15,649,782	-£15,754,359	-£16,330,727	-£21,023,971	-£23,411,749
60% LAR : 40% CIR	5%	-£9,716,453	-£17,360,348	-£17,412,355	-£17,516,581	-£18,092,074	-£22,778,901	-£25,163,761
60% LAR : 40% CIR	10%	-£11,683,265	-£19,133,298	-£19,185,121	-£19,289,026	-£19,863,711	-£24,544,625	-£26,926,797
60% LAR : 40% CIR	15%	-£13,660,079	-£20,916,331	-£20,967,988	-£21,071,597	-£21,645,544	-£26,321,042	-£28,700,752
60% LAR : 40% CIR	20%	-£15,646,799	-£22,709,350	-£22,760,858	-£22,864,198	-£23,437,474	-£28,108,049	-£30,485,521
60% LAR : 40% CIR	25%	-£17,643,329	-£24,512,259	-£24,563,634	-£24,666,732	-£25,239,404	-£29,905,545	-£32,281,003
60% LAR : 40% CIR	30%	-£19,649,577	-£26,324,963	-£26,376,221	-£26,479,103	-£27,051,236	-£31,713,428	-£34,101,224
60% LAR : 40% CIR	35%	-£21,665,444	-£28,147,364	-£28,198,521	-£28,301,215	-£28,872,874	-£33,532,893	-£35,941,172
60% LAR : 40% CIR	40%	-£23,698,557	-£29,979,367	-£30,030,440	-£30,132,970	-£30,704,221	-£35,384,781	-£37,814,828
60% LAR : 40% CIR	45%	-£25,746,636	-£31,820,876	-£31,871,880	-£31,974,272	-£32,545,178	-£37,261,743	-£39,704,181
60% LAR : 40% CIR	50%	-£26,926,117	-£32,807,760	-£32,858,709	-£32,960,990	-£33,531,615	-£38,280,774	-£40,722,246

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,026,544	£2,188,705	£2,136,500	£2,031,923	£1,455,555	-£3,237,689	-£5,625,467
60% LAR : 40% CIR	5%	£8,069,829	£425,934	£373,927	£269,701	-£305,792	-£4,992,619	-£7,377,479
60% LAR : 40% CIR	10%	£6,103,017	-£1,347,016	-£1,398,839	-£1,502,744	-£2,077,429	-£6,758,343	-£9,140,515
60% LAR : 40% CIR	15%	£4,126,203	-£3,130,049	-£3,181,706	-£3,285,315	-£3,859,262	-£8,534,760	-£10,914,470
60% LAR : 40% CIR	20%	£2,139,483	-£4,923,068	-£4,974,576	-£5,077,916	-£5,651,192	-£10,321,767	-£12,699,239
60% LAR : 40% CIR	25%	£142,953	-£6,725,977	-£6,777,352	-£6,880,450	-£7,453,122	-£12,119,263	-£14,494,721
60% LAR : 40% CIR	30%	-£1,863,295	-£8,538,681	-£8,589,939	-£8,692,821	-£9,264,954	-£13,927,146	-£16,314,942
60% LAR : 40% CIR	35%	-£3,879,162	-£10,361,082	-£10,412,239	-£10,514,933	-£11,086,592	-£15,746,611	-£18,154,890
60% LAR : 40% CIR	40%	-£5,912,275	-£12,193,085	-£12,244,158	-£12,346,688	-£12,917,939	-£17,598,499	-£20,028,546
60% LAR : 40% CIR	45%	-£7,960,354	-£14,034,594	-£14,085,598	-£14,187,990	-£14,758,896	-£19,475,461	-£21,917,899
60% LAR : 40% CIR	50%	-£9,139,835	-£15,021,478	-£15,072,427	-£15,174,708	-£15,745,333	-£20,494,492	-£22,935,964

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR for 15 Years		Value Area	Zone B - Camden Town Office & Resi £900 per sq ft

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£17,145,279	£9,422,096	£9,369,891	£9,265,314	£8,688,947	£3,995,702	£1,581,458
60% LAR : 40% CIR	5%	£16,076,330	£8,541,047	£8,489,041	£8,384,813	£7,809,322	£3,122,364	£701,115
60% LAR : 40% CIR	10%	£14,997,285	£7,649,818	£7,597,995	£7,494,091	£6,919,405	£2,228,100	-£193,326
60% LAR : 40% CIR	15%	£13,908,237	£6,748,508	£6,696,850	£6,593,241	£6,019,294	£1,322,981	-£1,109,718
60% LAR : 40% CIR	20%	£12,809,282	£5,837,210	£5,785,702	£5,682,362	£5,109,086	£407,108	-£2,037,259
60% LAR : 40% CIR	25%	£11,700,517	£4,916,022	£4,864,648	£4,761,549	£4,188,878	-£527,338	-£2,975,840
60% LAR : 40% CIR	30%	£10,581,867	£3,985,041	£3,933,783	£3,830,899	£3,258,767	-£1,478,702	-£3,925,353
60% LAR : 40% CIR	35%	£9,449,081	£3,044,361	£2,993,204	£2,890,510	£2,318,850	-£2,440,668	-£4,885,692
60% LAR : 40% CIR	40%	£8,306,625	£2,094,080	£2,043,007	£1,940,476	£1,364,931	-£3,413,128	-£5,856,750
60% LAR : 40% CIR	45%	£7,154,595	£1,129,639	£1,077,858	£973,903	£394,285	-£4,395,980	-£6,838,418
60% LAR : 40% CIR	50%	£6,063,727	£212,498	£160,770	£56,929	-£530,373	-£5,324,531	-£7,766,003

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£70,488,439	-£78,211,622	-£78,263,827	-£78,368,404	-£78,944,771	-£83,638,016	-£86,052,260
60% LAR : 40% CIR	5%	-£71,557,388	-£79,092,671	-£79,144,677	-£79,248,905	-£79,824,396	-£84,511,354	-£86,932,603
60% LAR : 40% CIR	10%	-£72,636,433	-£79,983,900	-£80,035,723	-£80,139,627	-£80,714,313	-£85,405,618	-£87,827,044
60% LAR : 40% CIR	15%	-£73,725,481	-£80,885,210	-£80,936,868	-£81,040,477	-£81,614,424	-£86,310,737	-£88,743,436
60% LAR : 40% CIR	20%	-£74,824,436	-£81,796,508	-£81,848,016	-£81,951,356	-£82,524,632	-£87,226,610	-£89,670,977
60% LAR : 40% CIR	25%	-£75,933,201	-£82,717,696	-£82,769,070	-£82,872,169	-£83,444,840	-£88,161,056	-£90,609,557
60% LAR : 40% CIR	30%	-£77,051,851	-£83,648,677	-£83,699,935	-£83,802,819	-£84,374,951	-£89,112,420	-£91,559,071
60% LAR : 40% CIR	35%	-£78,184,637	-£84,589,357	-£84,640,514	-£84,743,208	-£85,314,868	-£90,074,385	-£92,519,410
60% LAR : 40% CIR	40%	-£79,327,093	-£85,539,638	-£85,590,711	-£85,693,242	-£86,268,787	-£91,046,846	-£93,490,468
60% LAR : 40% CIR	45%	-£80,479,123	-£86,504,079	-£86,555,860	-£86,659,815	-£87,239,433	-£92,029,698	-£94,472,136
60% LAR : 40% CIR	50%	-£81,569,991	-£87,421,220	-£87,472,948	-£87,576,789	-£88,164,091	-£92,958,249	-£95,399,721

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£34,175,490	-£41,898,673	-£41,950,879	-£42,055,456	-£42,631,822	-£47,325,067	-£49,739,311
60% LAR : 40% CIR	5%	-£35,244,439	-£42,779,722	-£42,831,729	-£42,935,956	-£43,511,448	-£48,198,405	-£50,619,654
60% LAR : 40% CIR	10%	-£36,323,485	-£43,670,951	-£43,722,774	-£43,826,679	-£44,401,364	-£49,092,669	-£51,514,095
60% LAR : 40% CIR	15%	-£37,412,533	-£44,572,262	-£44,623,919	-£44,727,528	-£45,301,475	-£49,997,789	-£52,430,487
60% LAR : 40% CIR	20%	-£38,511,487	-£45,483,559	-£45,535,067	-£45,638,408	-£46,211,683	-£50,913,661	-£53,358,028
60% LAR : 40% CIR	25%	-£39,620,252	-£46,404,747	-£46,456,121	-£46,559,220	-£47,131,891	-£51,848,108	-£54,296,609
60% LAR : 40% CIR	30%	-£40,738,902	-£47,335,728	-£47,386,986	-£47,489,870	-£48,062,002	-£52,799,471	-£55,246,122
60% LAR : 40% CIR	35%	-£41,871,688	-£48,276,408	-£48,327,565	-£48,430,260	-£49,001,919	-£53,761,437	-£56,206,461
60% LAR : 40% CIR	40%	-£43,014,145	-£49,226,690	-£49,277,763	-£49,380,293	-£49,955,838	-£54,733,897	-£57,177,519
60% LAR : 40% CIR	45%	-£44,166,174	-£50,191,130	-£50,242,912	-£50,346,866	-£50,926,484	-£55,716,749	-£58,159,187
60% LAR : 40% CIR	50%	-£45,257,042	-£51,108,272	-£51,159,999	-£51,263,840	-£51,851,142	-£56,645,300	-£59,086,772

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£19,129,080	-£26,852,263	-£26,904,468	-£27,009,045	-£27,585,412	-£32,278,657	-£34,692,901
60% LAR : 40% CIR	5%	-£20,198,029	-£27,733,312	-£27,785,318	-£27,889,546	-£28,465,037	-£33,151,995	-£35,573,244
60% LAR : 40% CIR	10%	-£21,277,074	-£28,624,541	-£28,676,364	-£28,780,268	-£29,354,954	-£34,046,259	-£36,467,685
60% LAR : 40% CIR	15%	-£22,366,122	-£29,525,851	-£29,577,509	-£29,681,118	-£30,255,065	-£34,951,378	-£37,384,077
60% LAR : 40% CIR	20%	-£23,465,077	-£30,437,149	-£30,488,657	-£30,591,997	-£31,165,273	-£35,867,251	-£38,311,618
60% LAR : 40% CIR	25%	-£24,573,842	-£31,358,337	-£31,409,711	-£31,512,810	-£32,085,481	-£36,801,697	-£39,250,199
60% LAR : 40% CIR	30%	-£25,692,492	-£32,289,318	-£32,340,576	-£32,443,460	-£33,015,592	-£37,753,061	-£40,199,712
60% LAR : 40% CIR	35%	-£26,825,278	-£33,229,998	-£33,281,155	-£33,383,849	-£33,955,509	-£38,715,026	-£41,160,051
60% LAR : 40% CIR	40%	-£27,967,734	-£34,180,279	-£34,231,352	-£34,333,883	-£34,909,428	-£39,687,487	-£42,131,109
60% LAR : 40% CIR	45%	-£29,119,764	-£35,144,720	-£35,196,501	-£35,300,456	-£35,880,074	-£40,670,339	-£43,112,777
60% LAR : 40% CIR	50%	-£30,210,632	-£36,061,861	-£36,113,589	-£36,217,430	-£36,804,732	-£41,598,890	-£44,040,362

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,342,798	-£9,065,981	-£9,118,186	-£9,222,763	-£9,799,130	-£14,492,375	-£16,906,619
60% LAR : 40% CIR	5%	-£2,411,747	-£9,947,030	-£9,999,036	-£10,103,264	-£10,678,755	-£15,365,713	-£17,786,962
60% LAR : 40% CIR	10%	-£3,490,792	-£10,838,259	-£10,890,082	-£10,993,986	-£11,568,671	-£16,259,977	-£18,681,403
60% LAR : 40% CIR	15%	-£4,579,840	-£11,739,569	-£11,791,227	-£11,894,836	-£12,468,783	-£17,165,096	-£19,597,795
60% LAR : 40% CIR	20%	-£5,678,794	-£12,650,867	-£12,702,375	-£12,805,715	-£13,378,991	-£18,080,969	-£20,525,336
60% LAR : 40% CIR	25%	-£6,787,559	-£13,572,055	-£13,623,429	-£13,726,528	-£14,299,199	-£19,015,415	-£21,463,916
60% LAR : 40% CIR	30%	-£7,906,210	-£14,503,036	-£14,554,294	-£14,657,178	-£15,229,310	-£19,966,779	-£22,413,430
60% LAR : 40% CIR	35%	-£9,038,996	-£15,443,716	-£15,494,873	-£15,597,567	-£16,169,227	-£20,928,744	-£23,373,769
60% LAR : 40% CIR	40%	-£10,181,452	-£16,393,997	-£16,445,070	-£16,547,601	-£17,123,146	-£21,901,205	-£24,344,827
60% LAR : 40% CIR	45%	-£11,333,482	-£17,358,438	-£17,410,219	-£17,514,174	-£18,093,792	-£22,884,057	-£25,326,495
60% LAR : 40% CIR	50%	-£12,424,350	-£18,275,579	-£18,327,307	-£18,431,148	-£19,018,450	-£23,812,608	-£26,254,080

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR for 15 Years

Value Area	**Zone B - Camden Town Office & Resi £1,000 per sq ft**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£21,584,110	£13,830,704	£13,778,499	£13,673,922	£13,097,555	£8,404,310	£6,016,532
60% LAR : 40% CIR	5%	£20,293,219	£12,729,224	£12,677,219	£12,572,991	£11,997,500	£7,310,672	£4,925,812
60% LAR : 40% CIR	10%	£18,992,232	£11,617,565	£11,565,743	£11,461,838	£10,887,152	£6,206,239	£3,824,067
60% LAR : 40% CIR	15%	£17,681,242	£10,495,824	£10,444,167	£10,340,558	£9,766,612	£5,091,113	£2,706,637
60% LAR : 40% CIR	20%	£16,360,347	£9,364,097	£9,312,589	£9,209,249	£8,635,973	£3,965,397	£1,569,526
60% LAR : 40% CIR	25%	£15,029,641	£8,222,479	£8,171,104	£8,068,005	£7,495,334	£2,829,193	£421,541
60% LAR : 40% CIR	30%	£13,689,219	£7,071,067	£7,019,809	£6,916,926	£6,344,793	£1,672,668	-£748,461
60% LAR : 40% CIR	35%	£12,339,176	£5,909,956	£5,858,799	£5,756,106	£5,184,447	£501,649	-£1,935,721
60% LAR : 40% CIR	40%	£10,979,609	£4,739,244	£4,688,173	£4,585,641	£4,014,392	-£690,078	-£3,133,699
60% LAR : 40% CIR	45%	£9,610,612	£3,559,027	£3,508,024	£3,405,631	£2,834,725	-£1,899,851	-£4,342,289
60% LAR : 40% CIR	50%	£8,564,525	£2,695,414	£2,644,463	£2,542,184	£1,971,558	-£2,791,497	-£5,232,968

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£66,049,608	-£73,803,014	-£73,855,219	-£73,959,796	-£74,536,163	-£79,229,408	-£81,617,186
60% LAR : 40% CIR	5%	-£67,340,499	-£74,904,494	-£74,956,499	-£75,060,727	-£75,636,218	-£80,323,046	-£82,707,906
60% LAR : 40% CIR	10%	-£68,641,486	-£76,016,153	-£76,067,975	-£76,171,879	-£76,746,566	-£81,427,479	-£83,809,651
60% LAR : 40% CIR	15%	-£69,952,476	-£77,137,894	-£77,189,551	-£77,293,159	-£77,867,106	-£82,542,605	-£84,927,081
60% LAR : 40% CIR	20%	-£71,273,371	-£78,269,621	-£78,321,129	-£78,424,469	-£78,997,745	-£83,668,320	-£86,064,192
60% LAR : 40% CIR	25%	-£72,604,077	-£79,411,239	-£79,462,614	-£79,565,713	-£80,138,384	-£84,804,525	-£87,212,176
60% LAR : 40% CIR	30%	-£73,944,499	-£80,562,651	-£80,613,909	-£80,716,792	-£81,288,925	-£85,961,050	-£88,382,179
60% LAR : 40% CIR	35%	-£75,294,542	-£81,723,762	-£81,774,919	-£81,877,612	-£82,449,271	-£87,132,068	-£89,569,439
60% LAR : 40% CIR	40%	-£76,654,109	-£82,894,473	-£82,945,545	-£83,048,077	-£83,619,326	-£88,323,796	-£90,767,417
60% LAR : 40% CIR	45%	-£78,023,106	-£84,074,691	-£84,125,694	-£84,228,087	-£84,798,993	-£89,533,569	-£91,976,007
60% LAR : 40% CIR	50%	-£79,069,193	-£84,938,304	-£84,989,255	-£85,091,534	-£85,662,160	-£90,425,215	-£92,866,686

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£29,736,660	-£37,490,065	-£37,542,270	-£37,646,847	-£38,223,215	-£42,916,459	-£45,304,237
60% LAR : 40% CIR	5%	-£31,027,550	-£38,591,545	-£38,643,550	-£38,747,778	-£39,323,270	-£44,010,098	-£46,394,958
60% LAR : 40% CIR	10%	-£32,328,537	-£39,703,204	-£39,755,026	-£39,858,931	-£40,433,617	-£45,114,530	-£47,496,702
60% LAR : 40% CIR	15%	-£33,639,527	-£40,824,945	-£40,876,602	-£40,980,211	-£41,554,158	-£46,229,656	-£48,614,132
60% LAR : 40% CIR	20%	-£34,960,422	-£41,956,672	-£42,008,180	-£42,111,520	-£42,684,796	-£47,355,372	-£49,751,243
60% LAR : 40% CIR	25%	-£36,291,129	-£43,098,290	-£43,149,665	-£43,252,764	-£43,825,435	-£48,491,577	-£50,899,228
60% LAR : 40% CIR	30%	-£37,631,551	-£44,249,703	-£44,300,961	-£44,403,843	-£44,975,976	-£49,648,101	-£52,069,230
60% LAR : 40% CIR	35%	-£38,981,593	-£45,410,813	-£45,461,970	-£45,564,663	-£46,136,323	-£50,819,120	-£53,256,490
60% LAR : 40% CIR	40%	-£40,341,160	-£46,581,525	-£46,632,597	-£46,735,128	-£47,306,378	-£52,010,848	-£54,454,469
60% LAR : 40% CIR	45%	-£41,710,157	-£47,761,742	-£47,812,746	-£47,915,138	-£48,486,044	-£53,220,620	-£55,663,058
60% LAR : 40% CIR	50%	-£42,756,244	-£48,625,355	-£48,676,306	-£48,778,586	-£49,349,211	-£54,112,266	-£56,553,737

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£14,690,249	-£22,443,655	-£22,495,860	-£22,600,437	-£23,176,804	-£27,870,049	-£30,257,827
60% LAR : 40% CIR	5%	-£15,981,140	-£23,545,135	-£23,597,140	-£23,701,368	-£24,276,859	-£28,963,687	-£31,348,547
60% LAR : 40% CIR	10%	-£17,282,127	-£24,656,794	-£24,708,616	-£24,812,521	-£25,387,207	-£30,068,120	-£32,450,292
60% LAR : 40% CIR	15%	-£18,593,117	-£25,778,535	-£25,830,192	-£25,933,801	-£26,507,747	-£31,183,246	-£33,567,722
60% LAR : 40% CIR	20%	-£19,914,012	-£26,910,262	-£26,961,770	-£27,065,110	-£27,638,386	-£32,308,961	-£34,704,833
60% LAR : 40% CIR	25%	-£21,244,718	-£28,051,880	-£28,103,255	-£28,206,354	-£28,779,025	-£33,445,166	-£35,852,817
60% LAR : 40% CIR	30%	-£22,585,140	-£29,203,292	-£29,254,550	-£29,357,433	-£29,929,566	-£34,601,691	-£37,022,820
60% LAR : 40% CIR	35%	-£23,935,183	-£30,364,403	-£30,415,560	-£30,518,253	-£31,089,912	-£35,772,710	-£38,210,080
60% LAR : 40% CIR	40%	-£25,294,750	-£31,535,115	-£31,586,186	-£31,688,718	-£32,259,967	-£36,964,437	-£39,408,058
60% LAR : 40% CIR	45%	-£26,663,747	-£32,715,332	-£32,766,335	-£32,868,728	-£33,439,634	-£38,174,210	-£40,616,648
60% LAR : 40% CIR	50%	-£27,709,834	-£33,578,945	-£33,629,896	-£33,732,175	-£34,302,801	-£39,065,856	-£41,507,327

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£3,096,033	-£4,657,373	-£4,709,578	-£4,814,155	-£5,390,522	-£10,083,767	-£12,471,545
60% LAR : 40% CIR	5%	£1,805,142	-£5,758,853	-£5,810,858	-£5,915,086	-£6,490,577	-£11,177,405	-£13,562,265
60% LAR : 40% CIR	10%	£504,155	-£6,870,512	-£6,922,334	-£7,026,238	-£7,600,925	-£12,281,838	-£14,664,010
60% LAR : 40% CIR	15%	-£806,835	-£7,992,253	-£8,043,910	-£8,147,518	-£8,721,465	-£13,396,964	-£15,781,440
60% LAR : 40% CIR	20%	-£2,127,730	-£9,123,980	-£9,175,488	-£9,278,828	-£9,852,104	-£14,522,679	-£16,918,551
60% LAR : 40% CIR	25%	-£3,458,436	-£10,265,598	-£10,316,973	-£10,420,072	-£10,992,743	-£15,658,884	-£18,066,535
60% LAR : 40% CIR	30%	-£4,798,858	-£11,417,010	-£11,468,268	-£11,571,151	-£12,143,284	-£16,815,409	-£19,236,538
60% LAR : 40% CIR	35%	-£6,148,901	-£12,578,121	-£12,629,278	-£12,731,971	-£13,303,630	-£17,986,427	-£20,423,798
60% LAR : 40% CIR	40%	-£7,508,468	-£13,748,832	-£13,799,904	-£13,902,436	-£14,473,685	-£19,178,155	-£21,621,776
60% LAR : 40% CIR	45%	-£8,877,465	-£14,929,050	-£14,980,053	-£15,082,446	-£15,653,352	-£20,387,928	-£22,830,366
60% LAR : 40% CIR	50%	-£9,923,552	-£15,792,663	-£15,843,613	-£15,945,893	-£16,516,519	-£21,279,574	-£23,721,045

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR for 15 Years	
No Units	**105**
Site Area	**0.9 Ha**

Value Area	**Zone B - Camden Town Office & Resi £1,100 per sq ft**	
Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£26,022,940	£18,239,313	£18,187,108	£18,082,531	£17,506,163	£12,812,919	£10,425,141
60% LAR : 40% CIR	5%	£24,510,108	£16,917,402	£16,865,397	£16,761,169	£16,185,678	£11,498,850	£9,113,990
60% LAR : 40% CIR	10%	£22,987,179	£15,585,313	£15,533,490	£15,429,585	£14,854,900	£10,173,987	£7,791,815
60% LAR : 40% CIR	15%	£21,454,249	£14,243,142	£14,191,484	£14,087,875	£13,513,928	£8,838,431	£6,458,721
60% LAR : 40% CIR	20%	£19,911,411	£12,890,983	£12,839,475	£12,736,135	£12,162,860	£7,492,285	£5,114,811
60% LAR : 40% CIR	25%	£18,358,763	£11,528,935	£11,477,560	£11,374,462	£10,801,791	£6,135,650	£3,760,191
60% LAR : 40% CIR	30%	£16,796,400	£10,157,093	£10,105,834	£10,002,951	£9,430,819	£4,768,627	£2,391,934
60% LAR : 40% CIR	35%	£15,224,416	£8,775,553	£8,724,395	£8,621,701	£8,050,042	£3,391,321	£999,007
60% LAR : 40% CIR	40%	£13,642,907	£7,384,409	£7,333,338	£7,230,806	£6,659,556	£2,002,419	-£410,649
60% LAR : 40% CIR	45%	£12,051,969	£5,983,762	£5,932,758	£5,830,366	£5,259,460	£587,317	-£1,846,160
60% LAR : 40% CIR	50%	£11,054,992	£5,156,223	£5,105,273	£5,002,993	£4,432,367	-£258,462	-£2,699,934

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£61,610,778	-£69,394,405	-£69,446,610	-£69,551,187	-£70,127,555	-£74,820,799	-£77,208,577
60% LAR : 40% CIR	5%	-£63,123,610	-£70,716,316	-£70,768,321	-£70,872,549	-£71,448,040	-£76,134,868	-£78,519,728
60% LAR : 40% CIR	10%	-£64,646,539	-£72,048,405	-£72,100,228	-£72,204,133	-£72,778,818	-£77,459,731	-£79,841,903
60% LAR : 40% CIR	15%	-£66,179,469	-£73,390,576	-£73,442,233	-£73,545,843	-£74,119,790	-£78,795,287	-£81,174,997
60% LAR : 40% CIR	20%	-£67,722,307	-£74,742,735	-£74,794,243	-£74,897,583	-£75,470,858	-£80,141,433	-£82,518,907
60% LAR : 40% CIR	25%	-£69,274,955	-£76,104,783	-£76,156,158	-£76,259,256	-£76,831,927	-£81,498,068	-£83,873,527
60% LAR : 40% CIR	30%	-£70,837,318	-£77,476,625	-£77,527,884	-£77,630,766	-£78,202,899	-£82,865,091	-£85,241,784
60% LAR : 40% CIR	35%	-£72,409,302	-£78,858,165	-£78,909,323	-£79,012,017	-£79,583,676	-£84,242,397	-£86,634,711
60% LAR : 40% CIR	40%	-£73,990,811	-£80,249,309	-£80,300,380	-£80,402,912	-£80,974,162	-£85,631,299	-£88,044,367
60% LAR : 40% CIR	45%	-£75,581,749	-£81,649,956	-£81,700,960	-£81,803,352	-£82,374,258	-£87,046,401	-£89,479,878
60% LAR : 40% CIR	50%	-£76,578,726	-£82,477,495	-£82,528,445	-£82,630,725	-£83,201,351	-£87,892,180	-£90,333,651

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£25,297,829	-£33,081,456	-£33,133,662	-£33,238,239	-£33,814,606	-£38,507,850	-£40,895,628
60% LAR : 40% CIR	5%	-£26,810,661	-£34,403,367	-£34,455,372	-£34,559,600	-£35,135,091	-£39,821,919	-£42,206,780
60% LAR : 40% CIR	10%	-£28,333,590	-£35,735,456	-£35,787,279	-£35,891,184	-£36,465,869	-£41,146,782	-£43,528,954
60% LAR : 40% CIR	15%	-£29,866,520	-£37,077,627	-£37,129,285	-£37,232,894	-£37,806,841	-£42,482,338	-£44,862,049
60% LAR : 40% CIR	20%	-£31,409,358	-£38,429,786	-£38,481,294	-£38,584,634	-£39,157,910	-£43,828,485	-£46,205,958
60% LAR : 40% CIR	25%	-£32,962,006	-£39,791,834	-£39,843,209	-£39,946,307	-£40,518,978	-£45,185,120	-£47,560,578
60% LAR : 40% CIR	30%	-£34,524,369	-£41,163,676	-£41,214,935	-£41,317,818	-£41,889,951	-£46,552,143	-£48,928,836
60% LAR : 40% CIR	35%	-£36,096,353	-£42,545,217	-£42,596,375	-£42,699,068	-£43,270,727	-£47,929,449	-£50,321,763
60% LAR : 40% CIR	40%	-£37,677,862	-£43,936,360	-£43,987,432	-£44,089,963	-£44,661,213	-£49,318,351	-£51,731,418
60% LAR : 40% CIR	45%	-£39,268,801	-£45,337,007	-£45,388,011	-£45,490,404	-£46,061,310	-£50,733,452	-£53,166,929
60% LAR : 40% CIR	50%	-£40,265,777	-£46,164,546	-£46,215,496	-£46,317,776	-£46,888,402	-£51,579,231	-£54,020,703

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,251,419	-£18,035,046	-£18,087,251	-£18,191,828	-£18,768,196	-£23,461,440	-£25,849,218
60% LAR : 40% CIR	5%	-£11,764,251	-£19,356,957	-£19,408,962	-£19,513,190	-£20,088,681	-£24,775,509	-£27,160,369
60% LAR : 40% CIR	10%	-£13,287,180	-£20,689,046	-£20,740,869	-£20,844,774	-£21,419,459	-£26,100,372	-£28,482,544
60% LAR : 40% CIR	15%	-£14,820,110	-£22,031,217	-£22,082,874	-£22,186,484	-£22,760,431	-£27,435,928	-£29,815,638
60% LAR : 40% CIR	20%	-£16,362,948	-£23,383,376	-£23,434,884	-£23,538,224	-£24,111,499	-£28,782,074	-£31,159,548
60% LAR : 40% CIR	25%	-£17,915,596	-£24,745,424	-£24,796,799	-£24,899,897	-£25,472,568	-£30,138,709	-£32,514,168
60% LAR : 40% CIR	30%	-£19,477,959	-£26,117,266	-£26,168,525	-£26,271,408	-£26,843,540	-£31,505,732	-£33,882,425
60% LAR : 40% CIR	35%	-£21,049,943	-£27,498,806	-£27,549,964	-£27,652,658	-£28,224,317	-£32,883,038	-£35,275,352
60% LAR : 40% CIR	40%	-£22,631,452	-£28,889,950	-£28,941,021	-£29,043,553	-£29,614,803	-£34,271,940	-£36,685,008
60% LAR : 40% CIR	45%	-£24,222,390	-£30,290,597	-£30,341,601	-£30,443,993	-£31,014,899	-£35,687,042	-£38,120,519
60% LAR : 40% CIR	50%	-£25,219,367	-£31,118,136	-£31,169,086	-£31,271,366	-£31,841,992	-£36,532,821	-£38,974,292

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,534,863	-£248,764	-£300,969	-£405,546	-£981,914	-£5,675,158	-£8,062,936
60% LAR : 40% CIR	5%	£6,022,031	-£1,570,675	-£1,622,680	-£1,726,908	-£2,302,399	-£6,989,227	-£9,374,087
60% LAR : 40% CIR	10%	£4,499,102	-£2,902,764	-£2,954,587	-£3,058,492	-£3,633,177	-£8,314,090	-£10,696,262
60% LAR : 40% CIR	15%	£2,966,172	-£4,244,935	-£4,296,592	-£4,400,202	-£4,974,149	-£9,649,646	-£12,029,356
60% LAR : 40% CIR	20%	£1,423,334	-£5,597,093	-£5,648,602	-£5,751,942	-£6,325,217	-£10,995,792	-£13,373,266
60% LAR : 40% CIR	25%	-£129,314	-£6,959,142	-£7,010,517	-£7,113,615	-£7,686,286	-£12,352,427	-£14,727,886
60% LAR : 40% CIR	30%	-£1,691,677	-£8,330,984	-£8,382,243	-£8,485,125	-£9,057,258	-£13,719,450	-£16,096,143
60% LAR : 40% CIR	35%	-£3,263,661	-£9,712,524	-£9,763,682	-£9,866,376	-£10,438,035	-£15,096,756	-£17,489,070
60% LAR : 40% CIR	40%	-£4,845,170	-£11,103,668	-£11,154,739	-£11,257,271	-£11,828,521	-£16,485,658	-£18,898,726
60% LAR : 40% CIR	45%	-£6,436,108	-£12,504,315	-£12,555,319	-£12,657,711	-£13,228,617	-£17,900,760	-£20,334,237
60% LAR : 40% CIR	50%	-£7,433,085	-£13,331,854	-£13,382,804	-£13,485,084	-£14,055,709	-£18,746,538	-£21,188,010

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR for 15 Years		**Value Area**	**Zone B - Camden Town Office & Resi £1,200 per sq ft**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£30,461,770	£22,613,561	£22,562,140	£22,459,135	£21,891,430	£17,221,527	£14,833,749
60% LAR : 40% CIR	5%	£28,726,997	£21,078,433	£21,027,208	£20,924,547	£20,357,705	£15,687,028	£13,302,168
60% LAR : 40% CIR	10%	£26,982,127	£19,533,278	£19,482,233	£19,379,892	£18,813,842	£14,141,735	£11,759,562
60% LAR : 40% CIR	15%	£25,227,255	£17,978,193	£17,927,313	£17,825,261	£17,259,939	£12,585,748	£10,206,037
60% LAR : 40% CIR	20%	£23,462,476	£16,413,272	£16,362,538	£16,260,750	£15,689,747	£11,019,171	£8,641,698
60% LAR : 40% CIR	25%	£21,687,886	£14,835,391	£14,784,017	£14,680,918	£14,108,247	£9,442,105	£7,066,648
60% LAR : 40% CIR	30%	£19,903,581	£13,243,119	£13,191,861	£13,088,977	£12,516,845	£7,854,653	£5,480,990
60% LAR : 40% CIR	35%	£18,109,656	£11,641,148	£11,589,990	£11,487,296	£10,915,637	£6,256,916	£3,884,830
60% LAR : 40% CIR	40%	£16,306,205	£10,029,574	£9,978,502	£9,875,972	£9,304,721	£4,648,996	£2,277,648
60% LAR : 40% CIR	45%	£14,493,325	£8,408,497	£8,357,493	£8,255,100	£7,684,194	£3,030,994	£640,201
60% LAR : 40% CIR	50%	£13,425,551	£7,510,554	£7,459,603	£7,357,323	£6,786,698	£2,132,516	-£276,417

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£57,171,948	-£65,020,157	-£65,071,578	-£65,174,583	-£65,742,288	-£70,412,191	-£72,799,968
60% LAR : 40% CIR	5%	-£58,906,721	-£66,555,285	-£66,606,510	-£66,709,171	-£67,276,013	-£71,946,690	-£74,331,550
60% LAR : 40% CIR	10%	-£60,651,591	-£68,100,440	-£68,151,484	-£68,253,826	-£68,819,876	-£73,491,983	-£75,874,156
60% LAR : 40% CIR	15%	-£62,406,463	-£69,655,525	-£69,706,405	-£69,808,457	-£70,373,779	-£75,047,969	-£77,427,681
60% LAR : 40% CIR	20%	-£64,171,242	-£71,220,446	-£71,271,180	-£71,372,967	-£71,943,971	-£76,614,547	-£78,992,020
60% LAR : 40% CIR	25%	-£65,945,832	-£72,798,327	-£72,849,701	-£72,952,800	-£73,525,471	-£78,191,613	-£80,567,070
60% LAR : 40% CIR	30%	-£67,730,137	-£74,390,599	-£74,441,857	-£74,544,741	-£75,116,873	-£79,779,065	-£82,152,728
60% LAR : 40% CIR	35%	-£69,524,062	-£75,992,570	-£76,043,728	-£76,146,422	-£76,718,081	-£81,376,802	-£83,748,888
60% LAR : 40% CIR	40%	-£71,327,513	-£77,604,144	-£77,655,215	-£77,757,746	-£78,328,997	-£82,984,722	-£85,356,070
60% LAR : 40% CIR	45%	-£73,140,393	-£79,225,221	-£79,276,225	-£79,378,618	-£79,949,524	-£84,602,724	-£86,993,517
60% LAR : 40% CIR	50%	-£74,208,167	-£80,123,164	-£80,174,115	-£80,276,395	-£80,847,020	-£85,501,202	-£87,910,135

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£20,858,999	-£28,707,208	-£28,758,630	-£28,861,634	-£29,429,340	-£34,099,242	-£36,487,020
60% LAR : 40% CIR	5%	-£22,593,772	-£30,242,337	-£30,293,561	-£30,396,222	-£30,963,064	-£35,633,741	-£38,018,601
60% LAR : 40% CIR	10%	-£24,338,643	-£31,787,491	-£31,838,536	-£31,940,878	-£32,506,927	-£37,179,035	-£39,561,207
60% LAR : 40% CIR	15%	-£26,093,515	-£33,342,576	-£33,393,457	-£33,495,508	-£34,060,830	-£38,735,021	-£41,114,732
60% LAR : 40% CIR	20%	-£27,858,293	-£34,907,497	-£34,958,231	-£35,060,019	-£35,631,023	-£40,301,598	-£42,679,071
60% LAR : 40% CIR	25%	-£29,632,883	-£36,485,378	-£36,536,752	-£36,639,851	-£37,212,522	-£41,878,664	-£44,254,121
60% LAR : 40% CIR	30%	-£31,417,189	-£38,077,651	-£38,128,908	-£38,231,792	-£38,803,924	-£43,466,116	-£45,839,779
60% LAR : 40% CIR	35%	-£33,211,113	-£39,679,621	-£39,730,779	-£39,833,473	-£40,405,132	-£45,063,853	-£47,435,939
60% LAR : 40% CIR	40%	-£35,014,564	-£41,291,195	-£41,342,267	-£41,444,797	-£42,016,048	-£46,671,774	-£49,043,121
60% LAR : 40% CIR	45%	-£36,827,444	-£42,912,273	-£42,963,276	-£43,065,669	-£43,636,575	-£48,289,775	-£50,680,568
60% LAR : 40% CIR	50%	-£37,895,218	-£43,810,216	-£43,861,166	-£43,963,446	-£44,534,071	-£49,188,253	-£51,597,187

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,812,589	-£13,660,798	-£13,712,219	-£13,815,224	-£14,382,929	-£19,052,832	-£21,440,610
60% LAR : 40% CIR	5%	-£7,547,362	-£15,195,926	-£15,247,151	-£15,349,812	-£15,916,654	-£20,587,331	-£22,972,191
60% LAR : 40% CIR	10%	-£9,292,232	-£16,741,081	-£16,792,125	-£16,894,467	-£17,460,517	-£22,132,624	-£24,514,797
60% LAR : 40% CIR	15%	-£11,047,104	-£18,296,166	-£18,347,046	-£18,449,098	-£19,014,420	-£23,688,611	-£26,068,322
60% LAR : 40% CIR	20%	-£12,811,883	-£19,861,087	-£19,911,821	-£20,013,609	-£20,584,612	-£25,255,188	-£27,632,661
60% LAR : 40% CIR	25%	-£14,586,473	-£21,438,968	-£21,490,342	-£21,593,441	-£22,166,112	-£26,832,254	-£29,207,711
60% LAR : 40% CIR	30%	-£16,370,778	-£23,031,240	-£23,082,498	-£23,185,382	-£23,757,514	-£28,419,706	-£30,793,369
60% LAR : 40% CIR	35%	-£18,164,703	-£24,633,211	-£24,684,369	-£24,787,063	-£25,358,722	-£30,017,443	-£32,389,529
60% LAR : 40% CIR	40%	-£19,968,154	-£26,244,785	-£26,295,857	-£26,398,387	-£26,969,638	-£31,625,363	-£33,996,711
60% LAR : 40% CIR	45%	-£21,781,034	-£27,865,862	-£27,916,866	-£28,019,259	-£28,590,165	-£33,243,365	-£35,634,158
60% LAR : 40% CIR	50%	-£22,848,808	-£28,763,805	-£28,814,756	-£28,917,036	-£29,487,661	-£34,141,843	-£36,550,776

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,973,693	£4,125,484	£4,074,063	£3,971,058	£3,403,353	-£1,266,550	-£3,654,327
60% LAR : 40% CIR	5%	£10,238,920	£2,590,356	£2,539,131	£2,436,470	£1,869,628	-£2,801,049	-£5,185,909
60% LAR : 40% CIR	10%	£8,494,050	£1,045,201	£994,157	£891,815	£325,766	-£4,346,342	-£6,728,515
60% LAR : 40% CIR	15%	£6,739,178	-£509,884	-£560,764	-£662,816	-£1,228,138	-£5,902,328	-£8,282,040
60% LAR : 40% CIR	20%	£4,974,399	-£2,074,805	-£2,125,538	-£2,227,326	-£2,798,330	-£7,468,906	-£9,846,379
60% LAR : 40% CIR	25%	£3,199,809	-£3,652,686	-£3,704,060	-£3,807,159	-£4,379,830	-£9,045,972	-£11,421,429
60% LAR : 40% CIR	30%	£1,415,504	-£5,244,958	-£5,296,216	-£5,399,100	-£5,971,232	-£10,633,424	-£13,007,087
60% LAR : 40% CIR	35%	-£378,421	-£6,846,929	-£6,898,087	-£7,000,781	-£7,572,440	-£12,231,161	-£14,603,247
60% LAR : 40% CIR	40%	-£2,181,872	-£8,458,503	-£8,509,574	-£8,612,105	-£9,183,356	-£13,839,081	-£16,210,429
60% LAR : 40% CIR	45%	-£3,994,752	-£10,079,580	-£10,130,584	-£10,232,977	-£10,803,883	-£15,457,083	-£17,847,876
60% LAR : 40% CIR	50%	-£5,062,526	-£10,977,523	-£11,028,474	-£11,130,754	-£11,701,379	-£16,355,561	-£18,764,494

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR for 15 Years

Value Area	Zone B - Camden Town Office & Resi £1,300 per sq ft

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£34,900,601	£26,981,413	£26,929,993	£26,826,987	£26,259,283	£21,630,136	£19,242,358
60% LAR : 40% CIR	5%	£32,943,886	£25,227,892	£25,176,669	£25,074,008	£24,507,165	£19,875,206	£17,490,345
60% LAR : 40% CIR	10%	£30,977,074	£23,464,346	£23,413,301	£23,310,958	£22,744,910	£18,109,482	£15,727,310
60% LAR : 40% CIR	15%	£29,000,260	£21,690,868	£21,639,988	£21,537,936	£20,972,614	£16,333,065	£13,953,355
60% LAR : 40% CIR	20%	£27,013,540	£19,907,554	£19,856,820	£19,755,033	£19,190,373	£14,546,058	£12,168,584
60% LAR : 40% CIR	25%	£25,017,010	£18,114,498	£18,063,896	£17,962,347	£17,398,282	£12,748,561	£10,373,104
60% LAR : 40% CIR	30%	£23,010,762	£16,311,796	£16,261,309	£16,159,971	£15,596,438	£10,940,679	£8,567,017
60% LAR : 40% CIR	35%	£20,994,896	£14,499,542	£14,449,153	£14,348,002	£13,781,232	£9,122,511	£6,750,427
60% LAR : 40% CIR	40%	£18,969,504	£12,674,740	£12,623,667	£12,521,137	£11,949,886	£7,294,161	£4,923,437
60% LAR : 40% CIR	45%	£16,934,682	£10,833,231	£10,782,227	£10,679,835	£10,108,929	£5,455,729	£3,086,154
60% LAR : 40% CIR	50%	£15,777,437	£9,846,347	£9,795,397	£9,693,117	£9,122,491	£4,471,354	£2,096,051

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£52,733,117	-£60,652,305	-£60,703,725	-£60,806,731	-£61,374,435	-£66,003,582	-£68,391,360
60% LAR : 40% CIR	5%	-£54,689,832	-£62,405,826	-£62,457,049	-£62,559,710	-£63,126,553	-£67,758,512	-£70,143,373
60% LAR : 40% CIR	10%	-£56,656,644	-£64,169,372	-£64,220,417	-£64,322,760	-£64,888,808	-£69,524,236	-£71,906,408
60% LAR : 40% CIR	15%	-£58,633,458	-£65,942,850	-£65,993,730	-£66,095,782	-£66,661,104	-£71,300,653	-£73,680,363
60% LAR : 40% CIR	20%	-£60,620,178	-£67,726,164	-£67,776,898	-£67,878,685	-£68,443,345	-£73,087,660	-£75,465,133
60% LAR : 40% CIR	25%	-£62,616,708	-£69,519,220	-£69,569,822	-£69,671,371	-£70,235,436	-£74,885,157	-£77,260,614
60% LAR : 40% CIR	30%	-£64,622,956	-£71,321,922	-£71,372,409	-£71,473,747	-£72,037,280	-£76,693,039	-£79,066,701
60% LAR : 40% CIR	35%	-£66,638,822	-£73,134,176	-£73,184,565	-£73,285,716	-£73,852,486	-£78,511,207	-£80,883,291
60% LAR : 40% CIR	40%	-£68,664,214	-£74,958,978	-£75,010,051	-£75,112,581	-£75,683,832	-£80,339,557	-£82,710,281
60% LAR : 40% CIR	45%	-£70,699,036	-£76,800,487	-£76,851,491	-£76,953,883	-£77,524,789	-£82,177,988	-£84,547,564
60% LAR : 40% CIR	50%	-£71,856,281	-£77,787,371	-£77,838,321	-£77,940,601	-£78,511,227	-£83,162,364	-£85,537,667

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£16,420,169	-£24,339,356	-£24,390,776	-£24,493,782	-£25,061,486	-£29,690,633	-£32,078,411
60% LAR : 40% CIR	5%	-£18,376,883	-£26,092,877	-£26,144,101	-£26,246,761	-£26,813,604	-£31,445,563	-£33,830,424
60% LAR : 40% CIR	10%	-£20,343,695	-£27,856,423	-£27,907,468	-£28,009,811	-£28,575,859	-£33,211,288	-£35,593,459
60% LAR : 40% CIR	15%	-£22,320,509	-£29,629,901	-£29,680,782	-£29,782,833	-£30,348,155	-£34,987,704	-£37,367,415
60% LAR : 40% CIR	20%	-£24,307,229	-£31,413,215	-£31,463,949	-£31,565,736	-£32,130,396	-£36,774,711	-£39,152,185
60% LAR : 40% CIR	25%	-£26,303,760	-£33,206,271	-£33,256,874	-£33,358,422	-£33,922,487	-£38,572,208	-£40,947,665
60% LAR : 40% CIR	30%	-£28,310,007	-£35,008,973	-£35,059,460	-£35,160,798	-£35,724,331	-£40,380,090	-£42,753,752
60% LAR : 40% CIR	35%	-£30,325,873	-£36,821,228	-£36,871,617	-£36,972,767	-£37,539,537	-£42,198,258	-£44,570,343
60% LAR : 40% CIR	40%	-£32,351,266	-£38,646,029	-£38,697,102	-£38,799,632	-£39,370,883	-£44,026,609	-£46,397,332
60% LAR : 40% CIR	45%	-£34,386,088	-£40,487,538	-£40,538,542	-£40,640,934	-£41,211,841	-£45,865,040	-£48,234,615
60% LAR : 40% CIR	50%	-£35,543,333	-£41,474,422	-£41,525,372	-£41,627,652	-£42,198,278	-£46,849,416	-£49,224,718

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,373,758	-£9,292,946	-£9,344,366	-£9,447,372	-£10,015,076	-£14,644,223	-£17,032,001
60% LAR : 40% CIR	5%	-£3,330,473	-£11,046,467	-£11,097,690	-£11,200,351	-£11,767,194	-£16,399,153	-£18,784,014
60% LAR : 40% CIR	10%	-£5,297,285	-£12,810,013	-£12,861,058	-£12,963,401	-£13,529,449	-£18,164,877	-£20,547,049
60% LAR : 40% CIR	15%	-£7,274,099	-£14,583,491	-£14,634,371	-£14,736,423	-£15,301,745	-£19,941,294	-£22,321,004
60% LAR : 40% CIR	20%	-£9,260,819	-£16,366,805	-£16,417,539	-£16,519,326	-£17,083,986	-£21,728,301	-£24,105,775
60% LAR : 40% CIR	25%	-£11,257,349	-£18,159,861	-£18,210,463	-£18,312,012	-£18,876,077	-£23,525,798	-£25,901,255
60% LAR : 40% CIR	30%	-£13,263,597	-£19,962,563	-£20,013,050	-£20,114,388	-£20,677,921	-£25,333,680	-£27,707,342
60% LAR : 40% CIR	35%	-£15,279,463	-£21,774,817	-£21,825,206	-£21,926,357	-£22,493,127	-£27,151,848	-£29,523,932
60% LAR : 40% CIR	40%	-£17,304,855	-£23,599,619	-£23,650,692	-£23,753,222	-£24,324,473	-£28,980,198	-£31,350,922
60% LAR : 40% CIR	45%	-£19,339,677	-£25,441,128	-£25,492,132	-£25,594,524	-£26,165,430	-£30,818,629	-£33,188,205
60% LAR : 40% CIR	50%	-£20,496,922	-£26,428,012	-£26,478,962	-£26,581,242	-£27,151,868	-£31,803,005	-£34,178,308

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,412,524	£8,493,336	£8,441,916	£8,338,910	£7,771,206	£3,142,059	£754,281
60% LAR : 40% CIR	5%	£14,455,809	£6,739,815	£6,688,592	£6,585,931	£6,019,088	£1,387,129	-£997,732
60% LAR : 40% CIR	10%	£12,488,997	£4,976,269	£4,925,224	£4,822,881	£4,256,833	-£378,595	-£2,760,767
60% LAR : 40% CIR	15%	£10,512,183	£3,202,791	£3,151,911	£3,049,859	£2,484,537	-£2,155,012	-£4,534,722
60% LAR : 40% CIR	20%	£8,525,463	£1,419,477	£1,368,743	£1,266,957	£702,296	-£3,942,019	-£6,319,492
60% LAR : 40% CIR	25%	£6,528,933	-£373,579	-£424,181	-£525,730	-£1,089,795	-£5,739,516	-£8,114,973
60% LAR : 40% CIR	30%	£4,522,685	-£2,176,281	-£2,226,768	-£2,328,106	-£2,891,639	-£7,547,398	-£9,921,060
60% LAR : 40% CIR	35%	£2,506,819	-£3,988,535	-£4,038,924	-£4,140,075	-£4,706,845	-£9,365,566	-£11,737,650
60% LAR : 40% CIR	40%	£481,427	-£5,813,337	-£5,864,410	-£5,966,940	-£6,538,191	-£11,193,916	-£13,564,640
60% LAR : 40% CIR	45%	-£1,553,395	-£7,654,846	-£7,705,850	-£7,808,242	-£8,379,148	-£13,032,347	-£15,401,923
60% LAR : 40% CIR	50%	-£2,710,640	-£8,641,730	-£8,692,680	-£8,794,960	-£9,365,586	-£14,016,723	-£16,392,026

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR for 15 Years

Value Area	Zone B - Camden Town Office & Resi £900 per sq ft

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£14,749,746	£7,040,457	£6,988,252	£6,883,675	£6,307,308	£1,587,690	-£849,284
60% LAR : 40% CIR	5%	£13,677,015	£6,159,407	£6,107,402	£6,003,174	£5,427,683	£704,385	-£1,743,060
60% LAR : 40% CIR	10%	£12,594,032	£5,268,179	£5,216,356	£5,112,452	£4,537,766	-£192,776	-£2,648,198
60% LAR : 40% CIR	15%	£11,500,896	£4,366,868	£4,315,211	£4,211,602	£3,637,656	-£1,111,706	-£3,564,591
60% LAR : 40% CIR	20%	£10,397,701	£3,455,571	£3,404,063	£3,300,723	£2,727,448	-£2,041,553	-£4,492,131
60% LAR : 40% CIR	25%	£9,284,546	£2,534,384	£2,483,009	£2,379,910	£1,799,947	-£2,982,211	-£5,430,712
60% LAR : 40% CIR	30%	£8,161,527	£1,596,227	£1,544,187	£1,439,733	£858,872	-£3,933,574	-£6,380,225
60% LAR : 40% CIR	35%	£7,028,740	£644,421	£592,483	£488,222	-£93,566	-£4,895,540	-£7,340,564
60% LAR : 40% CIR	40%	£5,886,285	-£321,972	-£374,616	-£480,299	-£1,069,115	-£5,868,001	-£8,311,622
60% LAR : 40% CIR	45%	£4,734,254	-£1,307,997	-£1,360,569	-£1,466,110	-£2,054,571	-£6,850,852	-£9,293,290
60% LAR : 40% CIR	50%	£3,643,387	-£2,239,133	-£2,291,649	-£2,397,074	-£2,985,246	-£7,779,403	-£10,220,875

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£72,883,972	-£80,593,261	-£80,645,466	-£80,750,043	-£81,326,410	-£86,046,028	-£88,483,002
60% LAR : 40% CIR	5%	-£73,956,703	-£81,474,311	-£81,526,316	-£81,630,543	-£82,206,035	-£86,929,333	-£89,376,778
60% LAR : 40% CIR	10%	-£75,039,685	-£82,365,539	-£82,417,361	-£82,521,266	-£83,095,952	-£87,826,494	-£90,281,916
60% LAR : 40% CIR	15%	-£76,132,822	-£83,266,850	-£83,318,507	-£83,422,116	-£83,996,062	-£88,745,424	-£91,198,309
60% LAR : 40% CIR	20%	-£77,236,017	-£84,178,146	-£84,229,654	-£84,332,995	-£84,906,270	-£89,675,271	-£92,125,849
60% LAR : 40% CIR	25%	-£78,349,172	-£85,099,334	-£85,150,709	-£85,253,808	-£85,833,771	-£90,615,929	-£93,064,430
60% LAR : 40% CIR	30%	-£79,472,191	-£86,037,491	-£86,089,531	-£86,193,984	-£86,774,846	-£91,567,292	-£94,013,943
60% LAR : 40% CIR	35%	-£80,604,978	-£86,989,297	-£87,041,235	-£87,145,496	-£87,727,284	-£92,529,258	-£94,974,282
60% LAR : 40% CIR	40%	-£81,747,433	-£87,955,690	-£88,008,334	-£88,114,017	-£88,702,833	-£93,501,719	-£95,945,340
60% LAR : 40% CIR	45%	-£82,899,464	-£88,941,715	-£88,994,287	-£89,099,828	-£89,688,289	-£94,484,570	-£96,927,008
60% LAR : 40% CIR	50%	-£83,990,331	-£89,872,851	-£89,925,367	-£90,030,792	-£90,618,964	-£95,413,121	-£97,854,593

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£36,571,023	-£44,280,312	-£44,332,517	-£44,437,094	-£45,013,462	-£49,733,079	-£52,170,053
60% LAR : 40% CIR	5%	-£37,643,754	-£45,161,362	-£45,213,367	-£45,317,595	-£45,893,086	-£50,616,384	-£53,063,829
60% LAR : 40% CIR	10%	-£38,726,737	-£46,052,590	-£46,104,413	-£46,208,317	-£46,783,003	-£51,513,545	-£53,968,967
60% LAR : 40% CIR	15%	-£39,819,873	-£46,953,901	-£47,005,558	-£47,109,167	-£47,683,114	-£52,432,475	-£54,885,360
60% LAR : 40% CIR	20%	-£40,923,069	-£47,865,198	-£47,916,706	-£48,020,046	-£48,593,322	-£53,362,322	-£55,812,900
60% LAR : 40% CIR	25%	-£42,036,223	-£48,786,385	-£48,837,761	-£48,940,860	-£49,520,822	-£54,302,980	-£56,751,481
60% LAR : 40% CIR	30%	-£43,159,242	-£49,724,543	-£49,776,583	-£49,881,036	-£50,461,897	-£55,254,344	-£57,700,994
60% LAR : 40% CIR	35%	-£44,292,029	-£50,676,349	-£50,728,286	-£50,832,547	-£51,414,335	-£56,216,309	-£58,661,333
60% LAR : 40% CIR	40%	-£45,434,485	-£51,642,742	-£51,695,385	-£51,801,068	-£52,389,884	-£57,188,770	-£59,632,391
60% LAR : 40% CIR	45%	-£46,586,515	-£52,628,766	-£52,681,338	-£52,786,880	-£53,375,341	-£58,171,622	-£60,614,060
60% LAR : 40% CIR	50%	-£47,677,382	-£53,559,902	-£53,612,418	-£53,717,844	-£54,306,015	-£59,100,172	-£61,541,644

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£21,524,613	-£29,233,902	-£29,286,107	-£29,390,684	-£29,967,051	-£34,686,669	-£37,123,643
60% LAR : 40% CIR	5%	-£22,597,344	-£30,114,952	-£30,166,957	-£30,271,185	-£30,846,676	-£35,569,974	-£38,017,419
60% LAR : 40% CIR	10%	-£23,680,326	-£31,006,180	-£31,058,002	-£31,161,907	-£31,736,593	-£36,467,135	-£38,922,557
60% LAR : 40% CIR	15%	-£24,773,463	-£31,907,491	-£31,959,148	-£32,062,757	-£32,636,703	-£37,386,065	-£39,838,950
60% LAR : 40% CIR	20%	-£25,876,658	-£32,818,788	-£32,870,296	-£32,973,636	-£33,546,911	-£38,315,912	-£40,766,490
60% LAR : 40% CIR	25%	-£26,989,813	-£33,739,975	-£33,791,350	-£33,894,449	-£34,474,412	-£39,256,570	-£41,705,071
60% LAR : 40% CIR	30%	-£28,112,832	-£34,678,132	-£34,730,172	-£34,834,625	-£35,415,487	-£40,207,933	-£42,654,584
60% LAR : 40% CIR	35%	-£29,245,619	-£35,629,938	-£35,681,876	-£35,786,137	-£36,367,925	-£41,169,899	-£43,614,923
60% LAR : 40% CIR	40%	-£30,388,074	-£36,596,331	-£36,648,975	-£36,754,658	-£37,343,474	-£42,142,360	-£44,585,981
60% LAR : 40% CIR	45%	-£31,540,105	-£37,582,356	-£37,634,928	-£37,740,469	-£38,328,930	-£43,125,211	-£45,567,649
60% LAR : 40% CIR	50%	-£32,630,972	-£38,513,492	-£38,566,008	-£38,671,433	-£39,259,605	-£44,053,762	-£46,495,234

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,738,331	-£11,447,620	-£11,499,825	-£11,604,402	-£12,180,769	-£16,900,387	-£19,337,361
60% LAR : 40% CIR	5%	-£4,811,062	-£12,328,670	-£12,380,675	-£12,484,902	-£13,060,394	-£17,783,692	-£20,231,137
60% LAR : 40% CIR	10%	-£5,894,044	-£13,219,898	-£13,271,720	-£13,375,625	-£13,950,311	-£18,680,853	-£21,136,275
60% LAR : 40% CIR	15%	-£6,987,181	-£14,121,209	-£14,172,866	-£14,276,475	-£14,850,421	-£19,599,783	-£22,052,668
60% LAR : 40% CIR	20%	-£8,090,376	-£15,032,505	-£15,084,013	-£15,187,354	-£15,760,629	-£20,529,630	-£22,980,208
60% LAR : 40% CIR	25%	-£9,203,531	-£15,953,693	-£16,005,068	-£16,108,167	-£16,688,130	-£21,470,288	-£23,918,789
60% LAR : 40% CIR	30%	-£10,326,550	-£16,891,850	-£16,943,890	-£17,048,343	-£17,629,205	-£22,421,651	-£24,868,302
60% LAR : 40% CIR	35%	-£11,459,337	-£17,843,656	-£17,895,594	-£17,999,855	-£18,581,643	-£23,383,617	-£25,828,641
60% LAR : 40% CIR	40%	-£12,601,792	-£18,810,049	-£18,862,693	-£18,968,376	-£19,557,192	-£24,356,078	-£26,799,699
60% LAR : 40% CIR	45%	-£13,753,823	-£19,796,074	-£19,848,646	-£19,954,187	-£20,542,648	-£25,338,929	-£27,781,367
60% LAR : 40% CIR	50%	-£14,844,690	-£20,727,210	-£20,779,726	-£20,885,151	-£21,473,323	-£26,267,480	-£28,708,952

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR for 15 Years

Value Area	Zone B - Camden Town Office & Resi £1,000 per sq ft

No Units	105
Site Area	0.9 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£19,200,144	£11,449,065	£11,396,860	£11,292,284	£10,715,916	£6,022,672	£3,633,689
60% LAR : 40% CIR	5%	£17,909,253	£10,347,585	£10,295,579	£10,191,353	£9,615,861	£4,929,033	£2,529,835
60% LAR : 40% CIR	10%	£16,608,266	£9,235,927	£9,184,103	£9,080,199	£8,505,514	£3,824,600	£1,414,790
60% LAR : 40% CIR	15%	£15,297,277	£8,114,186	£8,062,528	£7,958,919	£7,384,972	£2,704,680	£288,659
60% LAR : 40% CIR	20%	£13,976,382	£6,982,458	£6,930,950	£6,827,609	£6,254,334	£1,565,297	-£861,398
60% LAR : 40% CIR	25%	£12,644,732	£5,840,840	£5,789,465	£5,686,367	£5,113,696	£415,266	-£2,026,900
60% LAR : 40% CIR	30%	£11,297,700	£4,689,428	£4,638,170	£4,535,286	£3,963,154	-£756,682	-£3,203,333
60% LAR : 40% CIR	35%	£9,940,902	£3,528,318	£3,477,161	£3,374,466	£2,802,807	-£1,945,569	-£4,390,593
60% LAR : 40% CIR	40%	£8,574,434	£2,357,606	£2,306,533	£2,204,003	£1,629,078	-£3,144,951	-£5,588,572
60% LAR : 40% CIR	45%	£7,198,391	£1,170,276	£1,118,494	£1,014,539	£434,922	-£4,354,723	-£6,797,161
60% LAR : 40% CIR	50%	£6,144,184	£289,485	£237,757	£133,916	-£452,212	-£5,246,369	-£7,687,841

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£68,433,574	-£76,184,653	-£76,236,858	-£76,341,434	-£76,917,802	-£81,611,046	-£84,000,029
60% LAR : 40% CIR	5%	-£69,724,465	-£77,286,133	-£77,338,139	-£77,442,365	-£78,017,857	-£82,704,685	-£85,103,883
60% LAR : 40% CIR	10%	-£71,025,452	-£78,397,791	-£78,449,615	-£78,553,519	-£79,128,204	-£83,809,118	-£86,218,928
60% LAR : 40% CIR	15%	-£72,336,441	-£79,519,532	-£79,571,190	-£79,674,799	-£80,248,746	-£84,929,038	-£87,345,059
60% LAR : 40% CIR	20%	-£73,657,336	-£80,651,260	-£80,702,768	-£80,806,109	-£81,379,384	-£86,068,421	-£88,495,116
60% LAR : 40% CIR	25%	-£74,988,986	-£81,792,878	-£81,844,252	-£81,947,351	-£82,520,022	-£87,218,452	-£89,660,618
60% LAR : 40% CIR	30%	-£76,336,018	-£82,944,290	-£82,995,548	-£83,098,432	-£83,670,564	-£88,390,400	-£90,837,051
60% LAR : 40% CIR	35%	-£77,692,816	-£84,105,400	-£84,156,557	-£84,259,252	-£84,830,911	-£89,579,287	-£92,024,311
60% LAR : 40% CIR	40%	-£79,059,284	-£85,276,112	-£85,327,185	-£85,429,715	-£86,004,640	-£90,778,669	-£93,222,290
60% LAR : 40% CIR	45%	-£80,435,326	-£86,463,442	-£86,515,224	-£86,619,179	-£87,198,796	-£91,988,441	-£94,430,879
60% LAR : 40% CIR	50%	-£81,489,534	-£87,344,233	-£87,395,960	-£87,499,802	-£88,085,929	-£92,880,087	-£95,321,559

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£32,120,626	-£39,871,704	-£39,923,910	-£40,028,486	-£40,604,853	-£45,298,097	-£47,687,081
60% LAR : 40% CIR	5%	-£33,411,516	-£40,973,184	-£41,025,190	-£41,129,417	-£41,704,908	-£46,391,736	-£48,790,934
60% LAR : 40% CIR	10%	-£34,712,503	-£42,084,843	-£42,136,666	-£42,240,570	-£42,815,255	-£47,496,169	-£49,905,979
60% LAR : 40% CIR	15%	-£36,023,492	-£43,206,584	-£43,258,241	-£43,361,850	-£43,935,797	-£48,616,090	-£51,032,110
60% LAR : 40% CIR	20%	-£37,344,388	-£44,338,312	-£44,389,820	-£44,493,160	-£45,066,435	-£49,755,472	-£52,182,167
60% LAR : 40% CIR	25%	-£38,676,037	-£45,479,929	-£45,531,304	-£45,634,403	-£46,207,073	-£50,905,503	-£53,347,669
60% LAR : 40% CIR	30%	-£40,023,069	-£46,631,341	-£46,682,599	-£46,785,483	-£47,357,615	-£52,077,452	-£54,524,102
60% LAR : 40% CIR	35%	-£41,379,867	-£47,792,451	-£47,843,608	-£47,946,303	-£48,517,962	-£53,266,338	-£55,711,362
60% LAR : 40% CIR	40%	-£42,746,336	-£48,963,163	-£49,014,236	-£49,116,766	-£49,691,691	-£54,465,720	-£56,909,341
60% LAR : 40% CIR	45%	-£44,122,378	-£50,150,493	-£50,202,275	-£50,306,230	-£50,885,848	-£55,675,492	-£58,117,931
60% LAR : 40% CIR	50%	-£45,176,585	-£51,031,284	-£51,083,012	-£51,186,853	-£51,772,981	-£56,567,138	-£59,008,610

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£17,074,215	-£24,825,294	-£24,877,499	-£24,982,075	-£25,558,443	-£30,251,687	-£32,640,670
60% LAR : 40% CIR	5%	-£18,365,106	-£25,926,774	-£25,978,780	-£26,083,006	-£26,658,498	-£31,345,326	-£33,744,524
60% LAR : 40% CIR	10%	-£19,666,093	-£27,038,432	-£27,090,256	-£27,194,160	-£27,768,845	-£32,449,759	-£34,859,569
60% LAR : 40% CIR	15%	-£20,977,082	-£28,160,173	-£28,211,831	-£28,315,440	-£28,889,387	-£33,569,679	-£35,985,700
60% LAR : 40% CIR	20%	-£22,297,977	-£29,291,901	-£29,343,409	-£29,446,750	-£30,020,025	-£34,709,062	-£37,135,757
60% LAR : 40% CIR	25%	-£23,629,627	-£30,433,519	-£30,484,894	-£30,587,992	-£31,160,663	-£35,859,093	-£38,301,259
60% LAR : 40% CIR	30%	-£24,976,659	-£31,584,931	-£31,636,189	-£31,739,073	-£32,311,205	-£37,031,041	-£39,477,692
60% LAR : 40% CIR	35%	-£26,333,457	-£32,746,041	-£32,797,198	-£32,899,893	-£33,471,552	-£38,219,928	-£40,664,952
60% LAR : 40% CIR	40%	-£27,699,925	-£33,916,753	-£33,967,826	-£34,070,356	-£34,645,281	-£39,419,310	-£41,862,931
60% LAR : 40% CIR	45%	-£29,075,968	-£35,104,083	-£35,155,865	-£35,259,820	-£35,839,437	-£40,629,082	-£43,071,520
60% LAR : 40% CIR	50%	-£30,130,175	-£35,984,874	-£36,036,601	-£36,140,443	-£36,726,571	-£41,520,728	-£43,962,200

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£712,067	-£7,039,012	-£7,091,217	-£7,195,793	-£7,772,161	-£12,465,405	-£14,854,388
60% LAR : 40% CIR	5%	-£578,824	-£8,140,492	-£8,192,498	-£8,296,724	-£8,872,216	-£13,559,044	-£15,958,242
60% LAR : 40% CIR	10%	-£1,879,811	-£9,252,150	-£9,303,974	-£9,407,878	-£9,982,563	-£14,663,477	-£17,073,287
60% LAR : 40% CIR	15%	-£3,190,800	-£10,373,891	-£10,425,549	-£10,529,158	-£11,103,105	-£15,783,397	-£18,199,418
60% LAR : 40% CIR	20%	-£4,511,695	-£11,505,619	-£11,557,127	-£11,660,468	-£12,233,743	-£16,922,780	-£19,349,475
60% LAR : 40% CIR	25%	-£5,843,345	-£12,647,237	-£12,698,611	-£12,801,710	-£13,374,381	-£18,072,811	-£20,514,977
60% LAR : 40% CIR	30%	-£7,190,376	-£13,798,649	-£13,849,907	-£13,952,791	-£14,524,923	-£19,244,759	-£21,691,410
60% LAR : 40% CIR	35%	-£8,547,175	-£14,959,759	-£15,010,916	-£15,113,611	-£15,685,270	-£20,433,646	-£22,878,670
60% LAR : 40% CIR	40%	-£9,913,643	-£16,130,471	-£16,181,544	-£16,284,074	-£16,858,999	-£21,633,028	-£24,076,649
60% LAR : 40% CIR	45%	-£11,289,685	-£17,317,801	-£17,369,583	-£17,473,538	-£18,053,155	-£22,842,800	-£25,285,238
60% LAR : 40% CIR	50%	-£12,343,893	-£18,198,592	-£18,250,319	-£18,354,161	-£18,940,288	-£23,734,446	-£26,175,918

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR for 15 Years

Value Area	**Zone B - Camden Town Office & Resi £1,100 per sq ft**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£23,638,974	£15,857,673	£15,805,468	£15,700,891	£15,124,525	£10,431,280	£8,043,502
60% LAR : 40% CIR	5%	£22,126,142	£14,535,764	£14,483,757	£14,379,531	£13,804,038	£9,117,211	£6,732,350
60% LAR : 40% CIR	10%	£20,603,213	£13,203,675	£13,151,851	£13,047,947	£12,473,262	£7,792,348	£5,410,175
60% LAR : 40% CIR	15%	£19,070,283	£11,861,502	£11,809,845	£11,706,236	£11,132,290	£6,456,792	£4,077,082
60% LAR : 40% CIR	20%	£17,527,446	£10,509,345	£10,457,837	£10,354,497	£9,781,221	£5,110,645	£2,727,715
60% LAR : 40% CIR	25%	£15,974,798	£9,147,297	£9,095,921	£8,992,822	£8,420,152	£3,754,010	£1,356,219
60% LAR : 40% CIR	30%	£14,412,434	£7,775,454	£7,724,196	£7,621,313	£7,049,180	£2,383,836	-£26,442
60% LAR : 40% CIR	35%	£12,840,450	£6,393,913	£6,342,756	£6,240,062	£5,668,403	£989,307	-£1,440,623
60% LAR : 40% CIR	40%	£11,258,941	£5,002,771	£4,951,698	£4,849,168	£4,277,917	-£421,901	-£2,865,522
60% LAR : 40% CIR	45%	£9,662,528	£3,602,122	£3,551,119	£3,448,726	£2,877,820	-£1,858,594	-£4,301,032
60% LAR : 40% CIR	50%	£8,644,981	£2,774,585	£2,723,634	£2,621,354	£2,049,550	-£2,713,334	-£5,154,806

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£63,994,744	-£71,776,045	-£71,828,250	-£71,932,827	-£72,509,193	-£77,202,438	-£79,590,216
60% LAR : 40% CIR	5%	-£65,507,576	-£73,097,954	-£73,149,961	-£73,254,187	-£73,829,680	-£78,516,507	-£80,901,368
60% LAR : 40% CIR	10%	-£67,030,505	-£74,430,043	-£74,481,867	-£74,585,771	-£75,160,456	-£79,841,370	-£82,223,542
60% LAR : 40% CIR	15%	-£68,563,435	-£75,772,216	-£75,823,873	-£75,927,481	-£76,501,428	-£81,176,926	-£83,556,636
60% LAR : 40% CIR	20%	-£70,106,272	-£77,124,373	-£77,175,881	-£77,279,221	-£77,852,497	-£82,523,073	-£84,906,003
60% LAR : 40% CIR	25%	-£71,658,920	-£78,486,421	-£78,537,797	-£78,640,895	-£79,213,566	-£83,879,708	-£86,277,499
60% LAR : 40% CIR	30%	-£73,221,284	-£79,858,264	-£79,909,522	-£80,012,405	-£80,584,538	-£85,249,882	-£87,660,160
60% LAR : 40% CIR	35%	-£74,793,268	-£81,239,805	-£81,290,962	-£81,393,655	-£81,965,315	-£86,644,411	-£89,074,341
60% LAR : 40% CIR	40%	-£76,374,777	-£82,630,947	-£82,682,020	-£82,784,550	-£83,355,801	-£88,055,619	-£90,499,240
60% LAR : 40% CIR	45%	-£77,971,190	-£84,031,596	-£84,082,599	-£84,184,992	-£84,755,898	-£89,492,312	-£91,934,750
60% LAR : 40% CIR	50%	-£78,988,736	-£84,859,133	-£84,910,084	-£85,012,364	-£85,584,168	-£90,347,052	-£92,788,524

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£27,681,795	-£35,463,096	-£35,515,301	-£35,619,878	-£36,196,245	-£40,889,489	-£43,277,267
60% LAR : 40% CIR	5%	-£29,194,627	-£36,785,006	-£36,837,012	-£36,941,238	-£37,516,731	-£42,203,558	-£44,588,419
60% LAR : 40% CIR	10%	-£30,717,556	-£38,117,095	-£38,168,918	-£38,272,822	-£38,847,508	-£43,528,421	-£45,910,594
60% LAR : 40% CIR	15%	-£32,250,486	-£39,459,267	-£39,510,924	-£39,614,533	-£40,188,479	-£44,863,977	-£47,243,687
60% LAR : 40% CIR	20%	-£33,793,324	-£40,811,424	-£40,862,932	-£40,966,273	-£41,539,548	-£46,210,124	-£48,593,054
60% LAR : 40% CIR	25%	-£35,345,971	-£42,173,473	-£42,224,848	-£42,327,947	-£42,900,618	-£47,566,759	-£49,964,550
60% LAR : 40% CIR	30%	-£36,908,335	-£43,545,316	-£43,596,574	-£43,699,456	-£44,271,589	-£48,936,934	-£51,347,211
60% LAR : 40% CIR	35%	-£38,480,319	-£44,926,856	-£44,978,013	-£45,080,707	-£45,652,366	-£50,331,462	-£52,761,392
60% LAR : 40% CIR	40%	-£40,061,828	-£46,317,998	-£46,369,071	-£46,471,602	-£47,042,852	-£51,742,670	-£54,186,291
60% LAR : 40% CIR	45%	-£41,658,241	-£47,718,647	-£47,769,651	-£47,872,043	-£48,442,949	-£53,179,363	-£55,621,801
60% LAR : 40% CIR	50%	-£42,675,788	-£48,546,184	-£48,597,135	-£48,699,416	-£49,271,219	-£54,034,103	-£56,475,575

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,635,385	-£20,416,686	-£20,468,891	-£20,573,468	-£21,149,834	-£25,843,079	-£28,230,857
60% LAR : 40% CIR	5%	-£14,148,217	-£21,738,595	-£21,790,602	-£21,894,828	-£22,470,321	-£27,157,148	-£29,542,009
60% LAR : 40% CIR	10%	-£15,671,146	-£23,070,684	-£23,122,508	-£23,226,412	-£23,801,097	-£28,482,011	-£30,864,183
60% LAR : 40% CIR	15%	-£17,204,076	-£24,412,857	-£24,464,514	-£24,568,122	-£25,142,069	-£29,817,567	-£32,197,277
60% LAR : 40% CIR	20%	-£18,746,913	-£25,765,014	-£25,816,522	-£25,919,862	-£26,493,138	-£31,163,714	-£33,546,644
60% LAR : 40% CIR	25%	-£20,299,561	-£27,127,062	-£27,178,438	-£27,281,537	-£27,854,207	-£32,520,349	-£34,918,140
60% LAR : 40% CIR	30%	-£21,861,925	-£28,498,905	-£28,550,163	-£28,653,046	-£29,225,179	-£33,890,523	-£36,300,801
60% LAR : 40% CIR	35%	-£23,433,909	-£29,880,446	-£29,931,603	-£30,034,296	-£30,605,956	-£35,285,052	-£37,714,982
60% LAR : 40% CIR	40%	-£25,015,418	-£31,271,588	-£31,322,661	-£31,425,191	-£31,996,442	-£36,696,260	-£39,139,881
60% LAR : 40% CIR	45%	-£26,611,831	-£32,672,237	-£32,723,240	-£32,825,633	-£33,396,539	-£38,132,953	-£40,575,391
60% LAR : 40% CIR	50%	-£27,629,378	-£33,499,774	-£33,550,725	-£33,653,005	-£34,224,809	-£38,987,693	-£41,429,165

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,150,897	-£2,630,404	-£2,682,609	-£2,787,186	-£3,363,552	-£8,056,797	-£10,444,575
60% LAR : 40% CIR	5%	£3,638,065	-£3,952,313	-£4,004,320	-£4,108,546	-£4,684,039	-£9,370,866	-£11,755,727
60% LAR : 40% CIR	10%	£2,115,136	-£5,284,402	-£5,336,226	-£5,440,130	-£6,014,815	-£10,695,729	-£13,077,901
60% LAR : 40% CIR	15%	£582,206	-£6,626,575	-£6,678,232	-£6,781,840	-£7,355,787	-£12,031,285	-£14,410,995
60% LAR : 40% CIR	20%	-£960,631	-£7,978,732	-£8,030,240	-£8,133,580	-£8,706,856	-£13,377,432	-£15,760,362
60% LAR : 40% CIR	25%	-£2,513,279	-£9,340,780	-£9,392,156	-£9,495,254	-£10,067,925	-£14,734,067	-£17,131,858
60% LAR : 40% CIR	30%	-£4,075,643	-£10,712,623	-£10,763,881	-£10,866,764	-£11,438,897	-£16,104,241	-£18,514,519
60% LAR : 40% CIR	35%	-£5,647,627	-£12,094,164	-£12,145,321	-£12,248,014	-£12,819,674	-£17,498,770	-£19,928,699
60% LAR : 40% CIR	40%	-£7,229,136	-£13,485,306	-£13,536,379	-£13,638,909	-£14,210,160	-£18,909,978	-£21,353,599
60% LAR : 40% CIR	45%	-£8,825,549	-£14,885,955	-£14,936,958	-£15,039,351	-£15,610,257	-£20,346,671	-£22,789,109
60% LAR : 40% CIR	50%	-£9,843,095	-£15,713,492	-£15,764,443	-£15,866,723	-£16,438,527	-£21,201,411	-£23,642,883

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR for 15 Years		**Value Area**	**Zone B - Camden Town Office & Resi £1,200 per sq ft**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£28,077,805	£20,266,282	£20,214,077	£20,109,500	£19,533,133	£14,839,888	£12,452,111
60% LAR : 40% CIR	5%	£26,343,031	£18,723,942	£18,671,936	£18,567,708	£17,992,217	£13,305,390	£10,920,528
60% LAR : 40% CIR	10%	£24,598,161	£17,171,421	£17,119,599	£17,015,695	£16,441,009	£11,760,095	£9,377,923
60% LAR : 40% CIR	15%	£22,843,289	£15,608,820	£15,557,162	£15,453,554	£14,879,606	£10,204,109	£7,824,399
60% LAR : 40% CIR	20%	£21,078,510	£14,036,231	£13,984,723	£13,881,383	£13,308,107	£8,637,532	£6,260,059
60% LAR : 40% CIR	25%	£19,303,920	£12,453,753	£12,402,377	£12,299,279	£11,726,609	£7,060,467	£4,685,009
60% LAR : 40% CIR	30%	£17,519,616	£10,861,480	£10,810,221	£10,707,338	£10,135,206	£5,473,014	£3,099,352
60% LAR : 40% CIR	35%	£15,725,690	£9,259,509	£9,208,351	£9,105,658	£8,533,999	£3,875,276	£1,486,664
60% LAR : 40% CIR	40%	£13,922,239	£7,647,936	£7,596,863	£7,494,333	£6,923,082	£2,266,565	-£142,472
60% LAR : 40% CIR	45%	£12,109,359	£6,026,857	£5,975,854	£5,873,461	£5,302,555	£627,954	-£1,804,903
60% LAR : 40% CIR	50%	£11,037,570	£5,128,914	£5,077,965	£4,975,684	£4,405,059	-£289,818	-£2,731,290

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£59,555,913	-£67,367,436	-£67,419,641	-£67,524,218	-£68,100,585	-£72,793,830	-£75,181,607
60% LAR : 40% CIR	5%	-£61,290,687	-£68,909,776	-£68,961,782	-£69,066,010	-£69,641,501	-£74,328,328	-£76,713,190
60% LAR : 40% CIR	10%	-£63,035,557	-£70,462,297	-£70,514,119	-£70,618,023	-£71,192,709	-£75,873,623	-£78,255,795
60% LAR : 40% CIR	15%	-£64,790,429	-£72,024,898	-£72,076,555	-£72,180,164	-£72,754,112	-£77,429,609	-£79,809,319
60% LAR : 40% CIR	20%	-£66,555,207	-£73,597,487	-£73,648,995	-£73,752,335	-£74,325,611	-£78,996,186	-£81,373,659
60% LAR : 40% CIR	25%	-£68,329,798	-£75,179,965	-£75,231,341	-£75,334,439	-£75,907,109	-£80,573,251	-£82,948,709
60% LAR : 40% CIR	30%	-£70,114,102	-£76,772,238	-£76,823,497	-£76,926,379	-£77,498,512	-£82,160,704	-£84,534,366
60% LAR : 40% CIR	35%	-£71,908,028	-£78,374,209	-£78,425,367	-£78,528,060	-£79,099,719	-£83,758,442	-£86,147,054
60% LAR : 40% CIR	40%	-£73,711,479	-£79,985,782	-£80,036,855	-£80,139,385	-£80,710,636	-£85,367,153	-£87,776,190
60% LAR : 40% CIR	45%	-£75,524,359	-£81,606,861	-£81,657,864	-£81,760,257	-£82,331,163	-£87,005,764	-£89,438,621
60% LAR : 40% CIR	50%	-£76,596,148	-£82,504,804	-£82,555,753	-£82,658,034	-£83,228,659	-£87,923,536	-£90,365,008

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£23,242,964	-£31,054,487	-£31,106,693	-£31,211,270	-£31,787,636	-£36,480,881	-£38,868,658
60% LAR : 40% CIR	5%	-£24,977,738	-£32,596,827	-£32,648,834	-£32,753,061	-£33,328,553	-£38,015,380	-£40,400,241
60% LAR : 40% CIR	10%	-£26,722,608	-£34,149,348	-£34,201,170	-£34,305,075	-£34,879,761	-£39,560,674	-£41,942,846
60% LAR : 40% CIR	15%	-£28,477,481	-£35,711,949	-£35,763,607	-£35,867,215	-£36,441,163	-£41,116,660	-£43,496,371
60% LAR : 40% CIR	20%	-£30,242,259	-£37,284,538	-£37,336,046	-£37,439,387	-£38,012,662	-£42,683,237	-£45,060,711
60% LAR : 40% CIR	25%	-£32,016,849	-£38,867,017	-£38,918,392	-£39,021,490	-£39,594,161	-£44,260,302	-£46,635,761
60% LAR : 40% CIR	30%	-£33,801,153	-£40,459,289	-£40,510,548	-£40,613,431	-£41,185,564	-£45,847,756	-£48,221,418
60% LAR : 40% CIR	35%	-£35,595,079	-£42,061,260	-£42,112,418	-£42,215,112	-£42,786,771	-£47,445,493	-£49,834,105
60% LAR : 40% CIR	40%	-£37,398,530	-£43,672,833	-£43,723,906	-£43,826,437	-£44,397,687	-£49,054,204	-£51,463,241
60% LAR : 40% CIR	45%	-£39,211,410	-£45,293,912	-£45,344,915	-£45,447,308	-£46,018,215	-£50,692,816	-£53,125,672
60% LAR : 40% CIR	50%	-£40,283,199	-£46,191,855	-£46,242,805	-£46,345,085	-£46,915,710	-£51,610,587	-£54,052,059

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,196,554	-£16,008,077	-£16,060,282	-£16,164,859	-£16,741,226	-£21,434,471	-£23,822,248
60% LAR : 40% CIR	5%	-£9,931,328	-£17,550,417	-£17,602,423	-£17,706,651	-£18,282,142	-£22,968,969	-£25,353,831
60% LAR : 40% CIR	10%	-£11,676,198	-£19,102,938	-£19,154,760	-£19,258,664	-£19,833,350	-£24,514,264	-£26,896,436
60% LAR : 40% CIR	15%	-£13,431,070	-£20,665,539	-£20,717,196	-£20,820,805	-£21,394,753	-£26,070,250	-£28,449,960
60% LAR : 40% CIR	20%	-£15,195,848	-£22,238,128	-£22,289,636	-£22,392,976	-£22,966,252	-£27,636,827	-£30,014,300
60% LAR : 40% CIR	25%	-£16,970,439	-£23,820,606	-£23,871,982	-£23,975,080	-£24,547,750	-£29,213,892	-£31,589,350
60% LAR : 40% CIR	30%	-£18,754,743	-£25,412,879	-£25,464,138	-£25,567,020	-£26,139,153	-£30,801,345	-£33,175,007
60% LAR : 40% CIR	35%	-£20,548,669	-£27,014,850	-£27,066,008	-£27,168,701	-£27,740,360	-£32,399,083	-£34,787,695
60% LAR : 40% CIR	40%	-£22,352,120	-£28,626,423	-£28,677,496	-£28,780,026	-£29,351,277	-£34,007,794	-£36,416,831
60% LAR : 40% CIR	45%	-£24,165,000	-£30,247,502	-£30,298,505	-£30,400,898	-£30,971,804	-£35,646,405	-£38,079,262
60% LAR : 40% CIR	50%	-£25,236,789	-£31,145,445	-£31,196,394	-£31,298,675	-£31,869,300	-£36,564,177	-£39,005,649

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,589,728	£1,778,205	£1,726,000	£1,621,423	£1,045,056	-£3,648,189	-£6,035,966
60% LAR : 40% CIR	5%	£7,854,954	£235,865	£183,859	£79,631	-£495,860	-£5,182,687	-£7,567,549
60% LAR : 40% CIR	10%	£6,110,084	-£1,316,656	-£1,368,478	-£1,472,382	-£2,047,068	-£6,727,982	-£9,110,154
60% LAR : 40% CIR	15%	£4,355,212	-£2,879,257	-£2,930,914	-£3,034,523	-£3,608,471	-£8,283,968	-£10,663,678
60% LAR : 40% CIR	20%	£2,590,434	-£4,451,846	-£4,503,354	-£4,606,694	-£5,179,970	-£9,850,545	-£12,228,018
60% LAR : 40% CIR	25%	£815,844	-£6,034,324	-£6,085,700	-£6,188,798	-£6,761,468	-£11,427,610	-£13,803,068
60% LAR : 40% CIR	30%	-£968,461	-£7,626,597	-£7,677,856	-£7,780,738	-£8,352,871	-£13,015,063	-£15,388,725
60% LAR : 40% CIR	35%	-£2,762,387	-£9,228,568	-£9,279,726	-£9,382,419	-£9,954,078	-£14,612,801	-£17,001,413
60% LAR : 40% CIR	40%	-£4,565,837	-£10,840,141	-£10,891,214	-£10,993,744	-£11,564,995	-£16,221,512	-£18,630,549
60% LAR : 40% CIR	45%	-£6,378,718	-£12,461,220	-£12,512,223	-£12,614,616	-£13,185,522	-£17,860,123	-£20,292,980
60% LAR : 40% CIR	50%	-£7,450,507	-£13,359,163	-£13,410,112	-£13,512,393	-£14,083,018	-£18,777,895	-£21,219,367

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR for 15 Years	

Value Area	**Zone B - Camden Town Office & Resi £1,300 per sq ft**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£32,516,636	£24,635,568	£24,584,147	£24,481,142	£23,913,437	£19,248,496	£16,860,719
60% LAR : 40% CIR	5%	£30,559,920	£22,882,047	£22,830,823	£22,728,162	£22,161,320	£17,493,567	£15,108,707
60% LAR : 40% CIR	10%	£28,593,109	£21,118,500	£21,067,456	£20,965,114	£20,399,065	£15,727,843	£13,345,671
60% LAR : 40% CIR	15%	£26,616,295	£19,345,023	£19,294,142	£19,192,090	£18,626,769	£13,951,426	£11,571,716
60% LAR : 40% CIR	20%	£24,629,574	£17,561,709	£17,510,975	£17,408,270	£16,834,994	£12,164,419	£9,786,946
60% LAR : 40% CIR	25%	£22,633,044	£15,760,209	£15,708,834	£15,605,735	£15,033,064	£10,366,923	£7,991,465
60% LAR : 40% CIR	30%	£20,626,797	£13,947,506	£13,896,248	£13,793,364	£13,221,232	£8,559,040	£6,185,377
60% LAR : 40% CIR	35%	£18,610,930	£12,125,104	£12,073,947	£11,971,253	£11,399,594	£6,740,873	£4,368,787
60% LAR : 40% CIR	40%	£16,585,538	£10,293,101	£10,242,029	£10,139,498	£9,568,248	£4,912,522	£2,541,795
60% LAR : 40% CIR	45%	£14,550,717	£8,451,592	£8,400,589	£8,298,195	£7,727,289	£3,074,090	£680,838
60% LAR : 40% CIR	50%	£13,393,471	£7,464,709	£7,413,758	£7,311,478	£6,740,853	£2,082,852	-£326,839

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£55,117,082	-£62,998,150	-£63,049,571	-£63,152,576	-£63,720,281	-£68,385,222	-£70,772,999
60% LAR : 40% CIR	5%	-£57,073,798	-£64,751,671	-£64,802,895	-£64,905,556	-£65,472,398	-£70,140,151	-£72,525,011
60% LAR : 40% CIR	10%	-£59,040,609	-£66,515,218	-£66,566,262	-£66,668,604	-£67,234,653	-£71,905,875	-£74,288,047
60% LAR : 40% CIR	15%	-£61,017,423	-£68,288,695	-£68,339,576	-£68,441,628	-£69,006,949	-£73,682,291	-£76,062,002
60% LAR : 40% CIR	20%	-£63,004,143	-£70,072,009	-£70,122,743	-£70,225,448	-£70,798,724	-£75,469,299	-£77,846,772
60% LAR : 40% CIR	25%	-£65,000,674	-£71,873,509	-£71,924,884	-£72,027,983	-£72,600,654	-£77,266,795	-£79,642,253
60% LAR : 40% CIR	30%	-£67,006,920	-£73,686,212	-£73,737,470	-£73,840,354	-£74,412,486	-£79,074,678	-£81,448,341
60% LAR : 40% CIR	35%	-£69,022,788	-£75,508,613	-£75,559,771	-£75,662,465	-£76,234,124	-£80,892,845	-£83,264,931
60% LAR : 40% CIR	40%	-£71,048,180	-£77,340,617	-£77,391,689	-£77,494,220	-£78,065,470	-£82,721,196	-£85,091,923
60% LAR : 40% CIR	45%	-£73,083,001	-£79,182,126	-£79,233,129	-£79,335,523	-£79,906,429	-£84,559,628	-£86,952,880
60% LAR : 40% CIR	50%	-£74,240,247	-£80,169,009	-£80,219,960	-£80,322,240	-£80,892,865	-£85,550,866	-£87,960,557

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£18,804,133	-£26,685,201	-£26,736,622	-£26,839,628	-£27,407,332	-£32,072,273	-£34,460,050
60% LAR : 40% CIR	5%	-£20,760,849	-£28,438,723	-£28,489,946	-£28,592,607	-£29,159,449	-£33,827,203	-£36,212,063
60% LAR : 40% CIR	10%	-£22,727,660	-£30,202,269	-£30,253,314	-£30,355,656	-£30,921,705	-£35,592,926	-£37,975,098
60% LAR : 40% CIR	15%	-£24,704,474	-£31,975,746	-£32,026,627	-£32,128,679	-£32,694,001	-£37,369,343	-£39,749,053
60% LAR : 40% CIR	20%	-£26,691,195	-£33,759,060	-£33,809,794	-£33,912,499	-£34,485,775	-£39,156,351	-£41,533,823
60% LAR : 40% CIR	25%	-£28,687,726	-£35,560,560	-£35,611,935	-£35,715,034	-£36,287,705	-£40,953,846	-£43,329,304
60% LAR : 40% CIR	30%	-£30,693,972	-£37,373,263	-£37,424,521	-£37,527,405	-£38,099,537	-£42,761,729	-£45,135,392
60% LAR : 40% CIR	35%	-£32,709,839	-£39,195,665	-£39,246,823	-£39,349,516	-£39,921,175	-£44,579,897	-£46,951,982
60% LAR : 40% CIR	40%	-£34,735,232	-£41,027,669	-£41,078,740	-£41,181,272	-£41,752,522	-£46,408,247	-£48,778,975
60% LAR : 40% CIR	45%	-£36,770,052	-£42,869,178	-£42,920,180	-£43,022,574	-£43,593,480	-£48,246,679	-£50,639,931
60% LAR : 40% CIR	50%	-£37,927,299	-£43,856,061	-£43,907,011	-£44,009,291	-£44,579,916	-£49,237,918	-£51,647,608

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,757,723	-£11,638,791	-£11,690,212	-£11,793,217	-£12,360,922	-£17,025,863	-£19,413,640
60% LAR : 40% CIR	5%	-£5,714,439	-£13,392,312	-£13,443,536	-£13,546,197	-£14,113,039	-£18,780,792	-£21,165,652
60% LAR : 40% CIR	10%	-£7,681,250	-£15,155,859	-£15,206,903	-£15,309,245	-£15,875,294	-£20,546,516	-£22,928,688
60% LAR : 40% CIR	15%	-£9,658,064	-£16,929,336	-£16,980,217	-£17,082,269	-£17,647,590	-£22,322,932	-£24,702,643
60% LAR : 40% CIR	20%	-£11,644,785	-£18,712,650	-£18,763,384	-£18,866,089	-£19,439,365	-£24,109,940	-£26,487,413
60% LAR : 40% CIR	25%	-£13,641,315	-£20,514,150	-£20,565,525	-£20,668,624	-£21,241,295	-£25,907,436	-£28,282,894
60% LAR : 40% CIR	30%	-£15,647,562	-£22,326,853	-£22,378,111	-£22,480,995	-£23,053,127	-£27,715,319	-£30,088,982
60% LAR : 40% CIR	35%	-£17,663,429	-£24,149,255	-£24,200,412	-£24,303,106	-£24,874,765	-£29,533,486	-£31,905,572
60% LAR : 40% CIR	40%	-£19,688,821	-£25,981,258	-£26,032,330	-£26,134,861	-£26,706,111	-£31,361,837	-£33,732,564
60% LAR : 40% CIR	45%	-£21,723,642	-£27,822,767	-£27,873,770	-£27,976,164	-£28,547,070	-£33,200,269	-£35,593,521
60% LAR : 40% CIR	50%	-£22,880,888	-£28,809,650	-£28,860,601	-£28,962,881	-£29,533,506	-£34,191,507	-£36,601,198

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,028,559	£6,147,491	£6,096,071	£5,993,065	£5,425,361	£760,419	-£1,627,357
60% LAR : 40% CIR	5%	£12,071,843	£4,393,970	£4,342,746	£4,240,085	£3,673,243	-£994,510	-£3,379,370
60% LAR : 40% CIR	10%	£10,105,032	£2,630,423	£2,579,379	£2,477,037	£1,910,988	-£2,760,234	-£5,142,406
60% LAR : 40% CIR	15%	£8,128,218	£856,946	£806,065	£704,013	£138,692	-£4,536,650	-£6,916,361
60% LAR : 40% CIR	20%	£6,141,498	-£926,368	-£977,102	-£1,079,807	-£1,653,083	-£6,323,658	-£8,701,131
60% LAR : 40% CIR	25%	£4,144,967	-£2,727,868	-£2,779,243	-£2,882,342	-£3,455,013	-£8,121,154	-£10,496,612
60% LAR : 40% CIR	30%	£2,138,721	-£4,540,571	-£4,591,829	-£4,694,713	-£5,266,845	-£9,929,037	-£12,302,700
60% LAR : 40% CIR	35%	£122,853	-£6,362,972	-£6,414,130	-£6,516,824	-£7,088,483	-£11,747,204	-£14,119,290
60% LAR : 40% CIR	40%	-£1,902,539	-£8,194,976	-£8,246,048	-£8,348,579	-£8,919,829	-£13,575,555	-£15,946,282
60% LAR : 40% CIR	45%	-£3,937,360	-£10,036,485	-£10,087,488	-£10,189,882	-£10,760,788	-£15,413,987	-£17,807,239
60% LAR : 40% CIR	50%	-£5,094,606	-£11,023,368	-£11,074,319	-£11,176,599	-£11,747,224	-£16,405,225	-£18,814,916

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR in Perp

Value Area	Zone B - Camden Town Office & Resi £900 per sq ft

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£15,282,823	£7,266,916	£7,214,711	£7,108,720	£6,497,014	£1,469,345	-£1,139,422
60% LAR : 40% CIR	5%	£14,210,091	£6,385,866	£6,333,861	£6,228,221	£5,617,390	£586,041	-£2,033,198
60% LAR : 40% CIR	10%	£13,127,109	£5,494,639	£5,442,815	£5,337,497	£4,727,473	-£312,926	-£2,938,336
60% LAR : 40% CIR	15%	£12,033,972	£4,593,328	£4,541,670	£4,436,648	£3,827,361	-£1,231,857	-£3,854,729
60% LAR : 40% CIR	20%	£10,930,777	£3,682,030	£3,630,522	£3,525,768	£2,917,153	-£2,161,703	-£4,782,269
60% LAR : 40% CIR	25%	£9,817,623	£2,760,843	£2,709,467	£2,604,956	£1,992,548	-£3,102,361	-£5,720,850
60% LAR : 40% CIR	30%	£8,694,604	£1,826,141	£1,774,101	£1,668,213	£1,051,472	-£4,053,726	-£6,670,363
60% LAR : 40% CIR	35%	£7,561,817	£874,335	£822,398	£716,701	£100,442	-£5,015,690	-£7,630,702
60% LAR : 40% CIR	40%	£6,419,361	-£88,550	-£141,193	-£248,333	-£873,576	-£5,988,151	-£8,601,760
60% LAR : 40% CIR	45%	£5,267,331	-£1,074,575	-£1,127,146	-£1,234,144	-£1,859,032	-£6,971,004	-£9,583,428
60% LAR : 40% CIR	50%	£4,176,464	-£2,005,710	-£2,058,227	-£2,165,109	-£2,789,706	-£7,899,554	-£10,511,013

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£72,350,895	-£80,366,802	-£80,419,007	-£80,524,998	-£81,136,704	-£86,164,372	-£88,773,140
60% LAR : 40% CIR	5%	-£73,423,626	-£81,247,852	-£81,299,857	-£81,405,497	-£82,016,328	-£87,047,677	-£89,666,916
60% LAR : 40% CIR	10%	-£74,506,609	-£82,139,079	-£82,190,903	-£82,296,221	-£82,906,245	-£87,946,644	-£90,572,054
60% LAR : 40% CIR	15%	-£75,599,746	-£83,040,390	-£83,092,048	-£83,197,070	-£83,806,357	-£88,865,575	-£91,488,447
60% LAR : 40% CIR	20%	-£76,702,941	-£83,951,688	-£84,003,196	-£84,107,950	-£84,716,565	-£89,795,421	-£92,415,987
60% LAR : 40% CIR	25%	-£77,816,095	-£84,872,875	-£84,924,250	-£85,028,762	-£85,641,169	-£90,736,079	-£93,354,568
60% LAR : 40% CIR	30%	-£78,939,114	-£85,807,577	-£85,859,617	-£85,965,505	-£86,582,246	-£91,687,444	-£94,304,081
60% LAR : 40% CIR	35%	-£80,071,901	-£86,759,383	-£86,811,320	-£86,917,017	-£87,533,276	-£92,649,408	-£95,264,420
60% LAR : 40% CIR	40%	-£81,214,357	-£87,722,268	-£87,774,911	-£87,882,051	-£88,507,294	-£93,621,869	-£96,235,478
60% LAR : 40% CIR	45%	-£82,366,387	-£88,708,293	-£88,760,864	-£88,867,862	-£89,492,750	-£94,604,722	-£97,217,146
60% LAR : 40% CIR	50%	-£83,457,254	-£89,639,428	-£89,691,945	-£89,798,827	-£90,423,424	-£95,533,272	-£98,144,731

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£36,037,946	-£44,053,853	-£44,106,058	-£44,212,049	-£44,823,755	-£49,851,424	-£52,460,191
60% LAR : 40% CIR	5%	-£37,110,678	-£44,934,903	-£44,986,908	-£45,092,549	-£45,703,380	-£50,734,729	-£53,353,967
60% LAR : 40% CIR	10%	-£38,193,660	-£45,826,131	-£45,877,954	-£45,983,272	-£46,593,297	-£51,633,695	-£54,259,105
60% LAR : 40% CIR	15%	-£39,286,797	-£46,727,441	-£46,779,099	-£46,884,122	-£47,493,408	-£52,552,626	-£55,175,498
60% LAR : 40% CIR	20%	-£40,389,992	-£47,638,739	-£47,690,247	-£47,795,001	-£48,403,616	-£53,482,473	-£56,103,038
60% LAR : 40% CIR	25%	-£41,503,147	-£48,559,926	-£48,611,302	-£48,715,813	-£49,328,221	-£54,423,130	-£57,041,619
60% LAR : 40% CIR	30%	-£42,626,166	-£49,494,628	-£49,546,668	-£49,652,556	-£50,269,297	-£55,374,495	-£57,991,132
60% LAR : 40% CIR	35%	-£43,758,952	-£50,446,434	-£50,498,372	-£50,604,068	-£51,220,328	-£56,336,459	-£58,951,471
60% LAR : 40% CIR	40%	-£44,901,408	-£51,409,319	-£51,461,962	-£51,569,102	-£52,194,345	-£57,308,921	-£59,922,529
60% LAR : 40% CIR	45%	-£46,053,439	-£52,395,344	-£52,447,915	-£52,554,913	-£53,179,801	-£58,291,773	-£60,904,198
60% LAR : 40% CIR	50%	-£47,144,306	-£53,326,480	-£53,378,996	-£53,485,879	-£54,110,475	-£59,220,324	-£61,831,782

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£20,991,536	-£29,007,443	-£29,059,648	-£29,165,639	-£29,777,345	-£34,805,014	-£37,413,781
60% LAR : 40% CIR	5%	-£22,064,267	-£29,888,493	-£29,940,498	-£30,046,138	-£30,656,969	-£35,688,318	-£38,307,557
60% LAR : 40% CIR	10%	-£23,147,250	-£30,779,720	-£30,831,544	-£30,936,862	-£31,546,886	-£36,587,285	-£39,212,695
60% LAR : 40% CIR	15%	-£24,240,387	-£31,681,031	-£31,732,689	-£31,837,711	-£32,446,998	-£37,506,216	-£40,129,088
60% LAR : 40% CIR	20%	-£25,343,582	-£32,592,329	-£32,643,837	-£32,748,591	-£33,357,206	-£38,436,062	-£41,056,628
60% LAR : 40% CIR	25%	-£26,456,736	-£33,513,516	-£33,564,891	-£33,669,403	-£34,281,811	-£39,376,720	-£41,995,209
60% LAR : 40% CIR	30%	-£27,579,755	-£34,448,218	-£34,500,258	-£34,606,146	-£35,222,887	-£40,328,085	-£42,944,722
60% LAR : 40% CIR	35%	-£28,712,542	-£35,400,024	-£35,451,961	-£35,557,658	-£36,173,917	-£41,290,049	-£43,905,061
60% LAR : 40% CIR	40%	-£29,854,998	-£36,362,909	-£36,415,552	-£36,522,692	-£37,147,935	-£42,262,510	-£44,876,119
60% LAR : 40% CIR	45%	-£31,007,028	-£37,348,934	-£37,401,505	-£37,508,503	-£38,133,391	-£43,245,363	-£45,857,787
60% LAR : 40% CIR	50%	-£32,097,895	-£38,280,069	-£38,332,586	-£38,439,468	-£39,064,065	-£44,173,913	-£46,785,372

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,205,254	-£11,221,161	-£11,273,366	-£11,379,357	-£11,991,063	-£17,018,731	-£19,627,499
60% LAR : 40% CIR	5%	-£4,277,985	-£12,102,211	-£12,154,216	-£12,259,856	-£12,870,687	-£17,902,036	-£20,521,275
60% LAR : 40% CIR	10%	-£5,360,968	-£12,993,438	-£13,045,262	-£13,150,580	-£13,760,604	-£18,801,003	-£21,426,413
60% LAR : 40% CIR	15%	-£6,454,105	-£13,894,749	-£13,946,407	-£14,051,429	-£14,660,716	-£19,719,934	-£22,342,806
60% LAR : 40% CIR	20%	-£7,557,300	-£14,806,047	-£14,857,555	-£14,962,309	-£15,570,924	-£20,649,780	-£23,270,346
60% LAR : 40% CIR	25%	-£8,670,454	-£15,727,234	-£15,778,609	-£15,883,121	-£16,495,528	-£21,590,438	-£24,208,927
60% LAR : 40% CIR	30%	-£9,793,473	-£16,661,936	-£16,713,976	-£16,819,864	-£17,436,605	-£22,541,803	-£25,158,440
60% LAR : 40% CIR	35%	-£10,926,260	-£17,613,742	-£17,665,679	-£17,771,376	-£18,387,635	-£23,503,767	-£26,118,779
60% LAR : 40% CIR	40%	-£12,068,716	-£18,576,627	-£18,629,270	-£18,736,410	-£19,361,653	-£24,476,228	-£27,089,837
60% LAR : 40% CIR	45%	-£13,220,746	-£19,562,652	-£19,615,223	-£19,722,221	-£20,347,109	-£25,459,081	-£28,071,505
60% LAR : 40% CIR	50%	-£14,311,613	-£20,493,787	-£20,546,304	-£20,653,186	-£21,277,783	-£26,387,631	-£28,999,090

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR in Perp		Value Area	Zone B - Camden Town Office & Resi £1,000 per sq ft

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£19,725,209	£11,675,525	£11,623,320	£11,517,329	£10,905,623	£5,906,104	£3,347,911
60% LAR : 40% CIR	5%	£18,434,319	£10,574,044	£10,522,039	£10,416,398	£9,805,567	£4,812,467	£2,244,057
60% LAR : 40% CIR	10%	£17,133,331	£9,462,386	£9,410,562	£9,305,245	£8,695,220	£3,708,034	£1,129,012
60% LAR : 40% CIR	15%	£15,822,342	£8,340,645	£8,288,987	£8,183,965	£7,574,679	£2,586,334	£2,881
60% LAR : 40% CIR	20%	£14,501,447	£7,208,918	£7,157,410	£7,052,655	£6,444,040	£1,446,951	-£1,151,536
60% LAR : 40% CIR	25%	£13,170,740	£6,067,300	£6,015,924	£5,911,412	£5,303,402	£296,920	-£2,317,038
60% LAR : 40% CIR	30%	£11,830,318	£4,915,887	£4,864,629	£4,760,333	£4,152,861	-£876,834	-£3,493,472
60% LAR : 40% CIR	35%	£10,473,979	£3,754,777	£3,703,620	£3,599,512	£2,992,514	-£2,065,719	-£4,680,731
60% LAR : 40% CIR	40%	£9,107,510	£2,584,065	£2,532,992	£2,429,048	£1,821,679	-£3,265,102	-£5,878,710
60% LAR : 40% CIR	45%	£7,731,468	£1,400,190	£1,348,408	£1,243,019	£627,523	-£4,474,874	-£7,087,299
60% LAR : 40% CIR	50%	£6,677,261	£519,399	£467,672	£362,396	-£256,672	-£5,366,519	-£7,977,979

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£67,908,509	-£75,958,193	-£76,010,398	-£76,116,389	-£76,728,095	-£81,727,614	-£84,285,807
60% LAR : 40% CIR	5%	-£69,199,399	-£77,059,674	-£77,111,679	-£77,217,320	-£77,828,151	-£82,821,251	-£85,389,661
60% LAR : 40% CIR	10%	-£70,500,386	-£78,171,332	-£78,223,156	-£78,328,473	-£78,938,498	-£83,925,684	-£86,504,706
60% LAR : 40% CIR	15%	-£71,811,376	-£79,293,073	-£79,344,731	-£79,449,753	-£80,059,039	-£85,047,384	-£87,630,836
60% LAR : 40% CIR	20%	-£73,132,271	-£80,424,800	-£80,476,308	-£80,581,062	-£81,189,678	-£86,186,767	-£88,785,254
60% LAR : 40% CIR	25%	-£74,462,978	-£81,566,418	-£81,617,794	-£81,722,306	-£82,330,316	-£87,336,798	-£89,950,756
60% LAR : 40% CIR	30%	-£75,803,400	-£82,717,831	-£82,769,089	-£82,873,385	-£83,480,857	-£88,510,552	-£91,127,190
60% LAR : 40% CIR	35%	-£77,159,739	-£83,878,941	-£83,930,098	-£84,034,206	-£84,641,204	-£89,699,437	-£92,314,449
60% LAR : 40% CIR	40%	-£78,526,208	-£85,049,653	-£85,100,726	-£85,204,670	-£85,812,039	-£90,898,820	-£93,512,428
60% LAR : 40% CIR	45%	-£79,902,250	-£86,233,528	-£86,285,309	-£86,390,699	-£87,006,195	-£92,108,592	-£94,721,017
60% LAR : 40% CIR	50%	-£80,956,457	-£87,114,319	-£87,166,046	-£87,271,322	-£87,890,390	-£93,000,237	-£95,611,697

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£31,595,560	-£39,645,245	-£39,697,450	-£39,803,441	-£40,415,146	-£45,414,665	-£47,972,858
60% LAR : 40% CIR	5%	-£32,886,451	-£40,746,725	-£40,798,730	-£40,904,371	-£41,515,202	-£46,508,302	-£49,076,712
60% LAR : 40% CIR	10%	-£34,187,438	-£41,858,384	-£41,910,207	-£42,015,524	-£42,625,549	-£47,612,735	-£50,191,757
60% LAR : 40% CIR	15%	-£35,498,427	-£42,980,125	-£43,031,782	-£43,136,804	-£43,746,090	-£48,734,435	-£51,317,888
60% LAR : 40% CIR	20%	-£36,819,322	-£44,111,852	-£44,163,360	-£44,268,114	-£44,876,729	-£49,873,818	-£52,472,305
60% LAR : 40% CIR	25%	-£38,150,029	-£45,253,470	-£45,304,845	-£45,409,357	-£46,017,367	-£51,023,849	-£53,637,807
60% LAR : 40% CIR	30%	-£39,490,451	-£46,404,882	-£46,456,140	-£46,560,437	-£47,167,908	-£52,197,603	-£54,814,241
60% LAR : 40% CIR	35%	-£40,846,791	-£47,565,993	-£47,617,149	-£47,721,257	-£48,328,256	-£53,386,489	-£56,001,500
60% LAR : 40% CIR	40%	-£42,213,259	-£48,736,704	-£48,787,777	-£48,891,721	-£49,499,090	-£54,585,871	-£57,199,479
60% LAR : 40% CIR	45%	-£43,589,301	-£49,920,579	-£49,972,361	-£50,077,750	-£50,693,246	-£55,795,644	-£58,408,069
60% LAR : 40% CIR	50%	-£44,643,508	-£50,801,370	-£50,853,097	-£50,958,374	-£51,577,441	-£56,687,288	-£59,298,748

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£16,549,150	-£24,598,834	-£24,651,039	-£24,757,030	-£25,368,736	-£30,368,255	-£32,926,448
60% LAR : 40% CIR	5%	-£17,840,040	-£25,700,315	-£25,752,320	-£25,857,961	-£26,468,792	-£31,461,892	-£34,030,302
60% LAR : 40% CIR	10%	-£19,141,027	-£26,811,973	-£26,863,797	-£26,969,114	-£27,579,139	-£32,566,325	-£35,145,347
60% LAR : 40% CIR	15%	-£20,452,017	-£27,933,714	-£27,985,372	-£28,090,394	-£28,699,680	-£33,688,025	-£36,271,478
60% LAR : 40% CIR	20%	-£21,772,912	-£29,065,441	-£29,116,949	-£29,221,703	-£29,830,319	-£34,827,408	-£37,425,895
60% LAR : 40% CIR	25%	-£23,103,619	-£30,207,059	-£30,258,435	-£30,362,947	-£30,970,957	-£35,977,439	-£38,591,397
60% LAR : 40% CIR	30%	-£24,444,041	-£31,358,472	-£31,409,730	-£31,514,026	-£32,121,498	-£37,151,193	-£39,767,831
60% LAR : 40% CIR	35%	-£25,800,380	-£32,519,582	-£32,570,739	-£32,674,847	-£33,281,845	-£38,340,078	-£40,955,090
60% LAR : 40% CIR	40%	-£27,166,849	-£33,690,294	-£33,741,367	-£33,845,311	-£34,452,680	-£39,539,461	-£42,153,069
60% LAR : 40% CIR	45%	-£28,542,891	-£34,874,169	-£34,925,951	-£35,031,340	-£35,646,836	-£40,749,233	-£43,361,658
60% LAR : 40% CIR	50%	-£29,597,098	-£35,754,960	-£35,806,687	-£35,911,963	-£36,531,031	-£41,640,878	-£44,252,338

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,237,132	-£6,812,552	-£6,864,757	-£6,970,748	-£7,582,454	-£12,581,973	-£15,140,166
60% LAR : 40% CIR	5%	-£53,758	-£7,914,033	-£7,966,038	-£8,071,679	-£8,682,510	-£13,675,610	-£16,244,020
60% LAR : 40% CIR	10%	-£1,354,745	-£9,025,691	-£9,077,515	-£9,182,832	-£9,792,857	-£14,780,043	-£17,359,065
60% LAR : 40% CIR	15%	-£2,665,735	-£10,147,432	-£10,199,090	-£10,304,112	-£10,913,398	-£15,901,743	-£18,485,195
60% LAR : 40% CIR	20%	-£3,986,630	-£11,279,159	-£11,330,667	-£11,435,421	-£12,044,037	-£17,041,125	-£19,639,613
60% LAR : 40% CIR	25%	-£5,317,337	-£12,420,777	-£12,472,153	-£12,576,665	-£13,184,675	-£18,191,157	-£20,805,115
60% LAR : 40% CIR	30%	-£6,657,759	-£13,572,190	-£13,623,448	-£13,727,744	-£14,335,216	-£19,364,911	-£21,981,549
60% LAR : 40% CIR	35%	-£8,014,098	-£14,733,300	-£14,784,457	-£14,888,564	-£15,495,563	-£20,553,796	-£23,168,808
60% LAR : 40% CIR	40%	-£9,380,567	-£15,904,012	-£15,955,085	-£16,059,029	-£16,666,398	-£21,753,179	-£24,366,787
60% LAR : 40% CIR	45%	-£10,756,609	-£17,087,887	-£17,139,668	-£17,245,058	-£17,860,554	-£22,962,951	-£25,575,376
60% LAR : 40% CIR	50%	-£11,810,816	-£17,968,678	-£18,020,405	-£18,125,681	-£18,744,749	-£23,854,596	-£26,466,056

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR in Perp

Value Area	**Zone B - Camden Town Office & Resi £1,100 per sq ft**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£24,164,040	£16,084,133	£16,031,928	£15,925,937	£15,314,231	£10,314,713	£7,762,019
60% LAR : 40% CIR	5%	£22,651,208	£14,762,223	£14,710,216	£14,604,576	£13,993,745	£9,000,645	£6,450,868
60% LAR : 40% CIR	10%	£21,128,279	£13,430,133	£13,378,310	£13,272,992	£12,662,967	£7,675,781	£5,128,693
60% LAR : 40% CIR	15%	£19,595,348	£12,087,962	£12,036,305	£11,931,282	£11,321,996	£6,340,225	£3,795,599
60% LAR : 40% CIR	20%	£18,052,511	£10,735,804	£10,684,296	£10,579,542	£9,970,927	£4,994,079	£2,441,938
60% LAR : 40% CIR	25%	£16,499,863	£9,373,756	£9,322,380	£9,217,869	£8,609,858	£3,637,444	£1,070,442
60% LAR : 40% CIR	30%	£14,937,500	£8,001,913	£7,950,655	£7,846,358	£7,238,887	£2,265,491	-£316,580
60% LAR : 40% CIR	35%	£13,365,516	£6,620,373	£6,569,215	£6,465,108	£5,858,109	£870,961	-£1,730,761
60% LAR : 40% CIR	40%	£11,784,007	£5,229,230	£5,178,158	£5,074,213	£4,467,624	-£542,051	-£3,155,660
60% LAR : 40% CIR	45%	£10,193,068	£3,828,581	£3,777,579	£3,673,772	£3,067,527	-£1,978,745	-£4,591,170
60% LAR : 40% CIR	50%	£9,178,058	£3,001,044	£2,950,093	£2,846,400	£2,240,436	-£2,833,485	-£5,444,944

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£63,469,678	-£71,549,585	-£71,601,790	-£71,707,781	-£72,319,487	-£77,319,005	-£79,871,699
60% LAR : 40% CIR	5%	-£64,982,510	-£72,871,495	-£72,923,502	-£73,029,142	-£73,639,973	-£78,633,073	-£81,182,850
60% LAR : 40% CIR	10%	-£66,505,439	-£74,203,585	-£74,255,408	-£74,360,726	-£74,970,751	-£79,957,937	-£82,505,025
60% LAR : 40% CIR	15%	-£68,038,369	-£75,545,756	-£75,597,413	-£75,702,436	-£76,311,722	-£81,293,493	-£83,838,119
60% LAR : 40% CIR	20%	-£69,581,207	-£76,897,914	-£76,949,422	-£77,054,176	-£77,662,791	-£82,639,639	-£85,191,780
60% LAR : 40% CIR	25%	-£71,133,855	-£78,259,962	-£78,311,338	-£78,415,849	-£79,023,860	-£83,996,274	-£86,563,276
60% LAR : 40% CIR	30%	-£72,696,218	-£79,631,805	-£79,683,063	-£79,787,360	-£80,394,831	-£85,368,227	-£87,950,298
60% LAR : 40% CIR	35%	-£74,268,202	-£81,013,345	-£81,064,503	-£81,168,610	-£81,775,609	-£86,762,757	-£89,364,478
60% LAR : 40% CIR	40%	-£75,849,711	-£82,404,488	-£82,455,560	-£82,559,505	-£83,166,094	-£88,175,769	-£90,789,378
60% LAR : 40% CIR	45%	-£77,440,650	-£83,805,137	-£83,856,139	-£83,959,946	-£84,566,191	-£89,612,463	-£92,224,888
60% LAR : 40% CIR	50%	-£78,455,660	-£84,632,674	-£84,683,625	-£84,787,318	-£85,393,282	-£90,467,203	-£93,078,662

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£27,156,729	-£35,236,636	-£35,288,841	-£35,394,832	-£36,006,538	-£41,006,056	-£43,558,750
60% LAR : 40% CIR	5%	-£28,669,562	-£36,558,547	-£36,610,553	-£36,716,193	-£37,327,024	-£42,320,124	-£44,869,901
60% LAR : 40% CIR	10%	-£30,192,490	-£37,890,636	-£37,942,459	-£38,047,777	-£38,657,802	-£43,644,988	-£46,192,076
60% LAR : 40% CIR	15%	-£31,725,421	-£39,232,807	-£39,284,464	-£39,389,488	-£39,998,773	-£44,980,544	-£47,525,170
60% LAR : 40% CIR	20%	-£33,268,258	-£40,584,965	-£40,636,473	-£40,741,228	-£41,349,843	-£46,326,690	-£48,878,831
60% LAR : 40% CIR	25%	-£34,820,907	-£41,947,014	-£41,998,389	-£42,102,901	-£42,710,911	-£47,683,326	-£50,250,327
60% LAR : 40% CIR	30%	-£36,383,270	-£43,318,857	-£43,370,115	-£43,474,411	-£44,081,883	-£49,055,278	-£51,637,349
60% LAR : 40% CIR	35%	-£37,955,254	-£44,700,396	-£44,751,554	-£44,855,662	-£45,462,660	-£50,449,808	-£53,051,530
60% LAR : 40% CIR	40%	-£39,536,763	-£46,091,539	-£46,142,611	-£46,246,556	-£46,853,146	-£51,862,821	-£54,476,429
60% LAR : 40% CIR	45%	-£41,127,701	-£47,492,188	-£47,543,191	-£47,646,997	-£48,253,243	-£53,299,515	-£55,911,939
60% LAR : 40% CIR	50%	-£42,142,711	-£48,319,726	-£48,370,676	-£48,474,369	-£49,080,334	-£54,154,254	-£56,765,713

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,110,319	-£20,190,226	-£20,242,431	-£20,348,422	-£20,960,128	-£25,959,646	-£28,512,340
60% LAR : 40% CIR	5%	-£13,623,151	-£21,512,136	-£21,564,143	-£21,669,783	-£22,280,614	-£27,273,714	-£29,823,491
60% LAR : 40% CIR	10%	-£15,146,080	-£22,844,226	-£22,896,049	-£23,001,367	-£23,611,392	-£28,598,578	-£31,145,666
60% LAR : 40% CIR	15%	-£16,679,011	-£24,186,397	-£24,238,054	-£24,343,077	-£24,952,363	-£29,934,134	-£32,478,760
60% LAR : 40% CIR	20%	-£18,221,848	-£25,538,555	-£25,590,063	-£25,694,817	-£26,303,432	-£31,280,280	-£33,832,421
60% LAR : 40% CIR	25%	-£19,774,496	-£26,900,603	-£26,951,979	-£27,056,490	-£27,664,501	-£32,636,915	-£35,203,917
60% LAR : 40% CIR	30%	-£21,336,859	-£28,272,446	-£28,323,704	-£28,428,001	-£29,035,472	-£34,008,868	-£36,590,939
60% LAR : 40% CIR	35%	-£22,908,843	-£29,653,986	-£29,705,144	-£29,809,251	-£30,416,250	-£35,403,398	-£38,005,120
60% LAR : 40% CIR	40%	-£24,490,352	-£31,045,129	-£31,096,201	-£31,200,146	-£31,806,735	-£36,816,410	-£39,430,019
60% LAR : 40% CIR	45%	-£26,081,291	-£32,445,778	-£32,496,780	-£32,600,587	-£33,206,832	-£38,253,104	-£40,865,529
60% LAR : 40% CIR	50%	-£27,096,301	-£33,273,315	-£33,324,266	-£33,427,959	-£34,033,923	-£39,107,844	-£41,719,303

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£5,675,963	-£2,403,944	-£2,456,149	-£2,562,140	-£3,173,846	-£8,173,364	-£10,726,058
60% LAR : 40% CIR	5%	£4,163,131	-£3,725,854	-£3,777,861	-£3,883,501	-£4,494,332	-£9,487,432	-£12,037,209
60% LAR : 40% CIR	10%	£2,640,202	-£5,057,943	-£5,109,767	-£5,215,085	-£5,825,110	-£10,812,296	-£13,359,384
60% LAR : 40% CIR	15%	£1,107,272	-£6,400,115	-£6,451,772	-£6,556,795	-£7,166,081	-£12,147,852	-£14,692,478
60% LAR : 40% CIR	20%	-£435,566	-£7,752,273	-£7,803,781	-£7,908,535	-£8,517,150	-£13,493,998	-£16,046,139
60% LAR : 40% CIR	25%	-£1,988,214	-£9,114,321	-£9,165,697	-£9,270,208	-£9,878,219	-£14,850,633	-£17,417,635
60% LAR : 40% CIR	30%	-£3,550,577	-£10,486,164	-£10,537,422	-£10,641,719	-£11,249,190	-£16,222,586	-£18,804,657
60% LAR : 40% CIR	35%	-£5,122,561	-£11,867,704	-£11,918,862	-£12,022,969	-£12,629,968	-£17,617,116	-£20,218,837
60% LAR : 40% CIR	40%	-£6,704,070	-£13,258,847	-£13,309,919	-£13,413,864	-£14,020,453	-£19,030,128	-£21,643,737
60% LAR : 40% CIR	45%	-£8,295,009	-£14,659,496	-£14,710,498	-£14,814,305	-£15,420,550	-£20,466,822	-£23,079,247
60% LAR : 40% CIR	50%	-£9,310,019	-£15,487,033	-£15,537,984	-£15,641,677	-£16,247,641	-£21,321,562	-£23,933,021

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR in Perp		Value Area	Zone B - Camden Town Office & Resi £1,200 per sq ft

No Units	105	Sales value inflation		Base
Site Area	0.9 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£28,602,870	£20,490,770	£20,439,350	£20,334,546	£19,722,840	£14,723,321	£12,170,628
60% LAR : 40% CIR	5%	£26,868,097	£18,950,401	£18,898,395	£18,792,754	£18,181,923	£13,188,822	£10,639,046
60% LAR : 40% CIR	10%	£25,123,226	£17,397,881	£17,346,058	£17,240,740	£16,630,715	£11,643,529	£9,096,440
60% LAR : 40% CIR	15%	£23,368,354	£15,835,279	£15,783,621	£15,678,599	£15,069,313	£10,087,543	£7,542,915
60% LAR : 40% CIR	20%	£21,603,575	£14,262,691	£14,211,183	£14,106,429	£13,497,814	£8,520,966	£5,978,577
60% LAR : 40% CIR	25%	£19,828,986	£12,680,211	£12,628,837	£12,524,325	£11,916,314	£6,943,900	£4,403,526
60% LAR : 40% CIR	30%	£18,044,680	£11,087,939	£11,036,681	£10,932,384	£10,324,912	£5,356,447	£2,817,324
60% LAR : 40% CIR	35%	£16,250,756	£9,485,968	£9,434,810	£9,330,703	£8,723,705	£3,758,710	£1,200,887
60% LAR : 40% CIR	40%	£14,447,305	£7,874,395	£7,823,323	£7,719,379	£7,112,788	£2,148,220	-£432,610
60% LAR : 40% CIR	45%	£12,634,425	£6,253,316	£6,202,313	£6,098,507	£5,492,261	£509,608	-£2,095,041
60% LAR : 40% CIR	50%	£11,566,650	£5,355,374	£5,304,424	£5,200,730	£4,594,766	-£409,969	-£3,021,428

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£59,030,848	-£67,142,948	-£67,194,368	-£67,299,172	-£67,910,878	-£72,910,397	-£75,463,090
60% LAR : 40% CIR	5%	-£60,765,621	-£68,683,317	-£68,735,323	-£68,840,964	-£69,451,795	-£74,444,896	-£76,994,672
60% LAR : 40% CIR	10%	-£62,510,492	-£70,235,837	-£70,287,660	-£70,392,978	-£71,003,003	-£75,990,189	-£78,537,278
60% LAR : 40% CIR	15%	-£64,265,364	-£71,798,439	-£71,850,097	-£71,955,119	-£72,564,405	-£77,546,175	-£80,090,802
60% LAR : 40% CIR	20%	-£66,030,143	-£73,371,027	-£73,422,535	-£73,527,289	-£74,135,904	-£79,112,752	-£81,655,141
60% LAR : 40% CIR	25%	-£67,804,732	-£74,953,507	-£75,004,881	-£75,109,393	-£75,717,404	-£80,689,817	-£83,230,192
60% LAR : 40% CIR	30%	-£69,589,038	-£76,545,779	-£76,597,037	-£76,701,334	-£77,308,806	-£82,277,271	-£84,816,394
60% LAR : 40% CIR	35%	-£71,382,962	-£78,147,750	-£78,198,908	-£78,303,015	-£78,910,013	-£83,875,008	-£86,432,831
60% LAR : 40% CIR	40%	-£73,186,413	-£79,759,323	-£79,810,395	-£79,914,339	-£80,520,930	-£85,485,498	-£88,066,328
60% LAR : 40% CIR	45%	-£74,999,293	-£81,380,402	-£81,431,405	-£81,535,211	-£82,141,457	-£87,124,110	-£89,728,759
60% LAR : 40% CIR	50%	-£76,067,068	-£82,278,344	-£82,329,294	-£82,432,988	-£83,038,952	-£88,043,687	-£90,655,146

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£22,717,900	-£30,829,999	-£30,881,419	-£30,986,223	-£31,597,929	-£36,597,448	-£39,150,141
60% LAR : 40% CIR	5%	-£24,452,672	-£32,370,369	-£32,422,375	-£32,528,015	-£33,138,846	-£38,131,947	-£40,681,723
60% LAR : 40% CIR	10%	-£26,197,543	-£33,922,888	-£33,974,711	-£34,080,029	-£34,690,054	-£39,677,241	-£42,224,329
60% LAR : 40% CIR	15%	-£27,952,415	-£35,485,491	-£35,537,148	-£35,642,170	-£36,251,456	-£41,233,227	-£43,777,854
60% LAR : 40% CIR	20%	-£29,717,194	-£37,058,078	-£37,109,586	-£37,214,340	-£37,822,955	-£42,799,803	-£45,342,193
60% LAR : 40% CIR	25%	-£31,491,783	-£38,640,558	-£38,691,932	-£38,796,445	-£39,404,455	-£44,376,869	-£46,917,243
60% LAR : 40% CIR	30%	-£33,276,089	-£40,232,830	-£40,284,088	-£40,388,386	-£40,995,857	-£45,964,322	-£48,503,445
60% LAR : 40% CIR	35%	-£35,070,014	-£41,834,801	-£41,885,959	-£41,990,066	-£42,597,064	-£47,562,059	-£50,119,882
60% LAR : 40% CIR	40%	-£36,873,464	-£43,446,375	-£43,497,446	-£43,601,390	-£44,207,981	-£49,172,549	-£51,753,379
60% LAR : 40% CIR	45%	-£38,686,345	-£45,067,453	-£45,118,456	-£45,222,262	-£45,828,508	-£50,811,161	-£53,415,810
60% LAR : 40% CIR	50%	-£39,754,119	-£45,965,395	-£46,016,346	-£46,120,039	-£46,726,003	-£51,730,738	-£54,342,197

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,671,489	-£15,783,589	-£15,835,009	-£15,939,813	-£16,551,519	-£21,551,038	-£24,103,731
60% LAR : 40% CIR	5%	-£9,406,262	-£17,323,958	-£17,375,964	-£17,481,605	-£18,092,436	-£23,085,537	-£25,635,313
60% LAR : 40% CIR	10%	-£11,151,133	-£18,876,478	-£18,928,301	-£19,033,619	-£19,643,644	-£24,630,830	-£27,177,919
60% LAR : 40% CIR	15%	-£12,906,005	-£20,439,080	-£20,490,738	-£20,595,760	-£21,205,046	-£26,186,816	-£28,731,444
60% LAR : 40% CIR	20%	-£14,670,784	-£22,011,668	-£22,063,176	-£22,167,930	-£22,776,545	-£27,753,393	-£30,295,782
60% LAR : 40% CIR	25%	-£16,445,373	-£23,594,148	-£23,645,522	-£23,750,034	-£24,358,045	-£29,330,459	-£31,870,833
60% LAR : 40% CIR	30%	-£18,229,679	-£25,186,420	-£25,237,678	-£25,341,975	-£25,949,447	-£30,917,912	-£33,457,035
60% LAR : 40% CIR	35%	-£20,023,603	-£26,788,391	-£26,839,549	-£26,943,656	-£27,550,654	-£32,515,649	-£35,073,472
60% LAR : 40% CIR	40%	-£21,827,054	-£28,399,964	-£28,451,036	-£28,554,980	-£29,161,571	-£34,126,139	-£36,706,969
60% LAR : 40% CIR	45%	-£23,639,934	-£30,021,043	-£30,072,046	-£30,175,852	-£30,782,098	-£35,764,751	-£38,369,400
60% LAR : 40% CIR	50%	-£24,707,709	-£30,918,985	-£30,969,935	-£31,073,629	-£31,679,593	-£36,684,328	-£39,295,787

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,114,793	£2,002,694	£1,951,273	£1,846,469	£1,234,763	-£3,764,756	-£6,317,449
60% LAR : 40% CIR	5%	£8,380,020	£462,324	£410,318	£304,677	-£306,154	-£5,299,255	-£7,849,031
60% LAR : 40% CIR	10%	£6,635,149	-£1,090,196	-£1,142,019	-£1,247,337	-£1,857,362	-£6,844,548	-£9,391,637
60% LAR : 40% CIR	15%	£4,880,277	-£2,652,798	-£2,704,456	-£2,809,478	-£3,418,764	-£8,400,534	-£10,945,161
60% LAR : 40% CIR	20%	£3,115,498	-£4,225,386	-£4,276,894	-£4,381,648	-£4,990,263	-£9,967,111	-£12,509,500
60% LAR : 40% CIR	25%	£1,340,909	-£5,807,865	-£5,859,240	-£5,963,752	-£6,571,763	-£11,544,176	-£14,084,550
60% LAR : 40% CIR	30%	-£443,397	-£7,400,138	-£7,451,396	-£7,555,693	-£8,163,165	-£13,131,630	-£15,670,753
60% LAR : 40% CIR	35%	-£2,237,321	-£9,002,109	-£9,053,267	-£9,157,374	-£9,764,372	-£14,729,367	-£17,287,190
60% LAR : 40% CIR	40%	-£4,040,772	-£10,613,682	-£10,664,754	-£10,768,698	-£11,375,289	-£16,339,857	-£18,920,687
60% LAR : 40% CIR	45%	-£5,853,652	-£12,234,761	-£12,285,764	-£12,389,570	-£12,995,816	-£17,978,469	-£20,583,118
60% LAR : 40% CIR	50%	-£6,921,426	-£13,132,703	-£13,183,653	-£13,287,347	-£13,893,311	-£18,898,046	-£21,509,505

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR in Perp

Value Area	Zone B - Camden Town Office & Resi £1,300 per sq ft

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£33,041,700	£24,858,624	£24,807,203	£24,702,805	£24,100,293	£19,131,930	£16,579,236
60% LAR : 40% CIR	5%	£31,084,986	£23,105,103	£23,053,878	£22,949,825	£22,348,174	£17,377,000	£14,827,223
60% LAR : 40% CIR	10%	£29,118,174	£21,341,556	£21,290,512	£21,186,777	£20,585,920	£15,611,277	£13,064,188
60% LAR : 40% CIR	15%	£27,141,360	£19,568,078	£19,517,197	£19,413,753	£18,813,624	£13,834,860	£11,290,233
60% LAR : 40% CIR	20%	£25,154,640	£17,784,764	£17,734,031	£17,630,851	£17,024,700	£12,047,852	£9,505,463
60% LAR : 40% CIR	25%	£23,158,109	£15,986,668	£15,935,293	£15,830,780	£15,222,771	£10,250,356	£7,709,982
60% LAR : 40% CIR	30%	£21,151,862	£14,173,965	£14,122,707	£14,018,410	£13,410,939	£8,442,474	£5,903,895
60% LAR : 40% CIR	35%	£19,135,995	£12,351,563	£12,300,406	£12,196,298	£11,589,300	£6,624,306	£4,087,305
60% LAR : 40% CIR	40%	£17,110,603	£10,519,560	£10,468,488	£10,364,544	£9,757,953	£4,795,956	£2,256,017
60% LAR : 40% CIR	45%	£15,075,781	£8,678,050	£8,627,048	£8,523,242	£7,916,996	£2,957,524	£395,060
60% LAR : 40% CIR	50%	£13,918,536	£7,691,168	£7,640,217	£7,536,524	£6,930,559	£1,964,507	-£616,977

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£54,592,018	-£62,775,094	-£62,826,515	-£62,930,913	-£63,533,425	-£68,501,788	-£71,054,482
60% LAR : 40% CIR	5%	-£56,548,732	-£64,528,615	-£64,579,840	-£64,683,893	-£65,285,544	-£70,256,718	-£72,806,494
60% LAR : 40% CIR	10%	-£58,515,544	-£66,292,162	-£66,343,206	-£66,446,941	-£67,047,798	-£72,022,441	-£74,569,530
60% LAR : 40% CIR	15%	-£60,492,358	-£68,065,640	-£68,116,521	-£68,219,964	-£68,820,094	-£73,798,858	-£76,343,485
60% LAR : 40% CIR	20%	-£62,479,078	-£69,848,954	-£69,899,687	-£70,002,867	-£70,609,018	-£75,585,866	-£78,128,255
60% LAR : 40% CIR	25%	-£64,475,609	-£71,647,050	-£71,698,425	-£71,802,938	-£72,410,947	-£77,383,362	-£79,923,736
60% LAR : 40% CIR	30%	-£66,481,856	-£73,459,753	-£73,511,011	-£73,615,308	-£74,222,779	-£79,191,244	-£81,729,823
60% LAR : 40% CIR	35%	-£68,497,723	-£75,282,155	-£75,333,312	-£75,437,420	-£76,044,418	-£81,009,412	-£83,546,413
60% LAR : 40% CIR	40%	-£70,523,115	-£77,114,158	-£77,165,230	-£77,269,174	-£77,875,765	-£82,837,762	-£85,377,701
60% LAR : 40% CIR	45%	-£72,557,937	-£78,955,667	-£79,006,670	-£79,110,476	-£79,716,722	-£84,676,194	-£87,238,658
60% LAR : 40% CIR	50%	-£73,715,182	-£79,942,550	-£79,993,501	-£80,097,194	-£80,703,159	-£85,669,211	-£88,250,695

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£18,279,069	-£26,462,145	-£26,513,567	-£26,617,964	-£27,220,476	-£32,188,839	-£34,741,533
60% LAR : 40% CIR	5%	-£20,235,783	-£28,215,666	-£28,266,891	-£28,370,944	-£28,972,595	-£33,943,769	-£36,493,546
60% LAR : 40% CIR	10%	-£22,202,596	-£29,979,213	-£30,030,257	-£30,133,992	-£30,734,849	-£35,709,493	-£38,256,581
60% LAR : 40% CIR	15%	-£24,179,409	-£31,752,691	-£31,803,572	-£31,907,016	-£32,507,145	-£37,485,909	-£40,030,536
60% LAR : 40% CIR	20%	-£26,166,129	-£33,536,005	-£33,586,738	-£33,689,918	-£34,296,069	-£39,272,917	-£41,815,306
60% LAR : 40% CIR	25%	-£28,162,660	-£35,334,101	-£35,385,476	-£35,489,989	-£36,097,998	-£41,070,413	-£43,610,787
60% LAR : 40% CIR	30%	-£30,168,907	-£37,146,805	-£37,198,063	-£37,302,359	-£37,909,830	-£42,878,295	-£45,416,874
60% LAR : 40% CIR	35%	-£32,184,774	-£38,969,206	-£39,020,364	-£39,124,471	-£39,731,469	-£44,696,463	-£47,233,464
60% LAR : 40% CIR	40%	-£34,210,166	-£40,801,210	-£40,852,281	-£40,956,225	-£41,562,816	-£46,524,814	-£49,064,752
60% LAR : 40% CIR	45%	-£36,244,988	-£42,642,719	-£42,693,721	-£42,797,528	-£43,403,773	-£48,363,246	-£50,925,709
60% LAR : 40% CIR	50%	-£37,402,233	-£43,629,602	-£43,680,552	-£43,784,246	-£44,390,210	-£49,356,262	-£51,937,746

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,232,659	-£11,415,735	-£11,467,156	-£11,571,554	-£12,174,066	-£17,142,429	-£19,695,123
60% LAR : 40% CIR	5%	-£5,189,373	-£13,169,256	-£13,220,481	-£13,324,534	-£13,926,185	-£18,897,359	-£21,447,135
60% LAR : 40% CIR	10%	-£7,156,185	-£14,932,803	-£14,983,847	-£15,087,582	-£15,688,439	-£20,663,082	-£23,210,171
60% LAR : 40% CIR	15%	-£9,132,999	-£16,706,281	-£16,757,162	-£16,860,605	-£17,460,735	-£22,439,499	-£24,984,126
60% LAR : 40% CIR	20%	-£11,119,719	-£18,489,595	-£18,540,328	-£18,643,508	-£19,249,659	-£24,226,507	-£26,768,896
60% LAR : 40% CIR	25%	-£13,116,250	-£20,287,691	-£20,339,066	-£20,443,579	-£21,051,588	-£26,024,003	-£28,564,377
60% LAR : 40% CIR	30%	-£15,122,497	-£22,100,394	-£22,151,652	-£22,255,949	-£22,863,420	-£27,831,885	-£30,370,464
60% LAR : 40% CIR	35%	-£17,138,364	-£23,922,796	-£23,973,953	-£24,078,061	-£24,685,059	-£29,650,053	-£32,187,054
60% LAR : 40% CIR	40%	-£19,163,756	-£25,754,799	-£25,805,871	-£25,909,815	-£26,516,406	-£31,478,403	-£34,018,342
60% LAR : 40% CIR	45%	-£21,198,578	-£27,596,309	-£27,647,311	-£27,751,117	-£28,357,363	-£33,316,835	-£35,879,299
60% LAR : 40% CIR	50%	-£22,355,823	-£28,583,191	-£28,634,142	-£28,737,835	-£29,343,800	-£34,309,852	-£36,891,336

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,553,623	£6,370,547	£6,319,126	£6,214,728	£5,612,216	£643,853	-£1,908,841
60% LAR : 40% CIR	5%	£12,596,909	£4,617,026	£4,565,801	£4,461,749	£3,860,097	-£1,111,077	-£3,660,853
60% LAR : 40% CIR	10%	£10,630,097	£2,853,479	£2,802,435	£2,698,700	£2,097,843	-£2,876,800	-£5,423,889
60% LAR : 40% CIR	15%	£8,653,283	£1,080,002	£1,029,120	£925,677	£325,547	-£4,653,217	-£7,197,844
60% LAR : 40% CIR	20%	£6,666,563	-£703,313	-£754,046	-£857,226	-£1,463,377	-£6,440,225	-£8,982,614
60% LAR : 40% CIR	25%	£4,670,032	-£2,501,409	-£2,552,784	-£2,657,296	-£3,265,306	-£8,237,721	-£10,778,095
60% LAR : 40% CIR	30%	£2,663,785	-£4,314,112	-£4,365,370	-£4,469,667	-£5,077,138	-£10,045,603	-£12,584,182
60% LAR : 40% CIR	35%	£647,919	-£6,136,514	-£6,187,671	-£6,291,779	-£6,898,777	-£11,863,771	-£14,400,772
60% LAR : 40% CIR	40%	-£1,377,474	-£7,968,517	-£8,019,589	-£8,123,533	-£8,730,124	-£13,692,121	-£16,232,060
60% LAR : 40% CIR	45%	-£3,412,296	-£9,810,026	-£9,861,029	-£9,964,835	-£10,571,081	-£15,530,553	-£18,093,017
60% LAR : 40% CIR	50%	-£4,569,541	-£10,796,909	-£10,847,860	-£10,951,553	-£11,557,518	-£16,523,570	-£19,105,054

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR in Perp	
Value Area	**Zone B - Camden Town Office & Resi £900 per sq ft**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£11,950,618	£3,987,993	£3,935,788	£3,829,798	£3,216,194	-£1,887,982	-£4,519,169
60% LAR : 40% CIR	5%	£10,877,887	£3,106,577	£3,053,777	£2,946,525	£2,326,374	-£2,784,765	-£5,412,945
60% LAR : 40% CIR	10%	£9,794,904	£2,204,977	£2,152,363	£2,045,438	£1,426,105	-£3,692,673	-£6,318,083
60% LAR : 40% CIR	15%	£8,701,767	£1,293,141	£1,240,695	£1,134,070	£515,487	-£4,611,603	-£7,234,476
60% LAR : 40% CIR	20%	£7,598,573	£371,165	£318,872	£212,519	-£411,567	-£5,541,450	-£8,162,016
60% LAR : 40% CIR	25%	£6,485,418	-£569,409	-£622,364	-£730,090	-£1,356,795	-£6,482,108	-£9,100,596
60% LAR : 40% CIR	30%	£5,362,399	-£1,525,742	-£1,578,576	-£1,686,079	-£2,312,230	-£7,433,472	-£10,050,110
60% LAR : 40% CIR	35%	£4,229,613	-£2,492,070	-£2,544,801	-£2,652,109	-£3,277,773	-£8,395,437	-£11,010,449
60% LAR : 40% CIR	40%	£3,087,156	-£3,468,296	-£3,520,939	-£3,628,080	-£4,253,322	-£9,367,898	-£11,981,507
60% LAR : 40% CIR	45%	£1,935,127	-£4,454,321	-£4,506,893	-£4,613,891	-£5,238,778	-£10,350,750	-£12,963,175
60% LAR : 40% CIR	50%	£831,036	-£5,385,457	-£5,437,973	-£5,544,856	-£6,169,453	-£11,279,301	-£13,890,759

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£75,683,100	-£83,645,725	-£83,697,930	-£83,803,920	-£84,417,524	-£89,521,700	-£92,152,887
60% LAR : 40% CIR	5%	-£76,755,831	-£84,527,141	-£84,579,940	-£84,687,193	-£85,307,343	-£90,418,482	-£93,046,662
60% LAR : 40% CIR	10%	-£77,838,814	-£85,428,741	-£85,481,355	-£85,588,280	-£86,207,613	-£91,326,391	-£93,951,801
60% LAR : 40% CIR	15%	-£78,931,951	-£86,340,577	-£86,393,023	-£86,499,648	-£87,118,231	-£92,245,321	-£94,868,194
60% LAR : 40% CIR	20%	-£80,035,145	-£87,262,553	-£87,314,846	-£87,421,199	-£88,045,285	-£93,175,168	-£95,795,734
60% LAR : 40% CIR	25%	-£81,148,300	-£88,203,127	-£88,256,082	-£88,363,808	-£88,990,513	-£94,115,826	-£96,734,314
60% LAR : 40% CIR	30%	-£82,271,319	-£89,159,460	-£89,212,294	-£89,319,797	-£89,945,948	-£95,067,190	-£97,683,828
60% LAR : 40% CIR	35%	-£83,404,105	-£90,125,788	-£90,178,519	-£90,285,827	-£90,911,490	-£96,029,155	-£98,644,167
60% LAR : 40% CIR	40%	-£84,546,562	-£91,102,014	-£91,154,657	-£91,261,798	-£91,887,040	-£97,001,616	-£99,615,225
60% LAR : 40% CIR	45%	-£85,698,591	-£92,088,039	-£92,140,611	-£92,247,609	-£92,872,496	-£97,984,468	-£100,596,893
60% LAR : 40% CIR	50%	-£86,802,682	-£93,019,175	-£93,071,691	-£93,178,574	-£93,803,170	-£98,913,019	-£101,524,477

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£39,370,151	-£47,332,776	-£47,384,981	-£47,490,971	-£48,104,575	-£53,208,751	-£55,839,938
60% LAR : 40% CIR	5%	-£40,442,883	-£48,214,192	-£48,266,992	-£48,374,244	-£48,994,395	-£54,105,534	-£56,733,714
60% LAR : 40% CIR	10%	-£41,525,865	-£49,115,792	-£49,168,406	-£49,275,331	-£49,894,664	-£55,013,442	-£57,638,852
60% LAR : 40% CIR	15%	-£42,619,002	-£50,027,628	-£50,080,074	-£50,186,699	-£50,805,282	-£55,932,373	-£58,555,245
60% LAR : 40% CIR	20%	-£43,722,196	-£50,949,604	-£51,001,898	-£51,108,251	-£51,732,336	-£56,862,219	-£59,482,785
60% LAR : 40% CIR	25%	-£44,835,351	-£51,890,178	-£51,943,133	-£52,050,859	-£52,677,564	-£57,802,878	-£60,421,366
60% LAR : 40% CIR	30%	-£45,958,370	-£52,846,511	-£52,899,345	-£53,006,849	-£53,632,999	-£58,754,241	-£61,370,879
60% LAR : 40% CIR	35%	-£47,091,156	-£53,812,840	-£53,865,570	-£53,972,878	-£54,598,542	-£59,716,206	-£62,331,219
60% LAR : 40% CIR	40%	-£48,233,613	-£54,789,066	-£54,841,708	-£54,948,849	-£55,574,091	-£60,688,667	-£63,302,276
60% LAR : 40% CIR	45%	-£49,385,642	-£55,775,090	-£55,827,662	-£55,934,660	-£56,559,547	-£61,671,519	-£64,283,944
60% LAR : 40% CIR	50%	-£50,489,733	-£56,706,226	-£56,758,742	-£56,865,625	-£57,490,222	-£62,600,070	-£65,211,529

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£24,323,741	-£32,286,366	-£32,338,571	-£32,444,561	-£33,058,165	-£38,162,341	-£40,793,528
60% LAR : 40% CIR	5%	-£25,396,472	-£33,167,782	-£33,220,581	-£33,327,834	-£33,947,984	-£39,059,124	-£41,687,304
60% LAR : 40% CIR	10%	-£26,479,455	-£34,069,382	-£34,121,996	-£34,228,921	-£34,848,254	-£39,967,032	-£42,592,442
60% LAR : 40% CIR	15%	-£27,572,592	-£34,981,218	-£35,033,664	-£35,140,289	-£35,758,872	-£40,885,962	-£43,508,835
60% LAR : 40% CIR	20%	-£28,675,786	-£35,903,194	-£35,955,487	-£36,061,840	-£36,685,926	-£41,815,809	-£44,436,375
60% LAR : 40% CIR	25%	-£29,788,941	-£36,843,768	-£36,896,723	-£37,004,449	-£37,631,154	-£42,756,467	-£45,374,955
60% LAR : 40% CIR	30%	-£30,911,960	-£37,800,101	-£37,852,935	-£37,960,438	-£38,586,589	-£43,707,831	-£46,324,469
60% LAR : 40% CIR	35%	-£32,044,746	-£38,766,429	-£38,819,160	-£38,926,468	-£39,552,132	-£44,669,796	-£47,284,808
60% LAR : 40% CIR	40%	-£33,187,203	-£39,742,655	-£39,795,298	-£39,902,439	-£40,527,681	-£45,642,257	-£48,255,866
60% LAR : 40% CIR	45%	-£34,339,232	-£40,728,680	-£40,781,252	-£40,888,250	-£41,513,137	-£46,625,109	-£49,237,534
60% LAR : 40% CIR	50%	-£35,443,323	-£41,659,816	-£41,712,332	-£41,819,215	-£42,443,812	-£47,553,660	-£50,165,118

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,537,459	-£14,500,084	-£14,552,289	-£14,658,279	-£15,271,883	-£20,376,059	-£23,007,246
60% LAR : 40% CIR	5%	-£7,610,190	-£15,381,500	-£15,434,299	-£15,541,552	-£16,161,702	-£21,272,841	-£23,901,021
60% LAR : 40% CIR	10%	-£8,693,173	-£16,283,100	-£16,335,714	-£16,442,639	-£17,061,972	-£22,180,750	-£24,806,160
60% LAR : 40% CIR	15%	-£9,786,310	-£17,194,936	-£17,247,382	-£17,354,007	-£17,972,590	-£23,099,680	-£25,722,553
60% LAR : 40% CIR	20%	-£10,889,504	-£18,116,912	-£18,169,205	-£18,275,558	-£18,899,644	-£24,029,527	-£26,650,093
60% LAR : 40% CIR	25%	-£12,002,659	-£19,057,486	-£19,110,441	-£19,218,167	-£19,844,872	-£24,970,185	-£27,588,673
60% LAR : 40% CIR	30%	-£13,125,678	-£20,013,819	-£20,066,653	-£20,174,156	-£20,800,307	-£25,921,549	-£28,538,187
60% LAR : 40% CIR	35%	-£14,258,464	-£20,980,147	-£21,032,878	-£21,140,186	-£21,765,849	-£26,883,514	-£29,498,526
60% LAR : 40% CIR	40%	-£15,400,921	-£21,956,373	-£22,009,016	-£22,116,157	-£22,741,399	-£27,855,975	-£30,469,583
60% LAR : 40% CIR	45%	-£16,552,950	-£22,942,398	-£22,994,970	-£23,101,968	-£23,726,855	-£28,838,827	-£31,451,252
60% LAR : 40% CIR	50%	-£17,657,041	-£23,873,534	-£23,926,050	-£24,032,933	-£24,657,529	-£29,767,378	-£32,378,836

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR in Perp		**Value Area**	**Zone B - Camden Town Office & Resi £1,000 per sq ft**

No Units	**105**	**Sales value inflation**		**Base**
Site Area	**0.9 Ha**	**Build cost inflation**		**Base**
		Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£16,430,866	£8,396,602	£8,344,397	£8,238,407	£7,626,700	£2,610,602	£18,959
60% LAR : 40% CIR	5%	£15,134,123	£7,295,122	£7,243,116	£7,137,476	£6,526,645	£1,503,787	-£1,101,449
60% LAR : 40% CIR	10%	£13,827,128	£6,183,464	£6,131,640	£6,026,322	£5,416,298	£386,012	-£2,233,507
60% LAR : 40% CIR	15%	£12,509,979	£5,061,723	£5,010,065	£4,905,042	£4,295,757	-£753,950	-£3,376,821
60% LAR : 40% CIR	20%	£11,182,772	£3,929,995	£3,878,487	£3,773,733	£3,165,119	-£1,910,716	-£4,531,282
60% LAR : 40% CIR	25%	£9,845,604	£2,788,377	£2,737,003	£2,632,490	£2,016,252	-£3,078,295	-£5,696,784
60% LAR : 40% CIR	30%	£8,498,572	£1,626,335	£1,574,295	£1,468,407	£851,666	-£4,256,580	-£6,873,219
60% LAR : 40% CIR	35%	£7,141,774	£451,018	£399,081	£293,384	-£327,802	-£5,445,466	-£8,060,478
60% LAR : 40% CIR	40%	£5,775,305	-£745,247	-£797,890	-£905,030	-£1,530,272	-£6,644,848	-£9,258,456
60% LAR : 40% CIR	45%	£4,399,263	-£1,958,192	-£2,010,764	-£2,117,762	-£2,742,649	-£7,854,621	-£10,467,046
60% LAR : 40% CIR	50%	£3,345,056	-£2,852,422	-£2,904,939	-£3,011,821	-£3,636,418	-£8,746,266	-£11,357,725

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£71,202,852	-£79,237,116	-£79,289,321	-£79,395,311	-£80,007,018	-£85,023,116	-£87,614,759
60% LAR : 40% CIR	5%	-£72,499,595	-£80,338,595	-£80,390,602	-£80,496,242	-£81,107,073	-£86,129,931	-£88,735,167
60% LAR : 40% CIR	10%	-£73,806,590	-£81,450,254	-£81,502,078	-£81,607,396	-£82,217,420	-£87,247,706	-£89,867,225
60% LAR : 40% CIR	15%	-£75,123,739	-£82,571,995	-£82,623,652	-£82,728,676	-£83,337,961	-£88,387,667	-£91,010,539
60% LAR : 40% CIR	20%	-£76,450,946	-£83,703,723	-£83,755,231	-£83,859,985	-£84,468,599	-£89,544,434	-£92,165,000
60% LAR : 40% CIR	25%	-£77,788,114	-£84,845,341	-£84,896,715	-£85,001,228	-£85,617,466	-£90,712,013	-£93,330,502
60% LAR : 40% CIR	30%	-£79,135,146	-£86,007,383	-£86,059,423	-£86,165,311	-£86,782,052	-£91,890,298	-£94,506,937
60% LAR : 40% CIR	35%	-£80,491,944	-£87,182,700	-£87,234,637	-£87,340,334	-£87,961,520	-£93,079,184	-£95,694,196
60% LAR : 40% CIR	40%	-£81,858,413	-£88,378,965	-£88,431,608	-£88,538,748	-£89,163,990	-£94,278,566	-£96,892,174
60% LAR : 40% CIR	45%	-£83,234,455	-£89,591,910	-£89,644,482	-£89,751,480	-£90,376,367	-£95,488,339	-£98,100,764
60% LAR : 40% CIR	50%	-£84,288,662	-£90,486,140	-£90,538,657	-£90,645,539	-£91,270,136	-£96,379,984	-£98,991,443

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£34,889,903	-£42,924,167	-£42,976,373	-£43,082,362	-£43,694,069	-£48,710,168	-£51,301,811
60% LAR : 40% CIR	5%	-£36,186,646	-£44,025,647	-£44,077,653	-£44,183,293	-£44,794,124	-£49,816,983	-£52,422,218
60% LAR : 40% CIR	10%	-£37,493,641	-£45,137,305	-£45,189,129	-£45,294,447	-£45,904,472	-£50,934,757	-£53,554,277
60% LAR : 40% CIR	15%	-£38,810,790	-£46,259,046	-£46,310,704	-£46,415,727	-£47,025,012	-£52,074,719	-£54,697,590
60% LAR : 40% CIR	20%	-£40,137,997	-£47,390,774	-£47,442,282	-£47,547,037	-£48,155,651	-£53,231,486	-£55,852,051
60% LAR : 40% CIR	25%	-£41,475,165	-£48,532,392	-£48,583,767	-£48,688,279	-£49,304,517	-£54,399,064	-£57,017,553
60% LAR : 40% CIR	30%	-£42,822,197	-£49,694,435	-£49,746,475	-£49,852,363	-£50,469,103	-£55,577,349	-£58,193,988
60% LAR : 40% CIR	35%	-£44,178,996	-£50,869,751	-£50,921,688	-£51,027,385	-£51,648,571	-£56,766,235	-£59,381,247
60% LAR : 40% CIR	40%	-£45,545,464	-£52,066,016	-£52,118,659	-£52,225,799	-£52,851,041	-£57,965,618	-£60,579,225
60% LAR : 40% CIR	45%	-£46,921,506	-£53,278,961	-£53,331,533	-£53,438,531	-£54,063,418	-£59,175,390	-£61,787,815
60% LAR : 40% CIR	50%	-£47,975,713	-£54,173,191	-£54,225,708	-£54,332,590	-£54,957,188	-£60,067,035	-£62,678,495

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£19,843,493	-£27,877,757	-£27,929,962	-£28,035,952	-£28,647,659	-£33,663,757	-£36,255,400
60% LAR : 40% CIR	5%	-£21,140,236	-£28,979,236	-£29,031,243	-£29,136,883	-£29,747,714	-£34,770,572	-£37,375,808
60% LAR : 40% CIR	10%	-£22,447,231	-£30,090,895	-£30,142,719	-£30,248,037	-£30,858,061	-£35,888,347	-£38,507,866
60% LAR : 40% CIR	15%	-£23,764,380	-£31,212,636	-£31,264,293	-£31,369,317	-£31,978,602	-£37,028,309	-£39,651,180
60% LAR : 40% CIR	20%	-£25,091,587	-£32,344,364	-£32,395,872	-£32,500,626	-£33,109,240	-£38,185,075	-£40,805,641
60% LAR : 40% CIR	25%	-£26,428,755	-£33,485,982	-£33,537,356	-£33,641,869	-£34,258,107	-£39,352,654	-£41,971,143
60% LAR : 40% CIR	30%	-£27,775,787	-£34,648,024	-£34,700,064	-£34,805,952	-£35,422,693	-£40,530,939	-£43,147,578
60% LAR : 40% CIR	35%	-£29,132,585	-£35,823,341	-£35,875,278	-£35,980,975	-£36,602,161	-£41,719,825	-£44,334,837
60% LAR : 40% CIR	40%	-£30,499,054	-£37,019,606	-£37,072,249	-£37,179,389	-£37,804,631	-£42,919,207	-£45,532,815
60% LAR : 40% CIR	45%	-£31,875,096	-£38,232,551	-£38,285,123	-£38,392,121	-£39,017,008	-£44,128,980	-£46,741,405
60% LAR : 40% CIR	50%	-£32,929,303	-£39,126,781	-£39,179,298	-£39,286,180	-£39,910,777	-£45,020,625	-£47,632,084

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,057,211	-£10,091,475	-£10,143,680	-£10,249,670	-£10,861,377	-£15,877,475	-£18,469,118
60% LAR : 40% CIR	5%	-£3,353,954	-£11,192,954	-£11,244,961	-£11,350,601	-£11,961,432	-£16,984,290	-£19,589,526
60% LAR : 40% CIR	10%	-£4,660,949	-£12,304,613	-£12,356,436	-£12,461,755	-£13,071,779	-£18,102,065	-£20,721,584
60% LAR : 40% CIR	15%	-£5,978,098	-£13,426,354	-£13,478,011	-£13,583,035	-£14,192,320	-£19,242,026	-£21,864,898
60% LAR : 40% CIR	20%	-£7,305,305	-£14,558,082	-£14,609,590	-£14,714,344	-£15,322,958	-£20,398,793	-£23,019,359
60% LAR : 40% CIR	25%	-£8,642,473	-£15,699,700	-£15,751,074	-£15,855,587	-£16,471,825	-£21,566,372	-£24,184,861
60% LAR : 40% CIR	30%	-£9,989,505	-£16,861,742	-£16,913,782	-£17,019,670	-£17,636,411	-£22,744,657	-£25,361,296
60% LAR : 40% CIR	35%	-£11,346,303	-£18,037,058	-£18,088,996	-£18,194,693	-£18,815,879	-£23,933,543	-£26,548,555
60% LAR : 40% CIR	40%	-£12,712,772	-£19,233,324	-£19,285,967	-£19,393,107	-£20,018,349	-£25,132,925	-£27,746,533
60% LAR : 40% CIR	45%	-£14,088,814	-£20,446,269	-£20,498,841	-£20,605,839	-£21,230,726	-£26,342,698	-£28,955,123
60% LAR : 40% CIR	50%	-£15,143,021	-£21,340,499	-£21,393,016	-£21,499,898	-£22,124,495	-£27,234,343	-£29,845,802

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR in Perp	
No Units	105
Site Area	0.9 Ha

Value Area	Zone B - Camden Town Office & Resi £1,100 per sq ft	
Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£20,881,914	£12,805,210	£12,753,005	£12,647,014	£12,035,308	£7,035,791	£4,483,097
60% LAR : 40% CIR	5%	£19,369,082	£11,483,301	£11,431,294	£11,325,654	£10,714,823	£5,721,722	£3,161,803
60% LAR : 40% CIR	10%	£17,846,153	£10,151,212	£10,099,388	£9,994,070	£9,384,045	£4,396,859	£1,823,247
60% LAR : 40% CIR	15%	£16,313,223	£8,809,039	£8,757,382	£8,652,360	£8,043,074	£3,057,060	£473,606
60% LAR : 40% CIR	20%	£14,766,971	£7,456,882	£7,405,374	£7,300,620	£6,692,005	£1,694,166	-£900,550
60% LAR : 40% CIR	25%	£13,205,790	£6,094,834	£6,043,458	£5,938,946	£5,330,936	£320,625	-£2,292,972
60% LAR : 40% CIR	30%	£11,634,746	£4,722,991	£4,671,733	£4,567,436	£3,959,965	-£1,079,688	-£3,696,327
60% LAR : 40% CIR	35%	£10,053,935	£3,341,450	£3,290,293	£3,186,186	£2,579,187	-£2,495,495	-£5,110,507
60% LAR : 40% CIR	40%	£8,463,454	£1,948,079	£1,896,228	£1,790,697	£1,174,852	-£3,921,798	-£6,535,407
60% LAR : 40% CIR	45%	£6,863,399	£529,853	£478,071	£372,681	-£246,520	-£5,358,492	-£7,970,917
60% LAR : 40% CIR	50%	£5,845,853	-£319,388	-£371,904	-£478,787	-£1,103,384	-£6,213,232	-£8,824,690

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£66,751,804	-£74,828,508	-£74,880,713	-£74,986,704	-£75,598,409	-£80,597,927	-£83,150,620
60% LAR : 40% CIR	5%	-£68,264,636	-£76,150,417	-£76,202,423	-£76,308,064	-£76,918,895	-£81,911,996	-£84,471,915
60% LAR : 40% CIR	10%	-£69,787,565	-£77,482,506	-£77,534,330	-£77,639,648	-£78,249,673	-£83,236,859	-£85,810,471
60% LAR : 40% CIR	15%	-£71,320,495	-£78,824,679	-£78,876,336	-£78,981,358	-£79,590,644	-£84,576,658	-£87,160,112
60% LAR : 40% CIR	20%	-£72,866,747	-£80,176,836	-£80,228,344	-£80,333,098	-£80,941,713	-£85,939,552	-£88,534,267
60% LAR : 40% CIR	25%	-£74,427,928	-£81,538,884	-£81,590,260	-£81,694,772	-£82,302,782	-£87,313,093	-£89,926,690
60% LAR : 40% CIR	30%	-£75,998,972	-£82,910,727	-£82,961,985	-£83,066,282	-£83,673,753	-£88,713,406	-£91,330,045
60% LAR : 40% CIR	35%	-£77,579,783	-£84,292,268	-£84,343,425	-£84,447,532	-£85,054,531	-£90,129,213	-£92,744,225
60% LAR : 40% CIR	40%	-£79,170,264	-£85,685,639	-£85,737,490	-£85,843,021	-£86,458,866	-£91,555,516	-£94,169,125
60% LAR : 40% CIR	45%	-£80,770,318	-£87,103,865	-£87,155,647	-£87,261,037	-£87,880,238	-£92,992,210	-£95,604,635
60% LAR : 40% CIR	50%	-£81,787,865	-£87,953,106	-£88,005,622	-£88,112,505	-£88,737,102	-£93,846,950	-£96,458,408

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£30,438,855	-£38,515,559	-£38,567,764	-£38,673,755	-£39,285,461	-£44,284,978	-£46,837,672
60% LAR : 40% CIR	5%	-£31,951,687	-£39,837,469	-£39,889,475	-£39,995,115	-£40,605,946	-£45,599,047	-£48,158,966
60% LAR : 40% CIR	10%	-£33,474,616	-£41,169,558	-£41,221,381	-£41,326,699	-£41,936,724	-£46,923,910	-£49,497,522
60% LAR : 40% CIR	15%	-£35,007,546	-£42,511,730	-£42,563,387	-£42,668,409	-£43,277,696	-£48,263,710	-£50,847,163
60% LAR : 40% CIR	20%	-£36,553,799	-£43,863,887	-£43,915,395	-£44,020,149	-£44,628,764	-£49,626,603	-£52,221,319
60% LAR : 40% CIR	25%	-£38,114,979	-£45,225,936	-£45,277,311	-£45,381,823	-£45,989,833	-£51,000,144	-£53,613,741
60% LAR : 40% CIR	30%	-£39,686,023	-£46,597,779	-£46,649,036	-£46,753,333	-£47,360,804	-£52,400,457	-£55,017,096
60% LAR : 40% CIR	35%	-£41,266,834	-£47,979,319	-£48,030,476	-£48,134,583	-£48,741,582	-£53,816,264	-£56,431,276
60% LAR : 40% CIR	40%	-£42,857,315	-£49,372,691	-£49,424,542	-£49,530,072	-£50,145,918	-£55,242,567	-£57,856,176
60% LAR : 40% CIR	45%	-£44,457,370	-£50,790,917	-£50,842,698	-£50,948,088	-£51,567,289	-£56,679,261	-£59,291,686
60% LAR : 40% CIR	50%	-£45,474,916	-£51,640,157	-£51,692,673	-£51,799,556	-£52,424,154	-£57,534,001	-£60,145,460

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,392,445	-£23,469,149	-£23,521,354	-£23,627,345	-£24,239,051	-£29,238,568	-£31,791,261
60% LAR : 40% CIR	5%	-£16,905,277	-£24,791,058	-£24,843,064	-£24,948,705	-£25,559,536	-£30,552,637	-£33,112,556
60% LAR : 40% CIR	10%	-£18,428,206	-£26,123,147	-£26,174,971	-£26,280,289	-£26,890,314	-£31,877,500	-£34,451,112
60% LAR : 40% CIR	15%	-£19,961,136	-£27,465,320	-£27,516,977	-£27,621,999	-£28,231,285	-£33,217,299	-£35,800,753
60% LAR : 40% CIR	20%	-£21,507,388	-£28,817,477	-£28,868,985	-£28,973,739	-£29,582,354	-£34,580,193	-£37,174,909
60% LAR : 40% CIR	25%	-£23,068,569	-£30,179,525	-£30,230,901	-£30,335,413	-£30,943,423	-£35,953,734	-£38,567,331
60% LAR : 40% CIR	30%	-£24,639,613	-£31,551,368	-£31,602,626	-£31,706,923	-£32,314,394	-£37,354,047	-£39,970,686
60% LAR : 40% CIR	35%	-£26,220,424	-£32,932,909	-£32,984,066	-£33,088,173	-£33,695,172	-£38,769,854	-£41,384,866
60% LAR : 40% CIR	40%	-£27,810,905	-£34,326,280	-£34,378,131	-£34,483,662	-£35,099,507	-£40,196,157	-£42,809,766
60% LAR : 40% CIR	45%	-£29,410,960	-£35,744,506	-£35,796,288	-£35,901,678	-£36,520,879	-£41,632,851	-£44,245,276
60% LAR : 40% CIR	50%	-£30,428,506	-£36,593,747	-£36,646,263	-£36,753,146	-£37,377,743	-£42,487,591	-£45,099,049

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,393,837	-£5,682,867	-£5,735,072	-£5,841,063	-£6,452,768	-£11,452,286	-£14,004,979
60% LAR : 40% CIR	5%	£881,005	-£7,004,776	-£7,056,782	-£7,162,423	-£7,773,254	-£12,766,355	-£15,326,274
60% LAR : 40% CIR	10%	-£641,924	-£8,336,865	-£8,388,689	-£8,494,007	-£9,104,031	-£14,091,218	-£16,664,830
60% LAR : 40% CIR	15%	-£2,174,854	-£9,679,038	-£9,730,695	-£9,835,717	-£10,445,003	-£15,431,017	-£18,014,471
60% LAR : 40% CIR	20%	-£3,721,106	-£11,031,195	-£11,082,703	-£11,187,457	-£11,796,072	-£16,793,911	-£19,388,626
60% LAR : 40% CIR	25%	-£5,282,287	-£12,393,243	-£12,444,618	-£12,549,131	-£13,157,140	-£18,167,452	-£20,781,049
60% LAR : 40% CIR	30%	-£6,853,330	-£13,765,086	-£13,816,344	-£13,920,641	-£14,528,112	-£19,567,765	-£22,184,404
60% LAR : 40% CIR	35%	-£8,434,142	-£15,146,627	-£15,197,784	-£15,301,891	-£15,908,890	-£20,983,572	-£23,598,584
60% LAR : 40% CIR	40%	-£10,024,623	-£16,539,998	-£16,591,849	-£16,697,380	-£17,313,225	-£22,409,875	-£25,023,484
60% LAR : 40% CIR	45%	-£11,624,677	-£17,958,224	-£18,010,006	-£18,115,396	-£18,734,597	-£23,846,569	-£26,458,994
60% LAR : 40% CIR	50%	-£12,642,224	-£18,807,465	-£18,859,981	-£18,966,864	-£19,591,461	-£24,701,309	-£27,312,767

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR in Perp	
No Units	**105**
Site Area	**0.9 Ha**

Value Area	**Zone B - Camden Town Office & Resi £1,200 per sq ft**	
Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£25,320,745	£17,213,819	£17,161,614	£17,055,623	£16,443,917	£11,444,400	£8,891,706
60% LAR : 40% CIR	5%	£23,585,971	£15,671,478	£15,619,473	£15,513,832	£14,903,001	£9,909,900	£7,360,123
60% LAR : 40% CIR	10%	£21,841,101	£14,118,958	£14,067,135	£13,961,818	£13,351,793	£8,364,607	£5,817,518
60% LAR : 40% CIR	15%	£20,086,228	£12,556,357	£12,504,700	£12,399,677	£11,790,391	£6,808,621	£4,263,994
60% LAR : 40% CIR	20%	£18,321,450	£10,983,768	£10,932,260	£10,827,506	£10,218,892	£5,242,043	£2,689,153
60% LAR : 40% CIR	25%	£16,546,860	£9,401,290	£9,349,914	£9,245,403	£8,637,392	£3,664,978	£1,094,147
60% LAR : 40% CIR	30%	£14,762,556	£7,809,016	£7,757,758	£7,653,462	£7,045,990	£2,065,684	-£519,435
60% LAR : 40% CIR	35%	£12,966,097	£6,207,045	£6,155,888	£6,051,781	£5,444,782	£447,645	-£2,160,536
60% LAR : 40% CIR	40%	£11,151,603	£4,595,473	£4,544,400	£4,440,456	£3,833,867	-£1,198,749	-£3,812,356
60% LAR : 40% CIR	45%	£9,327,536	£2,974,394	£2,923,390	£2,819,584	£2,213,339	-£2,862,363	-£5,474,788
60% LAR : 40% CIR	50%	£8,238,442	£2,072,506	£2,020,778	£1,915,502	£1,300,292	-£3,789,715	-£6,401,175

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£62,312,973	-£70,419,899	-£70,472,104	-£70,578,095	-£71,189,801	-£76,189,318	-£78,742,012
60% LAR : 40% CIR	5%	-£64,047,747	-£71,962,240	-£72,014,245	-£72,119,886	-£72,730,717	-£77,723,818	-£80,273,594
60% LAR : 40% CIR	10%	-£65,792,617	-£73,514,759	-£73,566,583	-£73,671,900	-£74,281,925	-£79,269,111	-£81,816,200
60% LAR : 40% CIR	15%	-£67,547,489	-£75,077,361	-£75,129,018	-£75,234,041	-£75,843,327	-£80,825,097	-£83,369,724
60% LAR : 40% CIR	20%	-£69,312,268	-£76,649,950	-£76,701,458	-£76,806,212	-£77,414,826	-£82,391,675	-£84,944,565
60% LAR : 40% CIR	25%	-£71,086,858	-£78,232,428	-£78,283,804	-£78,388,315	-£78,996,326	-£83,968,740	-£86,539,571
60% LAR : 40% CIR	30%	-£72,871,162	-£79,824,702	-£79,875,960	-£79,980,256	-£80,587,728	-£85,568,033	-£88,153,153
60% LAR : 40% CIR	35%	-£74,667,621	-£81,426,673	-£81,477,829	-£81,581,937	-£82,188,936	-£87,186,073	-£89,794,254
60% LAR : 40% CIR	40%	-£76,482,115	-£83,038,245	-£83,089,318	-£83,193,262	-£83,799,851	-£88,832,466	-£91,446,074
60% LAR : 40% CIR	45%	-£78,306,182	-£84,659,324	-£84,710,328	-£84,814,134	-£85,420,379	-£90,496,081	-£93,108,505
60% LAR : 40% CIR	50%	-£79,395,276	-£85,561,212	-£85,612,940	-£85,718,216	-£86,333,426	-£91,423,433	-£94,034,893

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£26,000,024	-£34,106,950	-£34,159,155	-£34,265,146	-£34,876,852	-£39,876,370	-£42,429,063
60% LAR : 40% CIR	5%	-£27,734,798	-£35,649,291	-£35,701,297	-£35,806,937	-£36,417,768	-£41,410,869	-£43,960,646
60% LAR : 40% CIR	10%	-£29,479,669	-£37,201,811	-£37,253,634	-£37,358,951	-£37,968,976	-£42,956,162	-£45,503,251
60% LAR : 40% CIR	15%	-£31,234,541	-£38,764,412	-£38,816,070	-£38,921,092	-£39,530,378	-£44,512,148	-£47,056,776
60% LAR : 40% CIR	20%	-£32,999,319	-£40,337,001	-£40,388,509	-£40,493,263	-£41,101,877	-£46,078,726	-£48,631,617
60% LAR : 40% CIR	25%	-£34,773,909	-£41,919,480	-£41,970,855	-£42,075,367	-£42,683,377	-£47,655,792	-£50,226,623
60% LAR : 40% CIR	30%	-£36,558,214	-£43,511,753	-£43,563,011	-£43,667,307	-£44,274,779	-£49,255,085	-£51,840,204
60% LAR : 40% CIR	35%	-£38,354,672	-£45,113,724	-£45,164,881	-£45,268,988	-£45,875,987	-£50,873,124	-£53,481,306
60% LAR : 40% CIR	40%	-£40,169,166	-£46,725,296	-£46,776,369	-£46,880,313	-£47,486,903	-£52,519,518	-£55,133,126
60% LAR : 40% CIR	45%	-£41,993,233	-£48,346,375	-£48,397,379	-£48,501,185	-£49,107,430	-£54,183,132	-£56,795,557
60% LAR : 40% CIR	50%	-£43,082,328	-£49,248,264	-£49,299,991	-£49,405,267	-£50,020,477	-£55,110,485	-£57,721,944

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,953,614	-£19,060,540	-£19,112,745	-£19,218,736	-£19,830,442	-£24,829,959	-£27,382,653
60% LAR : 40% CIR	5%	-£12,688,388	-£20,602,881	-£20,654,886	-£20,760,527	-£21,371,358	-£26,364,459	-£28,914,236
60% LAR : 40% CIR	10%	-£14,433,258	-£22,155,400	-£22,207,224	-£22,312,541	-£22,922,566	-£27,909,752	-£30,456,841
60% LAR : 40% CIR	15%	-£16,188,130	-£23,718,002	-£23,769,659	-£23,874,682	-£24,483,968	-£29,465,738	-£32,010,365
60% LAR : 40% CIR	20%	-£17,952,909	-£25,290,591	-£25,342,099	-£25,446,853	-£26,055,467	-£31,032,316	-£33,585,206
60% LAR : 40% CIR	25%	-£19,727,499	-£26,873,069	-£26,924,445	-£27,028,956	-£27,636,967	-£32,609,381	-£35,180,212
60% LAR : 40% CIR	30%	-£21,511,803	-£28,465,343	-£28,516,601	-£28,620,897	-£29,228,369	-£34,208,675	-£36,793,794
60% LAR : 40% CIR	35%	-£23,308,262	-£30,067,314	-£30,118,471	-£30,222,578	-£30,829,577	-£35,826,714	-£38,434,895
60% LAR : 40% CIR	40%	-£25,122,756	-£31,678,886	-£31,729,959	-£31,833,903	-£32,440,492	-£37,473,108	-£40,086,715
60% LAR : 40% CIR	45%	-£26,946,823	-£33,299,965	-£33,350,969	-£33,454,775	-£34,061,020	-£39,136,722	-£41,749,147
60% LAR : 40% CIR	50%	-£28,035,917	-£34,201,853	-£34,253,581	-£34,358,857	-£34,974,067	-£40,064,074	-£42,675,534

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,832,668	-£1,274,258	-£1,326,463	-£1,432,454	-£2,044,160	-£7,043,677	-£9,596,371
60% LAR : 40% CIR	5%	£5,097,894	-£2,816,599	-£2,868,604	-£2,974,245	-£3,585,076	-£8,578,177	-£11,127,953
60% LAR : 40% CIR	10%	£3,353,024	-£4,369,118	-£4,420,942	-£4,526,259	-£5,136,284	-£10,123,470	-£12,670,558
60% LAR : 40% CIR	15%	£1,598,152	-£5,931,720	-£5,983,377	-£6,088,400	-£6,697,686	-£11,679,456	-£14,224,083
60% LAR : 40% CIR	20%	-£166,627	-£7,504,309	-£7,555,817	-£7,660,571	-£8,269,185	-£13,246,034	-£15,798,924
60% LAR : 40% CIR	25%	-£1,941,217	-£9,086,787	-£9,138,163	-£9,242,674	-£9,850,685	-£14,823,099	-£17,393,930
60% LAR : 40% CIR	30%	-£3,725,521	-£10,679,061	-£10,730,319	-£10,834,615	-£11,442,087	-£16,422,392	-£19,007,512
60% LAR : 40% CIR	35%	-£5,521,980	-£12,281,032	-£12,332,188	-£12,436,296	-£13,043,295	-£18,040,432	-£20,648,613
60% LAR : 40% CIR	40%	-£7,336,474	-£13,892,604	-£13,943,677	-£14,047,621	-£14,654,210	-£19,686,825	-£22,300,433
60% LAR : 40% CIR	45%	-£9,160,541	-£15,513,683	-£15,564,687	-£15,668,493	-£16,274,738	-£21,350,440	-£23,962,864
60% LAR : 40% CIR	50%	-£10,249,635	-£16,415,571	-£16,467,299	-£16,572,575	-£17,187,785	-£22,277,792	-£24,889,252

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR in Perp

Value Area	**Zone B - Camden Town Office & Resi £1,300 per sq ft**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£29,759,576	£21,622,427	£21,570,222	£21,464,231	£20,852,525	£15,853,008	£13,300,315
60% LAR : 40% CIR	5%	£27,802,860	£19,859,656	£19,807,651	£19,702,010	£19,091,179	£14,098,079	£11,548,302
60% LAR : 40% CIR	10%	£25,836,048	£18,086,706	£18,034,883	£17,929,565	£17,319,541	£12,332,354	£9,785,266
60% LAR : 40% CIR	15%	£23,859,234	£16,303,674	£16,252,017	£16,146,994	£15,537,708	£10,555,937	£8,011,311
60% LAR : 40% CIR	20%	£21,872,514	£14,510,655	£14,459,147	£14,354,393	£13,745,778	£8,768,930	£6,226,541
60% LAR : 40% CIR	25%	£19,875,984	£12,707,746	£12,656,371	£12,551,859	£11,943,848	£6,971,435	£4,431,061
60% LAR : 40% CIR	30%	£17,869,736	£10,895,043	£10,843,785	£10,739,487	£10,132,016	£5,163,551	£2,617,518
60% LAR : 40% CIR	35%	£15,853,870	£9,072,642	£9,021,484	£8,917,376	£8,310,378	£3,345,383	£777,569
60% LAR : 40% CIR	40%	£13,828,477	£7,240,638	£7,189,565	£7,085,621	£6,479,032	£1,501,393	-£1,089,307
60% LAR : 40% CIR	45%	£11,791,672	£5,399,129	£5,348,125	£5,244,319	£4,638,074	-£366,234	-£2,978,658
60% LAR : 40% CIR	50%	£10,612,192	£4,412,246	£4,361,295	£4,257,602	£3,651,638	-£1,385,265	-£3,996,724

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£57,874,142	-£66,011,291	-£66,063,496	-£66,169,486	-£66,781,192	-£71,780,710	-£74,333,403
60% LAR : 40% CIR	5%	-£59,830,858	-£67,774,062	-£67,826,067	-£67,931,708	-£68,542,539	-£73,535,639	-£76,085,416
60% LAR : 40% CIR	10%	-£61,797,670	-£69,547,012	-£69,598,835	-£69,704,153	-£70,314,177	-£75,301,364	-£77,848,452
60% LAR : 40% CIR	15%	-£63,774,484	-£71,330,044	-£71,381,701	-£71,486,724	-£72,096,010	-£77,077,781	-£79,622,407
60% LAR : 40% CIR	20%	-£65,761,204	-£73,123,063	-£73,174,571	-£73,279,325	-£73,887,940	-£78,864,788	-£81,407,177
60% LAR : 40% CIR	25%	-£67,757,734	-£74,925,972	-£74,977,347	-£75,081,859	-£75,689,870	-£80,662,283	-£83,202,657
60% LAR : 40% CIR	30%	-£69,763,982	-£76,738,675	-£76,789,933	-£76,894,231	-£77,501,702	-£82,470,167	-£85,016,200
60% LAR : 40% CIR	35%	-£71,779,848	-£78,561,076	-£78,612,234	-£78,716,342	-£79,323,340	-£84,288,335	-£86,856,149
60% LAR : 40% CIR	40%	-£73,805,240	-£80,393,080	-£80,444,153	-£80,548,097	-£81,154,686	-£86,132,325	-£88,723,025
60% LAR : 40% CIR	45%	-£75,842,046	-£82,234,589	-£82,285,593	-£82,389,399	-£82,995,644	-£87,999,952	-£90,612,376
60% LAR : 40% CIR	50%	-£77,021,526	-£83,221,472	-£83,272,423	-£83,376,116	-£83,982,080	-£89,018,983	-£91,630,442

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£21,561,194	-£29,698,342	-£29,750,547	-£29,856,538	-£30,468,244	-£35,467,761	-£38,020,455
60% LAR : 40% CIR	5%	-£23,517,909	-£31,461,113	-£31,513,118	-£31,618,760	-£32,229,591	-£37,222,691	-£39,772,468
60% LAR : 40% CIR	10%	-£25,484,721	-£33,234,063	-£33,285,886	-£33,391,204	-£34,001,228	-£38,988,415	-£41,535,503
60% LAR : 40% CIR	15%	-£27,461,535	-£35,017,095	-£35,068,752	-£35,173,775	-£35,783,062	-£40,764,832	-£43,309,458
60% LAR : 40% CIR	20%	-£29,448,255	-£36,810,114	-£36,861,622	-£36,966,376	-£37,574,991	-£42,551,839	-£45,094,228
60% LAR : 40% CIR	25%	-£31,444,786	-£38,613,024	-£38,664,398	-£38,768,911	-£39,376,921	-£44,349,335	-£46,889,709
60% LAR : 40% CIR	30%	-£33,451,033	-£40,425,726	-£40,476,984	-£40,581,282	-£41,188,753	-£46,157,218	-£48,703,252
60% LAR : 40% CIR	35%	-£35,466,899	-£42,248,128	-£42,299,286	-£42,403,393	-£43,010,392	-£47,975,386	-£50,543,200
60% LAR : 40% CIR	40%	-£37,492,292	-£44,080,131	-£44,131,204	-£44,235,148	-£44,841,738	-£49,819,376	-£52,410,076
60% LAR : 40% CIR	45%	-£39,529,097	-£45,921,641	-£45,972,644	-£46,076,450	-£46,682,695	-£51,687,003	-£54,299,428
60% LAR : 40% CIR	50%	-£40,708,577	-£46,908,524	-£46,959,474	-£47,063,167	-£47,669,132	-£52,706,034	-£55,317,494

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,514,783	-£14,651,932	-£14,704,137	-£14,810,128	-£15,421,833	-£20,421,351	-£22,974,044
60% LAR : 40% CIR	5%	-£8,471,499	-£16,414,703	-£16,466,708	-£16,572,349	-£17,183,180	-£22,176,280	-£24,726,057
60% LAR : 40% CIR	10%	-£10,438,311	-£18,187,653	-£18,239,476	-£18,344,794	-£18,954,818	-£23,942,005	-£26,489,093
60% LAR : 40% CIR	15%	-£12,415,125	-£19,970,685	-£20,022,342	-£20,127,365	-£20,736,651	-£25,718,422	-£28,263,048
60% LAR : 40% CIR	20%	-£14,401,845	-£21,763,704	-£21,815,212	-£21,919,966	-£22,528,581	-£27,505,429	-£30,047,818
60% LAR : 40% CIR	25%	-£16,398,375	-£23,566,613	-£23,617,988	-£23,722,500	-£24,330,511	-£29,302,924	-£31,843,298
60% LAR : 40% CIR	30%	-£18,404,623	-£25,379,316	-£25,430,574	-£25,534,872	-£26,142,343	-£31,110,808	-£33,656,841
60% LAR : 40% CIR	35%	-£20,420,489	-£27,201,717	-£27,252,875	-£27,356,983	-£27,963,981	-£32,928,976	-£35,496,790
60% LAR : 40% CIR	40%	-£22,445,882	-£29,033,721	-£29,084,794	-£29,188,738	-£29,795,327	-£34,772,966	-£37,363,666
60% LAR : 40% CIR	45%	-£24,482,687	-£30,875,230	-£30,926,234	-£31,030,040	-£31,636,285	-£36,640,593	-£39,253,017
60% LAR : 40% CIR	50%	-£25,662,167	-£31,862,113	-£31,913,064	-£32,016,757	-£32,622,721	-£37,659,624	-£40,271,083

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,271,499	£3,134,351	£3,082,145	£2,976,155	£2,364,449	-£2,635,069	-£5,187,762
60% LAR : 40% CIR	5%	£9,314,783	£1,371,579	£1,319,574	£1,213,933	£603,102	-£4,389,998	-£6,939,775
60% LAR : 40% CIR	10%	£7,347,971	-£401,371	-£453,194	-£558,512	-£1,168,536	-£6,155,723	-£8,702,811
60% LAR : 40% CIR	15%	£5,371,157	-£2,184,403	-£2,236,060	-£2,341,083	-£2,950,369	-£7,932,140	-£10,476,766
60% LAR : 40% CIR	20%	£3,384,437	-£3,977,422	-£4,028,930	-£4,133,684	-£4,742,299	-£9,719,147	-£12,261,536
60% LAR : 40% CIR	25%	£1,387,907	-£5,780,331	-£5,831,706	-£5,936,218	-£6,544,229	-£11,516,642	-£14,057,016
60% LAR : 40% CIR	30%	-£618,341	-£7,593,034	-£7,644,292	-£7,748,589	-£8,356,061	-£13,324,526	-£15,870,559
60% LAR : 40% CIR	35%	-£2,634,207	-£9,415,435	-£9,466,593	-£9,570,701	-£10,177,699	-£15,142,694	-£17,710,508
60% LAR : 40% CIR	40%	-£4,659,599	-£11,247,439	-£11,298,512	-£11,402,456	-£12,009,045	-£16,986,684	-£19,577,384
60% LAR : 40% CIR	45%	-£6,696,405	-£13,088,948	-£13,139,952	-£13,243,758	-£13,850,003	-£18,854,310	-£21,466,735
60% LAR : 40% CIR	50%	-£7,875,885	-£14,075,831	-£14,126,782	-£14,230,475	-£14,836,439	-£19,873,342	-£22,484,801

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR for 15 Years

Value Area	Zone B - Camden Town Office & Resi £900 per sq ft

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£18,390,233	£10,367,741	£10,315,536	£10,209,546	£9,597,839	£4,598,322	£2,025,841
60% LAR : 40% CIR	5%	£17,321,284	£9,486,692	£9,434,686	£9,329,046	£8,718,215	£3,725,115	£1,145,497
60% LAR : 40% CIR	10%	£16,242,238	£8,595,464	£8,543,641	£8,438,322	£7,828,299	£2,839,915	£253,963
60% LAR : 40% CIR	15%	£15,153,190	£7,694,153	£7,642,496	£7,537,474	£6,928,187	£1,934,796	-£658,555
60% LAR : 40% CIR	20%	£14,054,237	£6,782,857	£6,731,349	£6,626,594	£6,017,979	£1,018,923	-£1,586,095
60% LAR : 40% CIR	25%	£12,945,472	£5,861,669	£5,810,294	£5,705,781	£5,097,772	£92,402	-£2,524,676
60% LAR : 40% CIR	30%	£11,826,991	£4,930,687	£4,879,429	£4,775,132	£4,167,661	-£857,552	-£3,474,189
60% LAR : 40% CIR	35%	£10,698,890	£3,990,008	£3,938,850	£3,834,742	£3,227,744	-£1,819,517	-£4,434,529
60% LAR : 40% CIR	40%	£9,561,264	£3,039,725	£2,988,653	£2,884,709	£2,278,119	-£2,791,977	-£5,405,586
60% LAR : 40% CIR	45%	£8,414,209	£2,079,938	£2,028,935	£1,925,128	£1,317,046	-£3,774,830	-£6,387,255
60% LAR : 40% CIR	50%	£7,327,678	£1,172,573	£1,120,845	£1,015,569	£400,358	-£4,703,380	-£7,314,839

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£69,243,485	-£77,265,977	-£77,318,182	-£77,424,172	-£78,035,879	-£83,035,396	-£85,607,877
60% LAR : 40% CIR	5%	-£70,312,434	-£78,147,026	-£78,199,032	-£78,304,672	-£78,915,503	-£83,908,603	-£86,488,221
60% LAR : 40% CIR	10%	-£71,391,479	-£79,038,254	-£79,090,077	-£79,195,396	-£79,805,419	-£84,793,803	-£87,379,755
60% LAR : 40% CIR	15%	-£72,480,527	-£79,939,565	-£79,991,222	-£80,096,244	-£80,705,531	-£85,698,922	-£88,292,273
60% LAR : 40% CIR	20%	-£73,579,481	-£80,850,861	-£80,902,369	-£81,007,124	-£81,615,739	-£86,614,795	-£89,219,813
60% LAR : 40% CIR	25%	-£74,688,246	-£81,772,049	-£81,823,424	-£81,927,937	-£82,535,946	-£87,541,316	-£90,158,394
60% LAR : 40% CIR	30%	-£75,806,727	-£82,703,031	-£82,754,289	-£82,858,586	-£83,466,057	-£88,491,270	-£91,107,907
60% LAR : 40% CIR	35%	-£76,934,828	-£83,643,710	-£83,694,868	-£83,798,976	-£84,405,974	-£89,453,235	-£92,068,247
60% LAR : 40% CIR	40%	-£78,072,453	-£84,593,993	-£84,645,065	-£84,749,009	-£85,355,599	-£90,425,695	-£93,039,304
60% LAR : 40% CIR	45%	-£79,219,509	-£85,553,780	-£85,604,783	-£85,708,590	-£86,316,672	-£91,408,548	-£94,020,972
60% LAR : 40% CIR	50%	-£80,306,040	-£86,461,145	-£86,512,873	-£86,618,149	-£87,233,360	-£92,337,098	-£94,948,557

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£32,930,537	-£40,953,028	-£41,005,233	-£41,111,223	-£41,722,930	-£46,722,447	-£49,294,928
60% LAR : 40% CIR	5%	-£33,999,485	-£41,834,077	-£41,886,083	-£41,991,723	-£42,602,554	-£47,595,655	-£50,175,272
60% LAR : 40% CIR	10%	-£35,078,531	-£42,725,305	-£42,777,129	-£42,882,447	-£43,492,471	-£48,480,854	-£51,066,806
60% LAR : 40% CIR	15%	-£36,167,579	-£43,626,616	-£43,678,273	-£43,783,295	-£44,392,582	-£49,385,974	-£51,979,325
60% LAR : 40% CIR	20%	-£37,266,532	-£44,537,913	-£44,589,421	-£44,694,175	-£45,302,790	-£50,301,846	-£52,906,864
60% LAR : 40% CIR	25%	-£38,375,297	-£45,459,100	-£45,510,476	-£45,614,988	-£46,222,998	-£51,228,367	-£53,845,445
60% LAR : 40% CIR	30%	-£39,493,778	-£46,390,083	-£46,441,341	-£46,545,637	-£47,153,109	-£52,178,321	-£54,794,958
60% LAR : 40% CIR	35%	-£40,621,879	-£47,330,762	-£47,381,920	-£47,486,027	-£48,093,026	-£53,140,286	-£55,755,298
60% LAR : 40% CIR	40%	-£41,759,505	-£48,281,044	-£48,332,116	-£48,436,060	-£49,042,650	-£54,112,747	-£56,726,355
60% LAR : 40% CIR	45%	-£42,906,560	-£49,240,831	-£49,291,835	-£49,395,641	-£50,003,723	-£55,095,599	-£57,708,024
60% LAR : 40% CIR	50%	-£43,993,092	-£50,148,196	-£50,199,924	-£50,305,200	-£50,920,411	-£56,024,150	-£58,635,608

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£17,884,126	-£25,906,618	-£25,958,823	-£26,064,813	-£26,676,520	-£31,676,037	-£34,248,518
60% LAR : 40% CIR	5%	-£18,953,075	-£26,787,667	-£26,839,673	-£26,945,313	-£27,556,144	-£32,549,244	-£35,128,862
60% LAR : 40% CIR	10%	-£20,032,121	-£27,678,895	-£27,730,718	-£27,836,037	-£28,446,060	-£33,434,444	-£36,020,396
60% LAR : 40% CIR	15%	-£21,121,169	-£28,580,206	-£28,631,863	-£28,736,885	-£29,346,172	-£34,339,563	-£36,932,914
60% LAR : 40% CIR	20%	-£22,220,122	-£29,491,502	-£29,543,010	-£29,647,765	-£30,256,380	-£35,255,436	-£37,860,454
60% LAR : 40% CIR	25%	-£23,328,887	-£30,412,690	-£30,464,065	-£30,568,578	-£31,176,587	-£36,181,957	-£38,799,035
60% LAR : 40% CIR	30%	-£24,447,368	-£31,343,672	-£31,394,930	-£31,499,227	-£32,106,698	-£37,131,911	-£39,748,548
60% LAR : 40% CIR	35%	-£25,575,469	-£32,284,351	-£32,335,509	-£32,439,617	-£33,046,615	-£38,093,876	-£40,708,888
60% LAR : 40% CIR	40%	-£26,713,094	-£33,234,634	-£33,285,706	-£33,389,650	-£33,996,240	-£39,066,336	-£41,679,945
60% LAR : 40% CIR	45%	-£27,860,150	-£34,194,421	-£34,245,424	-£34,349,231	-£34,957,313	-£40,049,189	-£42,661,613
60% LAR : 40% CIR	50%	-£28,946,681	-£35,101,786	-£35,153,514	-£35,258,790	-£35,874,001	-£40,977,739	-£43,589,198

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£97,844	-£8,120,336	-£8,172,541	-£8,278,531	-£8,890,238	-£13,889,755	-£16,462,236
60% LAR : 40% CIR	5%	-£1,166,793	-£9,001,385	-£9,053,391	-£9,159,031	-£9,769,862	-£14,762,962	-£17,342,580
60% LAR : 40% CIR	10%	-£2,245,838	-£9,892,613	-£9,944,436	-£10,049,755	-£10,659,778	-£15,648,162	-£18,234,114
60% LAR : 40% CIR	15%	-£3,334,886	-£10,793,924	-£10,845,581	-£10,950,603	-£11,559,889	-£16,553,281	-£19,146,632
60% LAR : 40% CIR	20%	-£4,433,840	-£11,705,220	-£11,756,728	-£11,861,482	-£12,470,098	-£17,469,154	-£20,074,172
60% LAR : 40% CIR	25%	-£5,542,605	-£12,626,408	-£12,677,783	-£12,782,296	-£13,390,305	-£18,395,675	-£21,012,753
60% LAR : 40% CIR	30%	-£6,661,086	-£13,557,390	-£13,608,648	-£13,712,945	-£14,320,416	-£19,345,629	-£21,962,266
60% LAR : 40% CIR	35%	-£7,789,187	-£14,498,069	-£14,549,227	-£14,653,335	-£15,260,333	-£20,307,594	-£22,922,606
60% LAR : 40% CIR	40%	-£8,926,812	-£15,448,352	-£15,499,424	-£15,603,368	-£16,209,958	-£21,280,054	-£23,893,663
60% LAR : 40% CIR	45%	-£10,073,868	-£16,408,139	-£16,459,142	-£16,562,949	-£17,171,031	-£22,262,907	-£24,875,331
60% LAR : 40% CIR	50%	-£11,160,399	-£17,315,504	-£17,367,232	-£17,472,508	-£18,087,719	-£23,191,457	-£25,802,916

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR for 15 Years		**Value Area**	**Zone B - Camden Town Office & Resi £1,000 per sq ft**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£22,829,063	£14,776,350	£14,724,145	£14,618,154	£14,006,448	£9,006,931	£6,454,237
60% LAR : 40% CIR	5%	£21,538,173	£13,674,870	£13,622,864	£13,517,224	£12,906,393	£7,913,292	£5,363,516
60% LAR : 40% CIR	10%	£20,237,186	£12,563,212	£12,511,388	£12,406,070	£11,796,046	£6,808,859	£4,261,771
60% LAR : 40% CIR	15%	£18,926,197	£11,441,471	£11,389,813	£11,284,790	£10,675,505	£5,693,734	£3,149,108
60% LAR : 40% CIR	20%	£17,605,301	£10,309,743	£10,258,235	£10,153,481	£9,544,866	£4,568,018	£2,013,909
60% LAR : 40% CIR	25%	£16,274,595	£9,168,125	£9,116,750	£9,012,238	£8,404,228	£3,431,813	£865,924
60% LAR : 40% CIR	30%	£14,934,172	£8,016,713	£7,965,454	£7,861,158	£7,253,686	£2,284,483	-£297,298
60% LAR : 40% CIR	35%	£13,584,130	£6,855,603	£6,804,445	£6,700,338	£6,093,340	£1,113,464	-£1,484,558
60% LAR : 40% CIR	40%	£12,224,563	£5,684,891	£5,633,818	£5,529,874	£4,923,284	-£68,928	-£2,682,536
60% LAR : 40% CIR	45%	£10,855,566	£4,504,673	£4,453,669	£4,349,863	£3,743,618	-£1,278,701	-£3,891,125
60% LAR : 40% CIR	50%	£9,822,114	£3,641,059	£3,590,110	£3,486,415	£2,880,451	-£2,170,346	-£4,781,805

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£64,804,655	-£72,857,368	-£72,909,573	-£73,015,564	-£73,627,270	-£78,626,787	-£81,179,481
60% LAR : 40% CIR	5%	-£66,095,545	-£73,958,847	-£74,010,854	-£74,116,494	-£74,727,325	-£79,720,426	-£82,270,202
60% LAR : 40% CIR	10%	-£67,396,532	-£75,070,506	-£75,122,330	-£75,227,648	-£75,837,672	-£80,824,859	-£83,371,947
60% LAR : 40% CIR	15%	-£68,707,521	-£76,192,247	-£76,243,904	-£76,348,928	-£76,958,213	-£81,939,984	-£84,484,610
60% LAR : 40% CIR	20%	-£70,028,417	-£77,323,975	-£77,375,483	-£77,480,237	-£78,088,852	-£83,065,700	-£85,619,809
60% LAR : 40% CIR	25%	-£71,359,123	-£78,465,593	-£78,516,968	-£78,621,480	-£79,229,490	-£84,201,905	-£86,767,794
60% LAR : 40% CIR	30%	-£72,699,546	-£79,617,005	-£79,668,264	-£79,772,560	-£80,380,032	-£85,349,235	-£87,931,016
60% LAR : 40% CIR	35%	-£74,049,588	-£80,778,115	-£80,829,273	-£80,933,380	-£81,540,378	-£86,520,253	-£89,118,276
60% LAR : 40% CIR	40%	-£75,409,155	-£81,948,827	-£81,999,900	-£82,103,844	-£82,710,434	-£87,702,646	-£90,316,254
60% LAR : 40% CIR	45%	-£76,778,152	-£83,129,045	-£83,180,049	-£83,283,855	-£83,890,100	-£88,912,418	-£91,524,843
60% LAR : 40% CIR	50%	-£77,811,604	-£83,992,659	-£84,043,608	-£84,147,303	-£84,753,267	-£89,804,064	-£92,415,523

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£28,491,706	-£36,544,419	-£36,596,625	-£36,702,615	-£37,314,321	-£42,313,839	-£44,866,532
60% LAR : 40% CIR	5%	-£29,782,596	-£37,645,899	-£37,697,905	-£37,803,545	-£38,414,376	-£43,407,477	-£45,957,253
60% LAR : 40% CIR	10%	-£31,083,583	-£38,757,558	-£38,809,381	-£38,914,699	-£39,524,724	-£44,511,910	-£47,058,999
60% LAR : 40% CIR	15%	-£32,394,572	-£39,879,298	-£39,930,956	-£40,035,979	-£40,645,264	-£45,627,036	-£48,171,662
60% LAR : 40% CIR	20%	-£33,715,468	-£41,011,026	-£41,062,534	-£41,167,289	-£41,775,904	-£46,752,751	-£49,306,861
60% LAR : 40% CIR	25%	-£35,046,175	-£42,152,644	-£42,204,020	-£42,308,531	-£42,916,542	-£47,888,956	-£50,454,845
60% LAR : 40% CIR	30%	-£36,386,597	-£43,304,056	-£43,355,315	-£43,459,612	-£44,067,083	-£49,036,286	-£51,618,067
60% LAR : 40% CIR	35%	-£37,736,639	-£44,465,166	-£44,516,324	-£44,620,432	-£45,227,429	-£50,207,305	-£52,805,328
60% LAR : 40% CIR	40%	-£39,096,207	-£45,635,878	-£45,686,951	-£45,790,895	-£46,397,485	-£51,389,697	-£54,003,305
60% LAR : 40% CIR	45%	-£40,465,203	-£46,816,096	-£46,867,100	-£46,970,906	-£47,577,151	-£52,599,470	-£55,211,895
60% LAR : 40% CIR	50%	-£41,498,656	-£47,679,710	-£47,730,659	-£47,834,354	-£48,440,318	-£53,491,116	-£56,102,574

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£13,445,296	-£21,498,009	-£21,550,214	-£21,656,205	-£22,267,911	-£27,267,428	-£29,820,122
60% LAR : 40% CIR	5%	-£14,736,186	-£22,599,488	-£22,651,495	-£22,757,135	-£23,367,966	-£28,361,067	-£30,910,843
60% LAR : 40% CIR	10%	-£16,037,173	-£23,711,147	-£23,762,971	-£23,868,289	-£24,478,313	-£29,465,500	-£32,012,588
60% LAR : 40% CIR	15%	-£17,348,162	-£24,832,888	-£24,884,546	-£24,989,569	-£25,598,854	-£30,580,625	-£33,125,251
60% LAR : 40% CIR	20%	-£18,669,058	-£25,964,616	-£26,016,124	-£26,120,878	-£26,729,493	-£31,706,341	-£34,260,450
60% LAR : 40% CIR	25%	-£19,999,764	-£27,106,234	-£27,157,609	-£27,262,121	-£27,870,131	-£32,842,546	-£35,408,435
60% LAR : 40% CIR	30%	-£21,340,187	-£28,257,646	-£28,308,905	-£28,413,201	-£29,020,673	-£33,989,876	-£36,571,657
60% LAR : 40% CIR	35%	-£22,690,229	-£29,418,756	-£29,469,914	-£29,574,021	-£30,181,019	-£35,160,894	-£37,758,917
60% LAR : 40% CIR	40%	-£24,049,796	-£30,589,468	-£30,640,541	-£30,744,485	-£31,351,075	-£36,343,287	-£38,956,895
60% LAR : 40% CIR	45%	-£25,418,793	-£31,769,686	-£31,820,690	-£31,924,496	-£32,530,741	-£37,553,060	-£40,165,484
60% LAR : 40% CIR	50%	-£26,452,245	-£32,633,300	-£32,684,249	-£32,787,944	-£33,393,908	-£38,444,705	-£41,056,164

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£4,340,986	-£3,711,727	-£3,763,932	-£3,869,923	-£4,481,629	-£9,481,146	-£12,033,840
60% LAR : 40% CIR	5%	£3,050,096	-£4,813,206	-£4,865,213	-£4,970,853	-£5,581,684	-£10,574,785	-£13,124,561
60% LAR : 40% CIR	10%	£1,749,109	-£5,924,865	-£5,976,688	-£6,082,007	-£6,692,031	-£11,679,218	-£14,226,306
60% LAR : 40% CIR	15%	£438,120	-£7,046,606	-£7,098,263	-£7,203,287	-£7,812,572	-£12,794,343	-£15,338,969
60% LAR : 40% CIR	20%	-£882,776	-£8,178,334	-£8,229,842	-£8,334,596	-£8,943,211	-£13,920,059	-£16,474,168
60% LAR : 40% CIR	25%	-£2,213,482	-£9,319,952	-£9,371,327	-£9,475,839	-£10,083,849	-£15,056,264	-£17,622,153
60% LAR : 40% CIR	30%	-£3,553,905	-£10,471,364	-£10,522,623	-£10,626,919	-£11,234,391	-£16,203,594	-£18,785,375
60% LAR : 40% CIR	35%	-£4,903,947	-£11,632,474	-£11,683,632	-£11,787,739	-£12,394,737	-£17,374,612	-£19,972,635
60% LAR : 40% CIR	40%	-£6,263,514	-£12,803,186	-£12,854,259	-£12,958,203	-£13,564,793	-£18,557,005	-£21,170,613
60% LAR : 40% CIR	45%	-£7,632,511	-£13,983,404	-£14,034,408	-£14,138,214	-£14,744,459	-£19,766,777	-£22,379,202
60% LAR : 40% CIR	50%	-£8,665,963	-£14,847,018	-£14,897,967	-£15,001,661	-£15,607,626	-£20,658,423	-£23,269,882

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR for 15 Years	
Value Area	**Zone B - Camden Town Office & Resi £1,100 per sq ft**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£27,267,894	£19,177,141	£19,125,721	£19,021,323	£18,415,056	£13,415,539	£10,862,845
60% LAR : 40% CIR	5%	£25,755,062	£17,860,406	£17,809,182	£17,705,128	£17,094,571	£12,101,470	£9,551,693
60% LAR : 40% CIR	10%	£24,232,133	£16,530,960	£16,479,136	£16,373,818	£15,763,793	£10,776,607	£8,229,519
60% LAR : 40% CIR	15%	£22,699,203	£15,188,787	£15,137,130	£15,032,108	£14,422,822	£9,441,051	£6,896,424
60% LAR : 40% CIR	20%	£21,156,365	£13,836,630	£13,785,122	£13,680,368	£13,071,753	£8,094,905	£5,552,516
60% LAR : 40% CIR	25%	£19,603,718	£12,474,581	£12,423,206	£12,318,694	£11,710,683	£6,738,270	£4,197,896
60% LAR : 40% CIR	30%	£18,041,354	£11,102,739	£11,051,481	£10,947,183	£10,339,712	£5,371,247	£2,832,669
60% LAR : 40% CIR	35%	£16,469,370	£9,721,198	£9,670,041	£9,565,933	£8,958,935	£3,993,941	£1,443,389
60% LAR : 40% CIR	40%	£14,887,861	£8,330,056	£8,278,983	£8,175,039	£7,568,450	£2,606,451	£39,904
60% LAR : 40% CIR	45%	£13,296,922	£6,929,407	£6,878,404	£6,774,598	£6,168,353	£1,199,132	-£1,394,996
60% LAR : 40% CIR	50%	£12,299,946	£6,101,869	£6,050,919	£5,947,225	£5,341,261	£357,237	-£2,248,771

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£60,365,824	-£68,456,577	-£68,507,997	-£68,612,395	-£69,218,662	-£74,218,179	-£76,770,872
60% LAR : 40% CIR	5%	-£61,878,656	-£69,773,312	-£69,824,536	-£69,928,590	-£70,539,147	-£75,532,248	-£78,082,025
60% LAR : 40% CIR	10%	-£63,401,585	-£71,102,758	-£71,154,582	-£71,259,900	-£71,869,925	-£76,857,111	-£79,404,199
60% LAR : 40% CIR	15%	-£64,934,515	-£72,444,931	-£72,496,588	-£72,601,610	-£73,210,896	-£78,192,667	-£80,737,294
60% LAR : 40% CIR	20%	-£66,477,353	-£73,797,088	-£73,848,596	-£73,953,350	-£74,561,965	-£79,538,813	-£82,081,202
60% LAR : 40% CIR	25%	-£68,030,000	-£75,159,137	-£75,210,512	-£75,315,024	-£75,923,035	-£80,895,448	-£83,435,822
60% LAR : 40% CIR	30%	-£69,592,364	-£76,530,979	-£76,582,237	-£76,686,535	-£77,294,006	-£82,262,471	-£84,801,049
60% LAR : 40% CIR	35%	-£71,164,348	-£77,912,520	-£77,963,677	-£78,067,785	-£78,674,783	-£83,639,777	-£86,190,329
60% LAR : 40% CIR	40%	-£72,745,857	-£79,303,662	-£79,354,735	-£79,458,679	-£80,065,268	-£85,027,267	-£87,593,814
60% LAR : 40% CIR	45%	-£74,336,796	-£80,704,310	-£80,755,314	-£80,859,120	-£81,465,365	-£86,434,586	-£89,028,714
60% LAR : 40% CIR	50%	-£75,333,772	-£81,531,849	-£81,582,799	-£81,686,493	-£82,292,457	-£87,276,481	-£89,882,489

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£24,052,875	-£32,143,628	-£32,195,049	-£32,299,446	-£32,905,713	-£37,905,230	-£40,457,924
60% LAR : 40% CIR	5%	-£25,565,707	-£33,460,364	-£33,511,587	-£33,615,641	-£34,226,198	-£39,219,299	-£41,769,076
60% LAR : 40% CIR	10%	-£27,088,636	-£34,789,810	-£34,841,633	-£34,946,951	-£35,556,976	-£40,544,162	-£43,091,251
60% LAR : 40% CIR	15%	-£28,621,566	-£36,131,982	-£36,183,639	-£36,288,661	-£36,897,948	-£41,879,718	-£44,424,345
60% LAR : 40% CIR	20%	-£30,164,404	-£37,484,139	-£37,535,647	-£37,640,401	-£38,249,016	-£43,225,864	-£45,768,254
60% LAR : 40% CIR	25%	-£31,717,051	-£38,846,189	-£38,897,563	-£39,002,075	-£39,610,086	-£44,582,499	-£47,122,874
60% LAR : 40% CIR	30%	-£33,279,415	-£40,218,031	-£40,269,288	-£40,373,586	-£40,981,057	-£45,949,522	-£48,488,100
60% LAR : 40% CIR	35%	-£34,851,399	-£41,599,571	-£41,650,728	-£41,754,836	-£42,361,834	-£47,326,828	-£49,877,380
60% LAR : 40% CIR	40%	-£36,432,908	-£42,990,713	-£43,041,786	-£43,145,730	-£43,752,320	-£48,714,318	-£51,280,865
60% LAR : 40% CIR	45%	-£38,023,847	-£44,391,362	-£44,442,366	-£44,546,172	-£45,152,416	-£50,121,637	-£52,715,765
60% LAR : 40% CIR	50%	-£39,020,823	-£45,218,900	-£45,269,850	-£45,373,544	-£45,979,509	-£50,963,532	-£53,569,540

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,006,465	-£17,097,218	-£17,148,638	-£17,253,036	-£17,859,303	-£22,858,820	-£25,411,514
60% LAR : 40% CIR	5%	-£10,519,297	-£18,413,953	-£18,465,177	-£18,569,231	-£19,179,788	-£24,172,889	-£26,722,666
60% LAR : 40% CIR	10%	-£12,042,226	-£19,743,399	-£19,795,223	-£19,900,541	-£20,510,566	-£25,497,752	-£28,044,840
60% LAR : 40% CIR	15%	-£13,575,156	-£21,085,572	-£21,137,229	-£21,242,251	-£21,851,537	-£26,833,308	-£29,377,935
60% LAR : 40% CIR	20%	-£15,117,994	-£22,437,729	-£22,489,237	-£22,593,991	-£23,202,606	-£28,179,454	-£30,721,843
60% LAR : 40% CIR	25%	-£16,670,641	-£23,799,778	-£23,851,153	-£23,955,665	-£24,563,676	-£29,536,089	-£32,076,463
60% LAR : 40% CIR	30%	-£18,233,005	-£25,171,620	-£25,222,878	-£25,327,176	-£25,934,647	-£30,903,112	-£33,441,690
60% LAR : 40% CIR	35%	-£19,804,989	-£26,553,161	-£26,604,318	-£26,708,426	-£27,315,424	-£32,280,418	-£34,830,970
60% LAR : 40% CIR	40%	-£21,386,498	-£27,944,303	-£27,995,376	-£28,099,320	-£28,705,909	-£33,667,908	-£36,234,455
60% LAR : 40% CIR	45%	-£22,977,437	-£29,344,952	-£29,395,955	-£29,499,761	-£30,106,006	-£35,075,227	-£37,669,355
60% LAR : 40% CIR	50%	-£23,974,413	-£30,172,490	-£30,223,440	-£30,327,134	-£30,933,098	-£35,917,122	-£38,523,130

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£8,779,817	£689,064	£637,644	£533,246	-£73,020	-£5,072,538	-£7,625,231
60% LAR : 40% CIR	5%	£7,266,985	-£627,671	-£678,895	-£782,949	-£1,393,506	-£6,386,607	-£8,936,384
60% LAR : 40% CIR	10%	£5,744,056	-£1,957,117	-£2,008,941	-£2,114,259	-£2,724,283	-£7,711,470	-£10,258,558
60% LAR : 40% CIR	15%	£4,211,126	-£3,299,290	-£3,350,947	-£3,455,969	-£4,065,255	-£9,047,026	-£11,591,653
60% LAR : 40% CIR	20%	£2,668,288	-£4,651,447	-£4,702,955	-£4,807,709	-£5,416,324	-£10,393,172	-£12,935,561
60% LAR : 40% CIR	25%	£1,115,641	-£6,013,496	-£6,064,870	-£6,169,383	-£6,777,394	-£11,749,807	-£14,290,181
60% LAR : 40% CIR	30%	-£446,723	-£7,385,338	-£7,436,596	-£7,540,894	-£8,148,365	-£13,116,830	-£15,655,408
60% LAR : 40% CIR	35%	-£2,018,707	-£8,766,879	-£8,818,036	-£8,922,144	-£9,529,142	-£14,494,136	-£17,044,688
60% LAR : 40% CIR	40%	-£3,600,216	-£10,158,021	-£10,209,094	-£10,313,038	-£10,919,627	-£15,881,626	-£18,448,173
60% LAR : 40% CIR	45%	-£5,191,155	-£11,558,669	-£11,609,673	-£11,713,479	-£12,319,724	-£17,288,945	-£19,883,073
60% LAR : 40% CIR	50%	-£6,188,131	-£12,386,208	-£12,437,157	-£12,540,852	-£13,146,816	-£18,130,840	-£20,736,848

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR for 15 Years

Value Area	**Zone B - Camden Town Office & Resi £1,200 per sq ft**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£31,706,725	£23,544,994	£23,493,574	£23,389,176	£22,786,664	£17,824,148	£15,271,454
60% LAR : 40% CIR	5%	£29,971,951	£22,009,866	£21,958,642	£21,854,589	£21,252,938	£16,289,648	£13,739,871
60% LAR : 40% CIR	10%	£28,227,080	£20,464,712	£20,413,668	£20,309,932	£19,709,076	£14,744,355	£12,197,266
60% LAR : 40% CIR	15%	£26,472,208	£18,909,628	£18,858,746	£18,755,302	£18,155,173	£13,188,369	£10,643,742
60% LAR : 40% CIR	20%	£24,707,430	£17,344,705	£17,293,972	£17,190,792	£16,591,324	£11,621,791	£9,079,402
60% LAR : 40% CIR	25%	£22,932,840	£15,770,043	£15,719,440	£15,616,499	£15,017,140	£10,044,726	£7,504,352
60% LAR : 40% CIR	30%	£21,148,536	£14,185,732	£14,135,245	£14,032,515	£13,425,738	£8,457,273	£5,918,695
60% LAR : 40% CIR	35%	£19,354,610	£12,586,793	£12,535,636	£12,431,529	£11,824,530	£6,859,536	£4,322,535
60% LAR : 40% CIR	40%	£17,551,159	£10,975,221	£10,924,148	£10,820,204	£10,213,615	£5,251,616	£2,715,977
60% LAR : 40% CIR	45%	£15,738,280	£9,354,142	£9,303,138	£9,199,332	£8,593,087	£3,633,614	£1,084,584
60% LAR : 40% CIR	50%	£14,670,506	£8,456,199	£8,405,249	£8,301,555	£7,695,591	£2,738,180	£172,119

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£55,926,993	-£64,088,723	-£64,140,144	-£64,244,542	-£64,847,054	-£69,809,570	-£72,362,264
60% LAR : 40% CIR	5%	-£57,661,767	-£65,623,852	-£65,675,076	-£65,779,129	-£66,380,780	-£71,344,070	-£73,893,847
60% LAR : 40% CIR	10%	-£59,406,637	-£67,169,006	-£67,220,050	-£67,323,786	-£67,924,642	-£72,889,363	-£75,436,452
60% LAR : 40% CIR	15%	-£61,161,510	-£68,724,090	-£68,774,972	-£68,878,416	-£69,478,545	-£74,445,349	-£76,989,976
60% LAR : 40% CIR	20%	-£62,926,288	-£70,289,013	-£70,339,746	-£70,442,926	-£71,042,394	-£76,011,927	-£78,554,316
60% LAR : 40% CIR	25%	-£64,700,878	-£71,863,675	-£71,914,278	-£72,017,219	-£72,616,578	-£77,588,992	-£80,129,366
60% LAR : 40% CIR	30%	-£66,485,182	-£73,447,985	-£73,498,473	-£73,601,202	-£74,207,980	-£79,176,444	-£81,715,023
60% LAR : 40% CIR	35%	-£68,279,108	-£75,046,925	-£75,098,082	-£75,202,189	-£75,809,188	-£80,774,182	-£83,311,183
60% LAR : 40% CIR	40%	-£70,082,559	-£76,658,497	-£76,709,570	-£76,813,514	-£77,420,103	-£82,382,102	-£84,917,741
60% LAR : 40% CIR	45%	-£71,895,438	-£78,279,576	-£78,330,580	-£78,434,386	-£79,040,631	-£84,000,104	-£86,549,134
60% LAR : 40% CIR	50%	-£72,963,212	-£79,177,519	-£79,228,469	-£79,332,163	-£79,938,127	-£84,895,538	-£87,461,599

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£19,614,044	-£27,775,775	-£27,827,195	-£27,931,593	-£28,534,106	-£33,496,622	-£36,049,315
60% LAR : 40% CIR	5%	-£21,348,818	-£29,310,903	-£29,362,128	-£29,466,180	-£30,067,832	-£35,031,121	-£37,580,898
60% LAR : 40% CIR	10%	-£23,093,689	-£30,856,058	-£30,907,101	-£31,010,837	-£31,611,693	-£36,576,414	-£39,123,503
60% LAR : 40% CIR	15%	-£24,848,561	-£32,411,142	-£32,462,023	-£32,565,468	-£33,165,596	-£38,132,401	-£40,677,028
60% LAR : 40% CIR	20%	-£26,613,339	-£33,976,064	-£34,026,797	-£34,129,977	-£34,729,445	-£39,698,978	-£42,241,367
60% LAR : 40% CIR	25%	-£28,387,929	-£35,550,726	-£35,601,329	-£35,704,270	-£36,303,629	-£41,276,044	-£43,816,418
60% LAR : 40% CIR	30%	-£30,172,234	-£37,135,037	-£37,185,524	-£37,288,254	-£37,895,031	-£42,863,496	-£45,402,074
60% LAR : 40% CIR	35%	-£31,966,159	-£38,733,976	-£38,785,133	-£38,889,240	-£39,496,239	-£44,461,233	-£46,998,234
60% LAR : 40% CIR	40%	-£33,769,610	-£40,345,548	-£40,396,621	-£40,500,565	-£41,107,155	-£46,069,153	-£48,604,792
60% LAR : 40% CIR	45%	-£35,582,489	-£41,966,627	-£42,017,631	-£42,121,437	-£42,727,682	-£47,687,155	-£50,236,186
60% LAR : 40% CIR	50%	-£36,650,263	-£42,864,570	-£42,915,520	-£43,019,214	-£43,625,178	-£48,582,589	-£51,148,650

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,567,634	-£12,729,365	-£12,780,785	-£12,885,183	-£13,487,695	-£18,450,211	-£21,002,905
60% LAR : 40% CIR	5%	-£6,302,408	-£14,264,493	-£14,315,717	-£14,419,770	-£15,021,421	-£19,984,711	-£22,534,488
60% LAR : 40% CIR	10%	-£8,047,278	-£15,809,647	-£15,860,691	-£15,964,427	-£16,565,283	-£21,530,004	-£24,077,093
60% LAR : 40% CIR	15%	-£9,802,151	-£17,364,731	-£17,415,613	-£17,519,057	-£18,119,186	-£23,085,990	-£25,630,617
60% LAR : 40% CIR	20%	-£11,566,929	-£18,929,654	-£18,980,387	-£19,083,567	-£19,683,035	-£24,652,568	-£27,194,957
60% LAR : 40% CIR	25%	-£13,341,519	-£20,504,316	-£20,554,919	-£20,657,860	-£21,257,219	-£26,229,633	-£28,770,007
60% LAR : 40% CIR	30%	-£15,125,823	-£22,088,626	-£22,139,114	-£22,241,843	-£22,848,621	-£27,817,085	-£30,355,664
60% LAR : 40% CIR	35%	-£16,919,749	-£23,687,566	-£23,738,723	-£23,842,830	-£24,449,829	-£29,414,823	-£31,951,824
60% LAR : 40% CIR	40%	-£18,723,200	-£25,299,138	-£25,350,211	-£25,454,155	-£26,060,744	-£31,022,743	-£33,558,382
60% LAR : 40% CIR	45%	-£20,536,079	-£26,920,217	-£26,971,221	-£27,075,027	-£27,681,272	-£32,640,745	-£35,189,775
60% LAR : 40% CIR	50%	-£21,603,853	-£27,818,160	-£27,869,110	-£27,972,804	-£28,578,768	-£33,536,179	-£36,102,240

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,218,648	£5,056,918	£5,005,497	£4,901,100	£4,298,587	-£663,929	-£3,216,623
60% LAR : 40% CIR	5%	£11,483,874	£3,521,789	£3,470,565	£3,366,512	£2,764,861	-£2,198,429	-£4,748,205
60% LAR : 40% CIR	10%	£9,739,004	£1,976,635	£1,925,591	£1,821,855	£1,220,999	-£3,743,722	-£6,290,811
60% LAR : 40% CIR	15%	£7,984,132	£421,551	£370,669	£267,225	-£332,904	-£5,299,708	-£7,844,335
60% LAR : 40% CIR	20%	£6,219,353	-£1,143,371	-£1,194,105	-£1,297,285	-£1,896,753	-£6,866,286	-£9,408,675
60% LAR : 40% CIR	25%	£4,444,763	-£2,718,034	-£2,768,637	-£2,871,578	-£3,470,937	-£8,443,351	-£10,983,725
60% LAR : 40% CIR	30%	£2,660,459	-£4,302,344	-£4,352,832	-£4,455,561	-£5,062,339	-£10,030,803	-£12,569,382
60% LAR : 40% CIR	35%	£866,533	-£5,901,284	-£5,952,440	-£6,056,548	-£6,663,547	-£11,628,541	-£14,165,542
60% LAR : 40% CIR	40%	-£936,918	-£7,512,856	-£7,563,929	-£7,667,873	-£8,274,462	-£13,236,461	-£15,772,100
60% LAR : 40% CIR	45%	-£2,749,797	-£9,133,935	-£9,184,939	-£9,288,745	-£9,894,990	-£14,854,463	-£17,403,493
60% LAR : 40% CIR	50%	-£3,817,571	-£10,031,878	-£10,082,828	-£10,186,522	-£10,792,486	-£15,749,897	-£18,315,958

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR for 15 Years

Value Area	**Zone B - Camden Town Office & Resi £1,300 per sq ft**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£36,145,556	£27,912,847	£27,861,427	£27,757,029	£27,154,516	£22,230,136	£19,680,063
60% LAR : 40% CIR	5%	£34,188,840	£26,159,327	£26,108,102	£26,004,049	£25,402,398	£20,477,826	£17,928,050
60% LAR : 40% CIR	10%	£32,222,029	£24,395,779	£24,344,736	£24,241,000	£23,640,144	£18,712,102	£16,165,013
60% LAR : 40% CIR	15%	£30,245,215	£22,622,302	£22,571,421	£22,467,978	£21,867,848	£16,935,685	£14,391,059
60% LAR : 40% CIR	20%	£28,258,494	£20,838,988	£20,788,254	£20,685,075	£20,085,607	£15,148,678	£12,606,289
60% LAR : 40% CIR	25%	£26,261,963	£19,045,933	£18,995,330	£18,892,388	£18,293,516	£13,351,182	£10,810,808
60% LAR : 40% CIR	30%	£24,255,717	£17,243,230	£17,192,742	£17,090,013	£16,491,671	£11,543,299	£9,004,720
60% LAR : 40% CIR	35%	£22,239,850	£15,430,975	£15,380,586	£15,278,044	£14,680,168	£9,725,131	£7,188,130
60% LAR : 40% CIR	40%	£20,214,457	£13,609,263	£13,558,958	£13,456,576	£12,858,779	£7,896,781	£5,361,142
60% LAR : 40% CIR	45%	£18,179,636	£11,778,187	£11,727,873	£11,624,067	£11,017,822	£6,058,350	£3,523,858
60% LAR : 40% CIR	50%	£17,022,390	£10,791,993	£10,741,043	£10,637,349	£10,031,385	£5,073,974	£2,540,419

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£51,488,162	-£59,720,871	-£59,772,291	-£59,876,689	-£60,479,202	-£65,403,582	-£67,953,655
60% LAR : 40% CIR	5%	-£53,444,878	-£61,474,391	-£61,525,616	-£61,629,669	-£62,231,320	-£67,155,891	-£69,705,668
60% LAR : 40% CIR	10%	-£55,411,689	-£63,237,939	-£63,288,982	-£63,392,718	-£63,993,574	-£68,921,616	-£71,468,705
60% LAR : 40% CIR	15%	-£57,388,503	-£65,011,416	-£65,062,297	-£65,165,740	-£65,765,870	-£70,698,033	-£73,242,659
60% LAR : 40% CIR	20%	-£59,375,224	-£66,794,730	-£66,845,464	-£66,948,643	-£67,548,111	-£72,485,040	-£75,027,429
60% LAR : 40% CIR	25%	-£61,371,755	-£68,587,785	-£68,638,388	-£68,741,330	-£69,340,202	-£74,282,536	-£76,822,909
60% LAR : 40% CIR	30%	-£63,378,001	-£70,390,488	-£70,440,976	-£70,543,705	-£71,142,047	-£76,090,419	-£78,628,998
60% LAR : 40% CIR	35%	-£65,393,868	-£72,202,743	-£72,253,132	-£72,355,674	-£72,953,550	-£77,908,587	-£80,445,588
60% LAR : 40% CIR	40%	-£67,419,261	-£74,024,455	-£74,074,760	-£74,177,142	-£74,774,938	-£79,736,937	-£82,272,576
60% LAR : 40% CIR	45%	-£69,454,081	-£75,855,531	-£75,905,845	-£76,009,651	-£76,615,896	-£81,575,368	-£84,109,860
60% LAR : 40% CIR	50%	-£70,611,327	-£76,841,725	-£76,892,675	-£76,996,369	-£77,602,333	-£82,559,744	-£85,093,299

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,175,214	-£23,407,922	-£23,459,343	-£23,563,740	-£24,166,253	-£29,090,633	-£31,640,707
60% LAR : 40% CIR	5%	-£17,131,929	-£25,161,442	-£25,212,667	-£25,316,720	-£25,918,371	-£30,842,943	-£33,392,720
60% LAR : 40% CIR	10%	-£19,098,740	-£26,924,990	-£26,976,033	-£27,079,769	-£27,680,625	-£32,608,667	-£35,155,756
60% LAR : 40% CIR	15%	-£21,075,554	-£28,698,467	-£28,749,348	-£28,852,792	-£29,452,921	-£34,385,084	-£36,929,710
60% LAR : 40% CIR	20%	-£23,062,275	-£30,481,781	-£30,532,515	-£30,635,694	-£31,235,162	-£36,172,091	-£38,714,480
60% LAR : 40% CIR	25%	-£25,058,806	-£32,274,836	-£32,325,439	-£32,428,381	-£33,027,253	-£37,969,588	-£40,509,961
60% LAR : 40% CIR	30%	-£27,065,052	-£34,077,540	-£34,128,027	-£34,230,757	-£34,829,098	-£39,777,470	-£42,316,049
60% LAR : 40% CIR	35%	-£29,080,919	-£35,889,794	-£35,940,183	-£36,042,725	-£36,640,601	-£41,595,638	-£44,132,639
60% LAR : 40% CIR	40%	-£31,106,312	-£37,711,506	-£37,761,811	-£37,864,193	-£38,461,990	-£43,423,988	-£45,959,627
60% LAR : 40% CIR	45%	-£33,141,133	-£39,542,582	-£39,592,896	-£39,696,702	-£40,302,947	-£45,262,420	-£47,796,912
60% LAR : 40% CIR	50%	-£34,298,379	-£40,528,777	-£40,579,726	-£40,683,420	-£41,289,385	-£46,246,795	-£48,780,350

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£128,803	-£8,361,512	-£8,412,932	-£8,517,330	-£9,119,843	-£14,044,223	-£16,594,296
60% LAR : 40% CIR	5%	-£2,085,519	-£10,115,032	-£10,166,257	-£10,270,310	-£10,871,961	-£15,796,532	-£18,346,309
60% LAR : 40% CIR	10%	-£4,052,330	-£11,878,580	-£11,929,623	-£12,033,359	-£12,634,215	-£17,562,257	-£20,109,346
60% LAR : 40% CIR	15%	-£6,029,144	-£13,652,057	-£13,702,938	-£13,806,381	-£14,406,511	-£19,338,674	-£21,883,300
60% LAR : 40% CIR	20%	-£8,015,865	-£15,435,371	-£15,486,105	-£15,589,284	-£16,188,752	-£21,125,681	-£23,668,070
60% LAR : 40% CIR	25%	-£10,012,396	-£17,228,426	-£17,279,029	-£17,381,971	-£17,980,843	-£22,923,177	-£25,463,550
60% LAR : 40% CIR	30%	-£12,018,642	-£19,031,129	-£19,081,617	-£19,184,346	-£19,782,688	-£24,731,060	-£27,269,639
60% LAR : 40% CIR	35%	-£14,034,509	-£20,843,384	-£20,893,773	-£20,996,315	-£21,594,191	-£26,549,228	-£29,086,229
60% LAR : 40% CIR	40%	-£16,059,902	-£22,665,096	-£22,715,401	-£22,817,783	-£23,415,579	-£28,377,578	-£30,913,217
60% LAR : 40% CIR	45%	-£18,094,722	-£24,496,172	-£24,546,486	-£24,650,292	-£25,256,537	-£30,216,009	-£32,750,501
60% LAR : 40% CIR	50%	-£19,251,969	-£25,482,366	-£25,533,316	-£25,637,010	-£26,242,974	-£31,200,385	-£33,733,940

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,657,479	£9,424,770	£9,373,350	£9,268,952	£8,666,439	£3,742,059	£1,191,986
60% LAR : 40% CIR	5%	£15,700,763	£7,671,250	£7,620,025	£7,515,973	£6,914,321	£1,989,750	-£560,027
60% LAR : 40% CIR	10%	£13,733,952	£5,907,703	£5,856,659	£5,752,923	£5,152,067	£224,025	-£2,323,064
60% LAR : 40% CIR	15%	£11,757,138	£4,134,226	£4,083,344	£3,979,901	£3,379,771	-£1,552,392	-£4,097,018
60% LAR : 40% CIR	20%	£9,770,417	£2,350,912	£2,300,177	£2,196,998	£1,597,530	-£3,339,399	-£5,881,788
60% LAR : 40% CIR	25%	£7,773,887	£557,856	£507,253	£404,311	-£194,561	-£5,136,895	-£7,677,268
60% LAR : 40% CIR	30%	£5,767,640	-£1,244,847	-£1,295,335	-£1,398,064	-£1,996,406	-£6,944,778	-£9,483,357
60% LAR : 40% CIR	35%	£3,751,773	-£3,057,102	-£3,107,491	-£3,210,033	-£3,807,909	-£8,762,946	-£11,299,947
60% LAR : 40% CIR	40%	£1,726,380	-£4,878,814	-£4,929,119	-£5,031,501	-£5,629,297	-£10,591,296	-£13,126,935
60% LAR : 40% CIR	45%	-£308,440	-£6,709,890	-£6,760,204	-£6,864,010	-£7,470,255	-£12,429,727	-£14,964,219
60% LAR : 40% CIR	50%	-£1,465,686	-£7,696,084	-£7,747,034	-£7,850,728	-£8,456,692	-£13,414,103	-£15,947,658

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR for 15 Years	

Value Area	**Zone B - Camden Town Office & Resi £900 per sq ft**	
Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

No Units	**105**
Site Area	**0.9 Ha**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£16,006,268	£7,986,103	£7,933,898	£7,827,907	£7,216,201	£2,199,505	-£398,122
60% LAR : 40% CIR	5%	£14,937,319	£7,105,054	£7,053,048	£6,947,407	£6,336,576	£1,316,200	-£1,291,896
60% LAR : 40% CIR	10%	£13,857,983	£6,213,825	£6,162,002	£6,056,684	£5,446,659	£421,937	-£2,197,035
60% LAR : 40% CIR	15%	£12,764,845	£5,312,515	£5,260,857	£5,155,834	£4,546,549	-£490,555	-£3,113,428
60% LAR : 40% CIR	20%	£11,661,651	£4,401,217	£4,349,709	£4,244,955	£3,636,341	-£1,420,402	-£4,040,968
60% LAR : 40% CIR	25%	£10,548,496	£3,480,029	£3,428,655	£3,324,143	£2,716,132	-£2,361,060	-£4,979,548
60% LAR : 40% CIR	30%	£9,425,477	£2,549,048	£2,497,790	£2,393,493	£1,781,633	-£3,312,424	-£5,929,062
60% LAR : 40% CIR	35%	£8,292,691	£1,604,496	£1,552,557	£1,446,862	£830,601	-£4,274,390	-£6,889,401
60% LAR : 40% CIR	40%	£7,150,234	£642,941	£591,089	£485,559	-£132,274	-£5,246,851	-£7,860,458
60% LAR : 40% CIR	45%	£5,998,205	-£333,273	-£385,845	-£492,843	-£1,117,730	-£6,229,702	-£8,842,127
60% LAR : 40% CIR	50%	£2,561,276	-£3,638,844	-£3,691,360	-£3,798,243	-£4,422,841	-£9,532,688	-£12,144,147

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£71,627,450	-£79,647,615	-£79,699,820	-£79,805,811	-£80,417,517	-£85,434,213	-£88,031,839
60% LAR : 40% CIR	5%	-£72,696,399	-£80,528,664	-£80,580,670	-£80,686,311	-£81,297,142	-£86,317,518	-£88,925,614
60% LAR : 40% CIR	10%	-£73,775,735	-£81,419,893	-£81,471,716	-£81,577,034	-£82,187,059	-£87,211,781	-£89,830,752
60% LAR : 40% CIR	15%	-£74,868,873	-£82,321,203	-£82,372,861	-£82,477,884	-£83,087,169	-£88,124,273	-£90,747,146
60% LAR : 40% CIR	20%	-£75,972,067	-£83,232,501	-£83,284,009	-£83,388,763	-£83,997,377	-£89,054,120	-£91,674,686
60% LAR : 40% CIR	25%	-£77,085,222	-£84,153,689	-£84,205,063	-£84,309,575	-£84,917,586	-£89,994,778	-£92,613,266
60% LAR : 40% CIR	30%	-£78,208,241	-£85,084,670	-£85,135,928	-£85,240,225	-£85,852,085	-£90,946,142	-£93,562,780
60% LAR : 40% CIR	35%	-£79,341,027	-£86,029,222	-£86,081,161	-£86,186,856	-£86,803,117	-£91,908,107	-£94,523,119
60% LAR : 40% CIR	40%	-£80,483,484	-£86,990,777	-£87,042,629	-£87,148,159	-£87,765,992	-£92,880,569	-£95,494,176
60% LAR : 40% CIR	45%	-£81,635,513	-£87,966,991	-£88,019,563	-£88,126,561	-£88,751,448	-£93,863,420	-£96,475,845
60% LAR : 40% CIR	50%	-£85,072,442	-£91,272,562	-£91,325,078	-£91,431,961	-£92,056,559	-£97,166,406	-£99,777,864

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£35,314,501	-£43,334,666	-£43,386,872	-£43,492,862	-£44,104,568	-£49,121,264	-£51,718,891
60% LAR : 40% CIR	5%	-£36,383,450	-£44,215,715	-£44,267,722	-£44,373,362	-£44,984,193	-£50,004,569	-£52,612,666
60% LAR : 40% CIR	10%	-£37,462,786	-£45,106,944	-£45,158,767	-£45,264,085	-£45,874,110	-£50,898,833	-£53,517,804
60% LAR : 40% CIR	15%	-£38,555,924	-£46,008,255	-£46,059,912	-£46,164,935	-£46,774,220	-£51,811,325	-£54,434,197
60% LAR : 40% CIR	20%	-£39,659,118	-£46,919,552	-£46,971,060	-£47,075,814	-£47,684,428	-£52,741,171	-£55,361,737
60% LAR : 40% CIR	25%	-£40,772,273	-£47,840,740	-£47,892,114	-£47,996,627	-£48,604,637	-£53,681,830	-£56,300,318
60% LAR : 40% CIR	30%	-£41,895,293	-£48,771,721	-£48,822,979	-£48,927,277	-£49,539,136	-£54,633,193	-£57,249,831
60% LAR : 40% CIR	35%	-£43,028,078	-£49,716,274	-£49,768,212	-£49,873,908	-£50,490,168	-£55,595,159	-£58,210,171
60% LAR : 40% CIR	40%	-£44,170,535	-£50,677,828	-£50,729,680	-£50,835,210	-£51,453,043	-£56,567,620	-£59,181,228
60% LAR : 40% CIR	45%	-£45,322,564	-£51,654,042	-£51,706,614	-£51,813,612	-£52,438,499	-£57,550,471	-£60,162,896
60% LAR : 40% CIR	50%	-£48,759,493	-£54,959,613	-£55,012,130	-£55,119,012	-£55,743,610	-£60,853,457	-£63,464,916

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£20,268,091	-£28,288,256	-£28,340,461	-£28,446,452	-£29,058,158	-£34,074,854	-£36,672,481
60% LAR : 40% CIR	5%	-£21,337,040	-£29,169,305	-£29,221,311	-£29,326,952	-£29,937,783	-£34,958,159	-£37,566,255
60% LAR : 40% CIR	10%	-£22,416,376	-£30,060,534	-£30,112,357	-£30,217,675	-£30,827,700	-£35,852,422	-£38,471,394
60% LAR : 40% CIR	15%	-£23,509,514	-£30,961,844	-£31,013,502	-£31,118,525	-£31,727,810	-£36,764,914	-£39,387,787
60% LAR : 40% CIR	20%	-£24,612,708	-£31,873,142	-£31,924,650	-£32,029,404	-£32,638,018	-£37,694,761	-£40,315,327
60% LAR : 40% CIR	25%	-£25,725,863	-£32,794,330	-£32,845,704	-£32,950,216	-£33,558,227	-£38,635,419	-£41,253,907
60% LAR : 40% CIR	30%	-£26,848,882	-£33,725,311	-£33,776,569	-£33,880,866	-£34,492,726	-£39,586,783	-£42,203,421
60% LAR : 40% CIR	35%	-£27,981,668	-£34,669,863	-£34,721,802	-£34,827,497	-£35,443,758	-£40,548,748	-£43,163,760
60% LAR : 40% CIR	40%	-£29,124,125	-£35,631,418	-£35,683,270	-£35,788,800	-£36,406,633	-£41,521,210	-£44,134,817
60% LAR : 40% CIR	45%	-£30,276,154	-£36,607,632	-£36,660,204	-£36,767,202	-£37,392,089	-£42,504,061	-£45,116,486
60% LAR : 40% CIR	50%	-£33,713,083	-£39,913,203	-£39,965,719	-£40,072,602	-£40,697,200	-£45,807,047	-£48,418,506

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,481,809	-£10,501,974	-£10,554,179	-£10,660,170	-£11,271,876	-£16,288,572	-£18,886,198
60% LAR : 40% CIR	5%	-£3,550,758	-£11,383,023	-£11,435,029	-£11,540,670	-£12,151,501	-£17,171,877	-£19,779,973
60% LAR : 40% CIR	10%	-£4,630,094	-£12,274,252	-£12,326,075	-£12,431,393	-£13,041,418	-£18,066,140	-£20,685,111
60% LAR : 40% CIR	15%	-£5,723,232	-£13,175,562	-£13,227,220	-£13,332,243	-£13,941,528	-£18,978,632	-£21,601,505
60% LAR : 40% CIR	20%	-£6,826,426	-£14,086,860	-£14,138,368	-£14,243,122	-£14,851,736	-£19,908,479	-£22,529,045
60% LAR : 40% CIR	25%	-£7,939,581	-£15,008,048	-£15,059,422	-£15,163,934	-£15,771,945	-£20,849,137	-£23,467,625
60% LAR : 40% CIR	30%	-£9,062,600	-£15,939,029	-£15,990,287	-£16,094,584	-£16,706,444	-£21,800,501	-£24,417,139
60% LAR : 40% CIR	35%	-£10,195,386	-£16,883,581	-£16,935,520	-£17,041,215	-£17,657,476	-£22,762,466	-£25,377,478
60% LAR : 40% CIR	40%	-£11,337,843	-£17,845,136	-£17,896,988	-£18,002,518	-£18,620,351	-£23,734,928	-£26,348,535
60% LAR : 40% CIR	45%	-£12,489,872	-£18,821,350	-£18,873,922	-£18,980,920	-£19,605,807	-£24,717,779	-£27,330,204
60% LAR : 40% CIR	50%	-£15,926,801	-£22,126,921	-£22,179,437	-£22,286,320	-£22,910,918	-£28,020,765	-£30,632,223

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR for 15 Years	
Value Area	**Zone B - Camden Town Office & Resi £1,000 per sq ft**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£20,445,099	£12,394,711	£12,342,506	£12,236,515	£11,624,809	£6,625,292	£4,072,598
60% LAR : 40% CIR	5%	£19,154,208	£11,293,231	£11,241,226	£11,135,584	£10,524,753	£5,531,653	£2,974,218
60% LAR : 40% CIR	10%	£17,853,221	£10,181,572	£10,129,750	£10,024,432	£9,414,407	£4,427,221	£1,859,172
60% LAR : 40% CIR	15%	£16,542,231	£9,059,831	£9,008,174	£8,903,152	£8,293,865	£3,312,095	£733,041
60% LAR : 40% CIR	20%	£15,221,335	£7,928,104	£7,876,596	£7,771,842	£7,163,227	£2,177,112	-£410,235
60% LAR : 40% CIR	25%	£13,890,630	£6,786,486	£6,735,111	£6,630,598	£6,022,589	£1,027,081	-£1,575,736
60% LAR : 40% CIR	30%	£12,550,208	£5,635,074	£5,583,816	£5,479,519	£4,872,048	-£135,532	-£2,752,171
60% LAR : 40% CIR	35%	£11,200,165	£4,473,963	£4,422,806	£4,318,699	£3,711,700	-£1,324,419	-£3,939,431
60% LAR : 40% CIR	40%	£9,838,383	£3,303,251	£3,252,180	£3,148,235	£2,541,645	-£2,523,800	-£5,137,409
60% LAR : 40% CIR	45%	£8,462,341	£2,123,034	£2,072,031	£1,968,224	£1,357,684	-£3,733,573	-£6,345,998
60% LAR : 40% CIR	50%	£4,801,399	-£1,369,636	-£1,422,152	-£1,529,035	-£2,153,632	-£7,263,480	-£9,874,939

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£67,188,619	-£75,239,007	-£75,291,212	-£75,397,203	-£76,008,909	-£81,008,426	-£83,561,120
60% LAR : 40% CIR	5%	-£68,479,510	-£76,340,487	-£76,392,492	-£76,498,133	-£77,108,965	-£82,102,065	-£84,659,500
60% LAR : 40% CIR	10%	-£69,780,497	-£77,452,146	-£77,503,968	-£77,609,286	-£78,219,311	-£83,206,497	-£85,774,546
60% LAR : 40% CIR	15%	-£71,091,487	-£78,573,887	-£78,625,544	-£78,730,566	-£79,339,852	-£84,321,623	-£86,900,677
60% LAR : 40% CIR	20%	-£72,412,383	-£79,705,614	-£79,757,122	-£79,861,876	-£80,470,491	-£85,456,606	-£88,043,953
60% LAR : 40% CIR	25%	-£73,743,088	-£80,847,232	-£80,898,607	-£81,003,120	-£81,611,129	-£86,606,637	-£89,209,454
60% LAR : 40% CIR	30%	-£75,083,510	-£81,998,644	-£82,049,902	-£82,154,199	-£82,761,670	-£87,769,250	-£90,385,889
60% LAR : 40% CIR	35%	-£76,433,553	-£83,159,755	-£83,210,912	-£83,315,019	-£83,922,018	-£88,958,137	-£91,573,149
60% LAR : 40% CIR	40%	-£77,795,335	-£84,330,466	-£84,381,538	-£84,485,483	-£85,092,073	-£90,157,518	-£92,771,127
60% LAR : 40% CIR	45%	-£79,171,377	-£85,510,684	-£85,561,687	-£85,665,493	-£86,276,034	-£91,367,291	-£93,979,716
60% LAR : 40% CIR	50%	-£82,832,318	-£89,003,354	-£89,055,870	-£89,162,753	-£89,787,350	-£94,897,198	-£97,508,657

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£30,875,671	-£38,926,058	-£38,978,263	-£39,084,254	-£39,695,960	-£44,695,477	-£47,248,171
60% LAR : 40% CIR	5%	-£32,166,561	-£40,027,538	-£40,079,543	-£40,185,185	-£40,796,016	-£45,789,116	-£48,346,552
60% LAR : 40% CIR	10%	-£33,467,548	-£41,139,197	-£41,191,019	-£41,296,337	-£41,906,362	-£46,893,549	-£49,461,597
60% LAR : 40% CIR	15%	-£34,778,538	-£42,260,938	-£42,312,595	-£42,417,617	-£43,026,904	-£48,008,674	-£50,587,728
60% LAR : 40% CIR	20%	-£36,099,434	-£43,392,665	-£43,444,173	-£43,548,927	-£44,157,542	-£49,143,657	-£51,731,004
60% LAR : 40% CIR	25%	-£37,430,139	-£44,534,283	-£44,585,658	-£44,690,171	-£45,298,180	-£50,293,688	-£52,896,505
60% LAR : 40% CIR	30%	-£38,770,562	-£45,685,696	-£45,736,954	-£45,841,250	-£46,448,722	-£51,456,301	-£54,072,940
60% LAR : 40% CIR	35%	-£40,120,604	-£46,846,806	-£46,897,963	-£47,002,070	-£47,609,069	-£52,645,188	-£55,260,200
60% LAR : 40% CIR	40%	-£41,482,386	-£48,017,518	-£48,068,590	-£48,172,535	-£48,779,124	-£53,844,570	-£56,458,178
60% LAR : 40% CIR	45%	-£42,858,428	-£49,197,735	-£49,248,739	-£49,352,545	-£49,963,086	-£55,054,342	-£57,666,767
60% LAR : 40% CIR	50%	-£46,519,370	-£52,690,405	-£52,742,922	-£52,849,804	-£53,474,401	-£58,584,249	-£61,195,708

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,829,260	-£23,879,648	-£23,931,853	-£24,037,844	-£24,649,550	-£29,649,067	-£32,201,761
60% LAR : 40% CIR	5%	-£17,120,151	-£24,981,128	-£25,033,133	-£25,138,774	-£25,749,606	-£30,742,706	-£33,300,141
60% LAR : 40% CIR	10%	-£18,421,138	-£26,092,787	-£26,144,609	-£26,249,927	-£26,859,952	-£31,847,138	-£34,415,187
60% LAR : 40% CIR	15%	-£19,732,128	-£27,214,528	-£27,266,185	-£27,371,207	-£27,980,494	-£32,962,264	-£35,541,318
60% LAR : 40% CIR	20%	-£21,053,024	-£28,346,255	-£28,397,763	-£28,502,517	-£29,111,132	-£34,097,247	-£36,684,594
60% LAR : 40% CIR	25%	-£22,383,729	-£29,487,873	-£29,539,248	-£29,643,761	-£30,251,770	-£35,247,278	-£37,850,095
60% LAR : 40% CIR	30%	-£23,724,151	-£30,639,285	-£30,690,543	-£30,794,840	-£31,402,311	-£36,409,891	-£39,026,530
60% LAR : 40% CIR	35%	-£25,074,194	-£31,800,396	-£31,851,553	-£31,955,660	-£32,562,659	-£37,598,778	-£40,213,790
60% LAR : 40% CIR	40%	-£26,435,976	-£32,971,107	-£33,022,179	-£33,126,124	-£33,732,714	-£38,798,159	-£41,411,768
60% LAR : 40% CIR	45%	-£27,812,018	-£34,151,325	-£34,202,328	-£34,306,135	-£34,916,675	-£40,007,932	-£42,620,357
60% LAR : 40% CIR	50%	-£31,472,959	-£37,643,995	-£37,696,511	-£37,803,394	-£38,427,991	-£43,537,839	-£46,149,298

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,957,022	-£6,093,366	-£6,145,571	-£6,251,562	-£6,863,268	-£11,862,785	-£14,415,479
60% LAR : 40% CIR	5%	£666,131	-£7,194,846	-£7,246,851	-£7,352,492	-£7,963,323	-£12,956,424	-£15,513,859
60% LAR : 40% CIR	10%	-£634,856	-£8,306,505	-£8,358,327	-£8,463,645	-£9,073,670	-£14,060,856	-£16,628,905
60% LAR : 40% CIR	15%	-£1,945,846	-£9,428,246	-£9,479,903	-£9,584,925	-£10,194,211	-£15,175,982	-£17,755,036
60% LAR : 40% CIR	20%	-£3,266,741	-£10,559,973	-£10,611,481	-£10,716,235	-£11,324,850	-£16,310,965	-£18,898,312
60% LAR : 40% CIR	25%	-£4,597,447	-£11,701,591	-£11,752,966	-£11,857,479	-£12,465,488	-£17,460,996	-£20,063,813
60% LAR : 40% CIR	30%	-£5,937,869	-£12,853,003	-£12,904,261	-£13,008,558	-£13,616,029	-£18,623,609	-£21,240,248
60% LAR : 40% CIR	35%	-£7,287,912	-£14,014,114	-£14,065,270	-£14,169,378	-£14,776,377	-£19,812,496	-£22,427,508
60% LAR : 40% CIR	40%	-£8,649,694	-£15,184,825	-£15,235,897	-£15,339,842	-£15,946,432	-£21,011,877	-£23,625,486
60% LAR : 40% CIR	45%	-£10,025,736	-£16,365,043	-£16,416,046	-£16,519,852	-£17,130,393	-£22,221,650	-£24,834,075
60% LAR : 40% CIR	50%	-£13,686,677	-£19,857,713	-£19,910,229	-£20,017,112	-£20,641,709	-£25,751,557	-£28,363,016

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR for 15 Years

Value Area	Zone B - Camden Town Office & Resi £1,100 per sq ft

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£24,883,928	£16,803,320	£16,751,115	£16,645,124	£16,033,418	£11,033,901	£8,481,207
60% LAR : 40% CIR	5%	£23,371,097	£15,481,409	£15,429,404	£15,323,763	£14,712,932	£9,719,832	£7,170,055
60% LAR : 40% CIR	10%	£21,848,168	£14,149,320	£14,097,497	£13,992,179	£13,382,155	£8,394,968	£5,847,880
60% LAR : 40% CIR	15%	£20,315,237	£12,807,149	£12,755,491	£12,650,468	£12,041,183	£7,059,413	£4,514,786
60% LAR : 40% CIR	20%	£18,772,400	£11,454,990	£11,403,482	£11,298,728	£10,690,114	£5,713,265	£3,170,876
60% LAR : 40% CIR	25%	£17,219,752	£10,092,942	£10,041,567	£9,937,055	£9,329,045	£4,356,630	£1,800,603
60% LAR : 40% CIR	30%	£15,657,388	£8,721,100	£8,669,841	£8,565,545	£7,958,073	£2,989,608	£418,338
60% LAR : 40% CIR	35%	£14,085,405	£7,339,560	£7,288,402	£7,184,294	£6,577,296	£1,601,122	-£989,460
60% LAR : 40% CIR	40%	£12,503,896	£5,948,416	£5,897,345	£5,793,401	£5,186,810	£196,255	-£2,414,359
60% LAR : 40% CIR	45%	£10,912,958	£4,547,769	£4,496,765	£4,392,959	£3,786,713	-£1,237,444	-£3,849,869
60% LAR : 40% CIR	50%	£7,041,524	£886,053	£834,325	£729,050	£113,839	-£4,994,271	-£7,605,730

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£62,749,790	-£70,830,398	-£70,882,603	-£70,988,594	-£71,600,300	-£76,599,817	-£79,152,511
60% LAR : 40% CIR	5%	-£64,262,621	-£72,152,309	-£72,204,314	-£72,309,955	-£72,920,786	-£77,913,886	-£80,463,663
60% LAR : 40% CIR	10%	-£65,785,550	-£73,484,398	-£73,536,221	-£73,641,539	-£74,251,563	-£79,238,749	-£81,785,838
60% LAR : 40% CIR	15%	-£67,318,481	-£74,826,569	-£74,878,226	-£74,983,250	-£75,592,535	-£80,574,305	-£83,118,932
60% LAR : 40% CIR	20%	-£68,861,318	-£76,178,728	-£76,230,236	-£76,334,990	-£76,943,604	-£81,920,453	-£84,462,842
60% LAR : 40% CIR	25%	-£70,413,966	-£77,540,776	-£77,592,151	-£77,696,663	-£78,304,673	-£83,277,088	-£85,833,115
60% LAR : 40% CIR	30%	-£71,976,330	-£78,912,618	-£78,963,877	-£79,068,173	-£79,675,645	-£84,644,110	-£87,215,380
60% LAR : 40% CIR	35%	-£73,548,313	-£80,294,158	-£80,345,316	-£80,449,424	-£81,056,422	-£86,032,596	-£88,623,178
60% LAR : 40% CIR	40%	-£75,129,822	-£81,685,302	-£81,736,373	-£81,840,317	-£82,446,908	-£87,437,463	-£90,048,077
60% LAR : 40% CIR	45%	-£76,720,760	-£83,085,949	-£83,136,953	-£83,240,759	-£83,847,005	-£88,871,162	-£91,483,587
60% LAR : 40% CIR	50%	-£80,592,194	-£86,747,665	-£86,799,393	-£86,904,668	-£87,519,879	-£92,627,989	-£95,239,448

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£26,436,841	-£34,517,449	-£34,569,655	-£34,675,645	-£35,287,351	-£40,286,869	-£42,839,562
60% LAR : 40% CIR	5%	-£27,949,672	-£35,839,360	-£35,891,365	-£35,997,007	-£36,607,838	-£41,600,938	-£44,150,715
60% LAR : 40% CIR	10%	-£29,472,601	-£37,171,449	-£37,223,272	-£37,328,591	-£37,938,614	-£42,925,801	-£45,472,889
60% LAR : 40% CIR	15%	-£31,005,532	-£38,513,620	-£38,565,278	-£38,670,301	-£39,279,586	-£44,261,357	-£46,805,984
60% LAR : 40% CIR	20%	-£32,548,369	-£39,865,779	-£39,917,287	-£40,022,041	-£40,630,655	-£45,607,504	-£48,149,893
60% LAR : 40% CIR	25%	-£34,101,017	-£41,227,827	-£41,279,202	-£41,383,714	-£41,991,724	-£46,964,139	-£49,520,166
60% LAR : 40% CIR	30%	-£35,663,381	-£42,599,669	-£42,650,928	-£42,755,224	-£43,362,696	-£48,331,161	-£50,902,432
60% LAR : 40% CIR	35%	-£37,235,364	-£43,981,210	-£44,032,368	-£44,136,475	-£44,743,474	-£49,719,647	-£52,310,229
60% LAR : 40% CIR	40%	-£38,816,873	-£45,372,353	-£45,423,425	-£45,527,369	-£46,133,959	-£51,124,514	-£53,735,128
60% LAR : 40% CIR	45%	-£40,407,812	-£46,773,000	-£46,824,004	-£46,927,810	-£47,534,056	-£52,558,213	-£55,170,638
60% LAR : 40% CIR	50%	-£44,279,245	-£50,434,716	-£50,486,444	-£50,591,719	-£51,206,930	-£56,315,040	-£58,926,499

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,390,431	-£19,471,039	-£19,523,244	-£19,629,235	-£20,240,941	-£25,240,458	-£27,793,152
60% LAR : 40% CIR	5%	-£12,903,262	-£20,792,950	-£20,844,955	-£20,950,596	-£21,561,427	-£26,554,527	-£29,104,304
60% LAR : 40% CIR	10%	-£14,426,191	-£22,125,039	-£22,176,862	-£22,282,180	-£22,892,204	-£27,879,390	-£30,426,479
60% LAR : 40% CIR	15%	-£15,959,122	-£23,467,210	-£23,518,867	-£23,623,891	-£24,233,176	-£29,214,946	-£31,759,573
60% LAR : 40% CIR	20%	-£17,501,959	-£24,819,369	-£24,870,877	-£24,975,631	-£25,584,245	-£30,561,094	-£33,103,483
60% LAR : 40% CIR	25%	-£19,054,607	-£26,181,417	-£26,232,792	-£26,337,304	-£26,945,314	-£31,917,729	-£34,473,756
60% LAR : 40% CIR	30%	-£20,616,971	-£27,553,259	-£27,604,518	-£27,708,814	-£28,316,286	-£33,284,751	-£35,856,021
60% LAR : 40% CIR	35%	-£22,188,954	-£28,934,799	-£28,985,957	-£29,090,065	-£29,697,063	-£34,673,237	-£37,263,819
60% LAR : 40% CIR	40%	-£23,770,463	-£30,325,943	-£30,377,014	-£30,480,958	-£31,087,549	-£36,078,104	-£38,688,718
60% LAR : 40% CIR	45%	-£25,361,401	-£31,726,590	-£31,777,594	-£31,881,400	-£32,487,646	-£37,511,803	-£40,124,228
60% LAR : 40% CIR	50%	-£29,232,835	-£35,388,306	-£35,440,034	-£35,545,309	-£36,160,520	-£41,268,630	-£43,880,089

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£6,395,851	-£1,684,757	-£1,736,962	-£1,842,953	-£2,454,659	-£7,454,176	-£10,006,870
60% LAR : 40% CIR	5%	£4,883,020	-£3,006,668	-£3,058,673	-£3,164,314	-£3,775,145	-£8,768,245	-£11,318,022
60% LAR : 40% CIR	10%	£3,360,091	-£4,338,757	-£4,390,580	-£4,495,898	-£5,105,922	-£10,093,108	-£12,640,197
60% LAR : 40% CIR	15%	£1,827,160	-£5,680,928	-£5,732,585	-£5,837,609	-£6,446,894	-£11,428,664	-£13,973,291
60% LAR : 40% CIR	20%	£284,323	-£7,033,086	-£7,084,594	-£7,189,349	-£7,797,963	-£12,774,811	-£15,317,201
60% LAR : 40% CIR	25%	-£1,268,325	-£8,395,135	-£8,446,510	-£8,551,022	-£9,159,032	-£14,131,447	-£16,687,474
60% LAR : 40% CIR	30%	-£2,830,689	-£9,766,977	-£9,818,236	-£9,922,532	-£10,530,004	-£15,498,469	-£18,069,739
60% LAR : 40% CIR	35%	-£4,402,672	-£11,148,517	-£11,199,675	-£11,303,783	-£11,910,781	-£16,886,955	-£19,477,537
60% LAR : 40% CIR	40%	-£5,984,181	-£12,539,661	-£12,590,732	-£12,694,676	-£13,301,267	-£18,291,822	-£20,902,436
60% LAR : 40% CIR	45%	-£7,575,119	-£13,940,308	-£13,991,312	-£14,095,118	-£14,701,364	-£19,725,521	-£22,337,946
60% LAR : 40% CIR	50%	-£11,446,553	-£17,602,024	-£17,653,752	-£17,759,027	-£18,374,238	-£23,482,348	-£26,093,807

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR for 15 Years

Value Area	**Zone B - Camden Town Office & Resi £1,200 per sq ft**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£29,322,759	£21,199,149	£21,147,729	£21,043,331	£20,440,818	£15,442,508	£12,889,814
60% LAR : 40% CIR	5%	£27,587,986	£19,664,021	£19,612,796	£19,508,743	£18,901,110	£13,908,010	£11,358,233
60% LAR : 40% CIR	10%	£25,843,116	£18,117,068	£18,065,245	£17,959,927	£17,349,902	£12,362,715	£9,815,627
60% LAR : 40% CIR	15%	£24,088,244	£16,554,465	£16,502,808	£16,397,786	£15,788,500	£10,806,729	£8,262,103
60% LAR : 40% CIR	20%	£22,323,464	£14,981,878	£14,930,370	£14,825,616	£14,217,000	£9,240,153	£6,697,763
60% LAR : 40% CIR	25%	£20,548,875	£13,399,398	£13,348,024	£13,243,511	£12,635,501	£7,663,087	£5,122,713
60% LAR : 40% CIR	30%	£18,764,570	£11,807,126	£11,755,868	£11,651,570	£11,044,099	£6,075,634	£3,537,056
60% LAR : 40% CIR	35%	£16,970,644	£10,205,155	£10,153,997	£10,049,890	£9,442,892	£4,477,897	£1,931,047
60% LAR : 40% CIR	40%	£15,167,194	£8,593,581	£8,542,509	£8,438,565	£7,831,975	£2,869,977	£304,052
60% LAR : 40% CIR	45%	£13,354,314	£6,972,504	£6,921,500	£6,817,694	£6,211,448	£1,239,769	-£1,353,739
60% LAR : 40% CIR	50%	£9,281,648	£3,102,977	£3,052,027	£2,948,333	£2,342,369	-£2,725,063	-£5,336,522

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£58,310,959	-£66,434,569	-£66,485,989	-£66,590,387	-£67,192,900	-£72,191,210	-£74,743,903
60% LAR : 40% CIR	5%	-£60,045,732	-£67,969,697	-£68,020,922	-£68,124,975	-£68,732,608	-£73,725,708	-£76,275,485
60% LAR : 40% CIR	10%	-£61,790,602	-£69,516,650	-£69,568,473	-£69,673,791	-£70,283,816	-£75,271,003	-£77,818,091
60% LAR : 40% CIR	15%	-£63,545,474	-£71,079,253	-£71,130,910	-£71,235,932	-£71,845,218	-£76,826,989	-£79,371,615
60% LAR : 40% CIR	20%	-£65,310,254	-£72,651,840	-£72,703,348	-£72,808,102	-£73,416,717	-£78,393,565	-£80,935,955
60% LAR : 40% CIR	25%	-£67,084,843	-£74,234,320	-£74,285,694	-£74,390,207	-£74,998,217	-£79,970,631	-£82,511,005
60% LAR : 40% CIR	30%	-£68,869,148	-£75,826,592	-£75,877,850	-£75,982,148	-£76,589,619	-£81,558,084	-£84,096,662
60% LAR : 40% CIR	35%	-£70,663,074	-£77,428,563	-£77,479,721	-£77,583,828	-£78,190,826	-£83,155,821	-£85,702,671
60% LAR : 40% CIR	40%	-£72,466,524	-£79,040,137	-£79,091,208	-£79,195,152	-£79,801,743	-£84,763,741	-£87,329,666
60% LAR : 40% CIR	45%	-£74,279,404	-£80,661,214	-£80,712,218	-£80,816,024	-£81,422,270	-£86,393,949	-£88,987,457
60% LAR : 40% CIR	50%	-£78,352,070	-£84,530,741	-£84,581,691	-£84,685,385	-£85,291,349	-£90,358,781	-£92,970,240

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£21,998,010	-£30,121,620	-£30,173,041	-£30,277,438	-£30,879,951	-£35,878,261	-£38,430,955
60% LAR : 40% CIR	5%	-£23,732,783	-£31,656,749	-£31,707,973	-£31,812,026	-£32,419,659	-£37,412,759	-£39,962,536
60% LAR : 40% CIR	10%	-£25,477,654	-£33,203,701	-£33,255,525	-£33,360,843	-£33,970,867	-£38,958,054	-£41,505,142
60% LAR : 40% CIR	15%	-£27,232,526	-£34,766,304	-£34,817,961	-£34,922,983	-£35,532,270	-£40,514,040	-£43,058,666
60% LAR : 40% CIR	20%	-£28,997,305	-£36,338,892	-£36,390,400	-£36,495,154	-£37,103,769	-£42,080,617	-£44,623,006
60% LAR : 40% CIR	25%	-£30,771,894	-£37,921,371	-£37,972,745	-£38,077,258	-£38,685,268	-£43,657,682	-£46,198,056
60% LAR : 40% CIR	30%	-£32,556,199	-£39,513,644	-£39,564,901	-£39,669,199	-£40,276,670	-£45,245,135	-£47,783,713
60% LAR : 40% CIR	35%	-£34,350,125	-£41,115,614	-£41,166,772	-£41,270,880	-£41,877,877	-£46,842,873	-£49,389,723
60% LAR : 40% CIR	40%	-£36,153,575	-£42,727,188	-£42,778,260	-£42,882,204	-£43,488,794	-£48,450,792	-£51,016,717
60% LAR : 40% CIR	45%	-£37,966,455	-£44,348,266	-£44,399,269	-£44,503,076	-£45,109,321	-£50,081,001	-£52,674,509
60% LAR : 40% CIR	50%	-£42,039,121	-£48,217,792	-£48,268,742	-£48,372,436	-£48,978,400	-£54,045,833	-£56,657,291

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,951,600	-£15,075,210	-£15,126,630	-£15,231,028	-£15,833,541	-£20,831,851	-£23,384,545
60% LAR : 40% CIR	5%	-£8,686,373	-£16,610,338	-£16,661,563	-£16,765,616	-£17,373,249	-£22,366,349	-£24,916,126
60% LAR : 40% CIR	10%	-£10,431,243	-£18,157,291	-£18,209,114	-£18,314,432	-£18,924,457	-£23,911,644	-£26,458,732
60% LAR : 40% CIR	15%	-£12,186,115	-£19,719,894	-£19,771,551	-£19,876,573	-£20,485,859	-£25,467,630	-£28,012,256
60% LAR : 40% CIR	20%	-£13,950,895	-£21,292,481	-£21,343,989	-£21,448,743	-£22,057,359	-£27,034,206	-£29,576,596
60% LAR : 40% CIR	25%	-£15,725,484	-£22,874,961	-£22,926,335	-£23,030,848	-£23,638,858	-£28,611,272	-£31,151,646
60% LAR : 40% CIR	30%	-£17,509,789	-£24,467,233	-£24,518,491	-£24,622,789	-£25,230,260	-£30,198,725	-£32,737,303
60% LAR : 40% CIR	35%	-£19,303,715	-£26,069,204	-£26,120,362	-£26,224,469	-£26,831,467	-£31,796,462	-£34,343,312
60% LAR : 40% CIR	40%	-£21,107,165	-£27,680,778	-£27,731,849	-£27,835,794	-£28,442,384	-£33,404,382	-£35,970,307
60% LAR : 40% CIR	45%	-£22,920,045	-£29,301,855	-£29,352,859	-£29,456,665	-£30,062,911	-£35,034,590	-£37,628,098
60% LAR : 40% CIR	50%	-£26,992,711	-£33,171,382	-£33,222,332	-£33,326,026	-£33,931,990	-£38,999,422	-£41,610,881

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,834,682	£2,711,072	£2,659,652	£2,555,254	£1,952,741	-£3,045,569	-£5,598,262
60% LAR : 40% CIR	5%	£9,099,909	£1,175,944	£1,124,719	£1,020,666	£413,033	-£4,580,067	-£7,129,844
60% LAR : 40% CIR	10%	£7,355,039	-£371,009	-£422,832	-£528,150	-£1,138,175	-£6,125,362	-£8,672,450
60% LAR : 40% CIR	15%	£5,600,167	-£1,933,612	-£1,985,269	-£2,090,291	-£2,699,577	-£7,681,348	-£10,225,974
60% LAR : 40% CIR	20%	£3,835,387	-£3,506,199	-£3,557,707	-£3,662,461	-£4,271,076	-£9,247,924	-£11,790,314
60% LAR : 40% CIR	25%	£2,060,798	-£5,088,679	-£5,140,053	-£5,244,566	-£5,852,576	-£10,824,990	-£13,365,364
60% LAR : 40% CIR	30%	£276,493	-£6,680,951	-£6,732,209	-£6,836,507	-£7,443,978	-£12,412,443	-£14,951,021
60% LAR : 40% CIR	35%	-£1,517,433	-£8,282,922	-£8,334,080	-£8,438,187	-£9,045,185	-£14,010,180	-£16,557,030
60% LAR : 40% CIR	40%	-£3,320,883	-£9,894,496	-£9,945,567	-£10,049,511	-£10,656,102	-£15,618,100	-£18,184,025
60% LAR : 40% CIR	45%	-£5,133,763	-£11,515,573	-£11,566,577	-£11,670,383	-£12,276,629	-£17,248,308	-£19,841,816
60% LAR : 40% CIR	50%	-£9,206,429	-£15,385,100	-£15,436,050	-£15,539,744	-£16,145,708	-£21,213,140	-£23,824,599

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR for 15 Years	

Value Area	**Zone B - Camden Town Office & Resi £1,300 per sq ft**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£33,761,590	£25,567,001	£25,515,581	£25,411,183	£24,808,670	£19,851,117	£17,298,423
60% LAR : 40% CIR	5%	£31,804,875	£23,813,481	£23,762,257	£23,658,204	£23,056,553	£18,096,187	£15,546,411
60% LAR : 40% CIR	10%	£29,838,063	£22,049,935	£21,998,890	£21,895,154	£21,294,299	£16,330,463	£13,783,375
60% LAR : 40% CIR	15%	£27,861,249	£20,276,457	£20,225,576	£20,122,132	£19,522,003	£14,554,047	£12,009,420
60% LAR : 40% CIR	20%	£25,874,529	£18,493,143	£18,442,409	£18,339,230	£17,739,762	£12,767,039	£10,224,649
60% LAR : 40% CIR	25%	£23,877,998	£16,700,087	£16,649,485	£16,546,543	£15,941,958	£10,969,543	£8,429,169
60% LAR : 40% CIR	30%	£21,871,751	£14,893,151	£14,841,893	£14,737,597	£14,130,125	£9,161,661	£6,623,082
60% LAR : 40% CIR	35%	£19,855,884	£13,070,750	£13,019,593	£12,915,485	£12,308,487	£7,343,493	£4,806,492
60% LAR : 40% CIR	40%	£17,830,493	£11,238,747	£11,187,674	£11,083,730	£10,477,140	£5,515,142	£2,979,502
60% LAR : 40% CIR	45%	£15,795,671	£9,397,238	£9,346,234	£9,242,428	£8,636,182	£3,676,710	£1,125,220
60% LAR : 40% CIR	50%	£11,512,223	£5,307,281	£5,256,331	£5,152,638	£4,546,673	-£455,854	-£3,067,314

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£53,872,128	-£62,066,717	-£62,118,137	-£62,222,535	-£62,825,048	-£67,782,601	-£70,335,295
60% LAR : 40% CIR	5%	-£55,828,843	-£63,820,237	-£63,871,461	-£63,975,514	-£64,577,165	-£69,537,531	-£72,087,307
60% LAR : 40% CIR	10%	-£57,795,655	-£65,583,783	-£65,634,828	-£65,738,564	-£66,339,419	-£71,303,255	-£73,850,343
60% LAR : 40% CIR	15%	-£59,772,469	-£67,357,261	-£67,408,142	-£67,511,586	-£68,111,715	-£73,079,671	-£75,624,298
60% LAR : 40% CIR	20%	-£61,759,189	-£69,140,575	-£69,191,309	-£69,294,488	-£69,893,956	-£74,866,679	-£77,409,068
60% LAR : 40% CIR	25%	-£63,755,720	-£70,933,631	-£70,984,233	-£71,087,175	-£71,691,760	-£76,664,175	-£79,204,549
60% LAR : 40% CIR	30%	-£65,761,967	-£72,740,567	-£72,791,825	-£72,896,121	-£73,503,593	-£78,472,057	-£81,010,636
60% LAR : 40% CIR	35%	-£67,777,834	-£74,562,968	-£74,614,125	-£74,718,233	-£75,325,231	-£80,290,225	-£82,827,226
60% LAR : 40% CIR	40%	-£69,803,225	-£76,394,971	-£76,446,044	-£76,549,988	-£77,156,578	-£82,118,576	-£84,654,216
60% LAR : 40% CIR	45%	-£71,838,047	-£78,236,480	-£78,287,484	-£78,391,290	-£78,997,536	-£83,957,008	-£86,508,498
60% LAR : 40% CIR	50%	-£76,121,495	-£82,326,437	-£82,377,387	-£82,481,080	-£83,087,045	-£88,089,572	-£90,701,032

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£17,559,180	-£25,753,768	-£25,805,188	-£25,909,586	-£26,512,099	-£31,469,653	-£34,022,346
60% LAR : 40% CIR	5%	-£19,515,894	-£27,507,288	-£27,558,513	-£27,662,565	-£28,264,216	-£33,224,582	-£35,774,358
60% LAR : 40% CIR	10%	-£21,482,706	-£29,270,834	-£29,321,879	-£29,425,615	-£30,026,471	-£34,990,306	-£37,537,394
60% LAR : 40% CIR	15%	-£23,459,520	-£31,044,312	-£31,095,194	-£31,198,637	-£31,798,767	-£36,766,722	-£39,311,350
60% LAR : 40% CIR	20%	-£25,446,240	-£32,827,626	-£32,878,360	-£32,981,540	-£33,581,008	-£38,553,730	-£41,096,120
60% LAR : 40% CIR	25%	-£27,442,772	-£34,620,682	-£34,671,285	-£34,774,226	-£35,378,812	-£40,351,226	-£42,891,600
60% LAR : 40% CIR	30%	-£29,449,018	-£36,427,618	-£36,478,876	-£36,583,172	-£37,190,644	-£42,159,109	-£44,697,687
60% LAR : 40% CIR	35%	-£31,464,885	-£38,250,019	-£38,301,176	-£38,405,284	-£39,012,282	-£43,977,276	-£46,514,278
60% LAR : 40% CIR	40%	-£33,490,277	-£40,082,022	-£40,133,095	-£40,237,039	-£40,843,629	-£45,805,627	-£48,341,267
60% LAR : 40% CIR	45%	-£35,525,099	-£41,923,531	-£41,974,535	-£42,078,341	-£42,684,587	-£47,644,059	-£50,195,549
60% LAR : 40% CIR	50%	-£39,808,547	-£46,013,489	-£46,064,438	-£46,168,132	-£46,774,096	-£51,776,624	-£54,388,083

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,512,769	-£10,707,358	-£10,758,778	-£10,863,176	-£11,465,689	-£16,423,242	-£18,975,936
60% LAR : 40% CIR	5%	-£4,469,484	-£12,460,878	-£12,512,102	-£12,616,155	-£13,217,806	-£18,178,172	-£20,727,948
60% LAR : 40% CIR	10%	-£6,436,296	-£14,224,424	-£14,275,469	-£14,379,205	-£14,980,060	-£19,943,896	-£22,490,984
60% LAR : 40% CIR	15%	-£8,413,110	-£15,997,902	-£16,048,783	-£16,152,227	-£16,752,356	-£21,720,312	-£24,264,939
60% LAR : 40% CIR	20%	-£10,399,830	-£17,781,216	-£17,831,950	-£17,935,129	-£18,534,597	-£23,507,320	-£26,049,709
60% LAR : 40% CIR	25%	-£12,396,361	-£19,574,272	-£19,624,874	-£19,727,816	-£20,332,401	-£25,304,816	-£27,845,190
60% LAR : 40% CIR	30%	-£14,402,608	-£21,381,208	-£21,432,466	-£21,536,762	-£22,144,234	-£27,112,698	-£29,651,277
60% LAR : 40% CIR	35%	-£16,418,475	-£23,203,609	-£23,254,766	-£23,358,874	-£23,965,872	-£28,930,866	-£31,467,867
60% LAR : 40% CIR	40%	-£18,443,866	-£25,035,612	-£25,086,685	-£25,190,629	-£25,797,219	-£30,759,217	-£33,294,857
60% LAR : 40% CIR	45%	-£20,478,688	-£26,877,121	-£26,928,125	-£27,031,931	-£27,638,177	-£32,597,649	-£35,149,139
60% LAR : 40% CIR	50%	-£24,762,136	-£30,967,078	-£31,018,028	-£31,121,721	-£31,727,686	-£36,730,213	-£39,341,673

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,273,513	£7,078,924	£7,027,504	£6,923,106	£6,320,593	£1,363,040	-£1,189,654
60% LAR : 40% CIR	5%	£13,316,798	£5,325,404	£5,274,180	£5,170,127	£4,568,476	-£391,890	-£2,941,666
60% LAR : 40% CIR	10%	£11,349,986	£3,561,858	£3,510,813	£3,407,077	£2,806,222	-£2,157,614	-£4,704,702
60% LAR : 40% CIR	15%	£9,373,172	£1,788,380	£1,737,499	£1,634,055	£1,033,926	-£3,934,030	-£6,478,657
60% LAR : 40% CIR	20%	£7,386,452	£5,066	-£45,667	-£148,847	-£748,315	-£5,721,038	-£8,263,427
60% LAR : 40% CIR	25%	£5,389,921	-£1,787,990	-£1,838,592	-£1,941,534	-£2,546,119	-£7,518,534	-£10,058,908
60% LAR : 40% CIR	30%	£3,383,674	-£3,594,926	-£3,646,184	-£3,750,480	-£4,357,952	-£9,326,416	-£11,864,995
60% LAR : 40% CIR	35%	£1,367,807	-£5,417,327	-£5,468,484	-£5,572,592	-£6,179,590	-£11,144,584	-£13,681,585
60% LAR : 40% CIR	40%	-£657,584	-£7,249,330	-£7,300,403	-£7,404,347	-£8,010,937	-£12,972,935	-£15,508,575
60% LAR : 40% CIR	45%	-£2,692,406	-£9,090,839	-£9,141,843	-£9,245,649	-£9,851,895	-£14,811,367	-£17,362,857
60% LAR : 40% CIR	50%	-£6,975,854	-£13,180,796	-£13,231,746	-£13,335,439	-£13,941,404	-£18,943,931	-£21,555,391

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - NO AW	
Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,516,496	-£14,129,868	-£14,183,679	-£14,291,615	-£14,889,288	-£19,757,898	-£22,235,817
60% LAR : 40% CIR	5%	-£7,618,884	-£15,034,734	-£15,088,339	-£15,195,914	-£15,792,685	-£20,654,680	-£23,129,593
60% LAR : 40% CIR	10%	-£8,731,838	-£15,950,090	-£16,003,507	-£16,110,751	-£16,706,689	-£21,562,589	-£24,034,731
60% LAR : 40% CIR	15%	-£9,855,259	-£16,875,841	-£16,929,086	-£17,036,024	-£17,631,202	-£22,481,519	-£24,951,124
60% LAR : 40% CIR	20%	-£10,989,046	-£17,811,884	-£17,864,975	-£17,971,637	-£18,566,122	-£23,411,366	-£25,878,664
60% LAR : 40% CIR	25%	-£12,133,101	-£18,758,121	-£18,811,075	-£18,917,487	-£19,511,350	-£24,352,024	-£26,817,245
60% LAR : 40% CIR	30%	-£13,287,323	-£19,714,453	-£19,767,288	-£19,873,478	-£20,466,785	-£25,303,388	-£27,766,758
60% LAR : 40% CIR	35%	-£14,451,613	-£20,680,782	-£20,733,512	-£20,839,508	-£21,432,328	-£26,265,353	-£28,727,098
60% LAR : 40% CIR	40%	-£15,625,869	-£21,657,008	-£21,709,651	-£21,815,478	-£22,407,877	-£27,237,814	-£29,698,155
60% LAR : 40% CIR	45%	-£16,809,994	-£22,643,032	-£22,695,605	-£22,801,289	-£23,393,332	-£28,220,666	-£30,679,824
60% LAR : 40% CIR	50%	-£18,003,887	-£23,638,756	-£23,691,272	-£23,796,841	-£24,388,596	-£29,213,804	-£31,671,996

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£94,150,214	-£101,763,586	-£101,817,397	-£101,925,333	-£102,523,006	-£107,391,616	-£109,869,535
60% LAR : 40% CIR	5%	-£95,252,602	-£102,668,452	-£102,722,057	-£102,829,632	-£103,426,402	-£108,288,398	-£110,763,311
60% LAR : 40% CIR	10%	-£96,365,556	-£103,583,808	-£103,637,225	-£103,744,469	-£104,340,407	-£109,196,307	-£111,668,449
60% LAR : 40% CIR	15%	-£97,488,977	-£104,509,559	-£104,562,804	-£104,669,742	-£105,264,920	-£110,115,237	-£112,584,842
60% LAR : 40% CIR	20%	-£98,622,764	-£105,445,601	-£105,498,693	-£105,605,355	-£106,199,840	-£111,045,084	-£113,512,382
60% LAR : 40% CIR	25%	-£99,766,819	-£106,391,839	-£106,444,793	-£106,551,205	-£107,145,068	-£111,985,742	-£114,450,963
60% LAR : 40% CIR	30%	-£100,921,041	-£107,348,171	-£107,401,006	-£107,507,196	-£108,100,503	-£112,937,106	-£115,400,476
60% LAR : 40% CIR	35%	-£102,085,331	-£108,314,500	-£108,367,230	-£108,473,226	-£109,066,046	-£113,899,071	-£116,360,816
60% LAR : 40% CIR	40%	-£103,259,587	-£109,290,726	-£109,343,369	-£109,449,196	-£110,041,595	-£114,871,532	-£117,331,873
60% LAR : 40% CIR	45%	-£104,443,712	-£110,276,750	-£110,329,323	-£110,435,007	-£111,027,050	-£115,854,384	-£118,313,542
60% LAR : 40% CIR	50%	-£105,637,605	-£111,272,474	-£111,324,990	-£111,430,559	-£112,022,314	-£116,847,522	-£119,305,714

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£57,837,265	-£65,450,638	-£65,504,448	-£65,612,384	-£66,210,057	-£71,078,667	-£73,556,587
60% LAR : 40% CIR	5%	-£58,939,653	-£66,355,503	-£66,409,108	-£66,516,683	-£67,113,454	-£71,975,449	-£74,450,362
60% LAR : 40% CIR	10%	-£60,052,607	-£67,270,859	-£67,324,277	-£67,431,520	-£68,027,459	-£72,883,358	-£75,355,501
60% LAR : 40% CIR	15%	-£61,176,028	-£68,196,610	-£68,249,855	-£68,356,793	-£68,951,971	-£73,802,288	-£76,271,894
60% LAR : 40% CIR	20%	-£62,309,816	-£69,132,653	-£69,185,744	-£69,292,406	-£69,886,892	-£74,732,136	-£77,199,434
60% LAR : 40% CIR	25%	-£63,453,870	-£70,078,890	-£70,131,844	-£70,238,256	-£70,832,120	-£75,672,793	-£78,138,014
60% LAR : 40% CIR	30%	-£64,608,093	-£71,035,222	-£71,088,057	-£71,194,247	-£71,787,554	-£76,624,157	-£79,087,528
60% LAR : 40% CIR	35%	-£65,772,382	-£72,001,552	-£72,054,281	-£72,160,277	-£72,753,097	-£77,586,122	-£80,047,867
60% LAR : 40% CIR	40%	-£66,946,638	-£72,977,778	-£73,030,420	-£73,136,247	-£73,728,647	-£78,558,584	-£81,018,925
60% LAR : 40% CIR	45%	-£68,130,763	-£73,963,801	-£74,016,374	-£74,122,058	-£74,714,102	-£79,541,435	-£82,000,593
60% LAR : 40% CIR	50%	-£69,324,656	-£74,959,525	-£75,012,041	-£75,117,611	-£75,709,365	-£80,534,573	-£82,992,765

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£42,790,855	-£50,404,227	-£50,458,038	-£50,565,974	-£51,163,647	-£56,032,257	-£58,510,176
60% LAR : 40% CIR	5%	-£43,893,243	-£51,309,093	-£51,362,698	-£51,470,273	-£52,067,044	-£56,929,039	-£59,403,952
60% LAR : 40% CIR	10%	-£45,006,197	-£52,224,449	-£52,277,866	-£52,385,110	-£52,981,048	-£57,836,948	-£60,309,090
60% LAR : 40% CIR	15%	-£46,129,618	-£53,150,200	-£53,203,445	-£53,310,383	-£53,905,561	-£58,755,878	-£61,225,483
60% LAR : 40% CIR	20%	-£47,263,405	-£54,086,243	-£54,139,334	-£54,245,996	-£54,840,481	-£59,685,725	-£62,153,023
60% LAR : 40% CIR	25%	-£48,407,460	-£55,032,480	-£55,085,434	-£55,191,846	-£55,785,709	-£60,626,383	-£63,091,604
60% LAR : 40% CIR	30%	-£49,561,682	-£55,988,812	-£56,041,647	-£56,147,837	-£56,741,144	-£61,577,747	-£64,041,117
60% LAR : 40% CIR	35%	-£50,725,972	-£56,955,141	-£57,007,871	-£57,113,867	-£57,706,687	-£62,539,712	-£65,001,457
60% LAR : 40% CIR	40%	-£51,900,228	-£57,931,367	-£57,984,010	-£58,089,837	-£58,682,236	-£63,512,173	-£65,972,514
60% LAR : 40% CIR	45%	-£53,084,353	-£58,917,391	-£58,969,964	-£59,075,648	-£59,667,691	-£64,495,025	-£66,954,183
60% LAR : 40% CIR	50%	-£54,278,246	-£59,913,115	-£59,965,631	-£60,071,200	-£60,662,955	-£65,488,163	-£67,946,355

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£25,004,573	-£32,617,945	-£32,671,756	-£32,779,692	-£33,377,365	-£38,245,975	-£40,723,894
60% LAR : 40% CIR	5%	-£26,106,961	-£33,522,811	-£33,576,416	-£33,683,991	-£34,280,761	-£39,142,757	-£41,617,670
60% LAR : 40% CIR	10%	-£27,219,915	-£34,438,167	-£34,491,584	-£34,598,828	-£35,194,766	-£40,050,666	-£42,522,808
60% LAR : 40% CIR	15%	-£28,343,336	-£35,363,918	-£35,417,163	-£35,524,101	-£36,119,279	-£40,969,596	-£43,439,201
60% LAR : 40% CIR	20%	-£29,477,123	-£36,299,960	-£36,353,052	-£36,459,714	-£37,054,199	-£41,899,443	-£44,366,741
60% LAR : 40% CIR	25%	-£30,621,178	-£37,246,198	-£37,299,152	-£37,405,564	-£37,999,427	-£42,840,101	-£45,305,322
60% LAR : 40% CIR	30%	-£31,775,400	-£38,202,530	-£38,255,365	-£38,361,555	-£38,954,862	-£43,791,465	-£46,254,835
60% LAR : 40% CIR	35%	-£32,939,690	-£39,168,859	-£39,221,589	-£39,327,585	-£39,920,405	-£44,753,430	-£47,215,175
60% LAR : 40% CIR	40%	-£34,113,946	-£40,145,085	-£40,197,728	-£40,303,555	-£40,895,954	-£45,725,891	-£48,186,232
60% LAR : 40% CIR	45%	-£35,298,071	-£41,131,109	-£41,183,682	-£41,289,366	-£41,881,409	-£46,708,743	-£49,167,901
60% LAR : 40% CIR	50%	-£36,491,964	-£42,126,833	-£42,179,349	-£42,284,918	-£42,876,673	-£47,701,881	-£50,160,073

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - NO AW		Value Area	Zone B -Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft

No Units	105	Sales value inflation		Base
Site Area	0.9 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£1,904,329	-£9,591,452	-£9,645,262	-£9,753,198	-£10,350,871	-£15,219,481	-£17,697,401
60% LAR : 40% CIR	5%	-£3,237,326	-£10,723,238	-£10,776,843	-£10,884,418	-£11,481,189	-£16,343,185	-£18,818,098
60% LAR : 40% CIR	10%	-£4,580,888	-£11,865,516	-£11,918,932	-£12,026,175	-£12,622,114	-£17,478,014	-£19,950,156
60% LAR : 40% CIR	15%	-£5,934,917	-£13,018,186	-£13,071,431	-£13,178,370	-£13,773,548	-£18,623,865	-£21,093,470
60% LAR : 40% CIR	20%	-£7,299,314	-£14,181,150	-£14,234,241	-£14,340,903	-£14,935,389	-£19,780,633	-£22,247,931
60% LAR : 40% CIR	25%	-£8,673,977	-£15,354,308	-£15,407,263	-£15,513,675	-£16,107,538	-£20,948,212	-£23,413,433
60% LAR : 40% CIR	30%	-£10,058,807	-£16,537,562	-£16,590,396	-£16,696,586	-£17,289,894	-£22,126,496	-£24,589,867
60% LAR : 40% CIR	35%	-£11,453,704	-£17,730,812	-£17,783,541	-£17,889,537	-£18,482,357	-£23,315,382	-£25,777,126
60% LAR : 40% CIR	40%	-£12,858,570	-£18,933,958	-£18,986,601	-£19,092,428	-£19,684,827	-£24,514,764	-£26,975,105
60% LAR : 40% CIR	45%	-£14,273,303	-£20,146,903	-£20,199,476	-£20,305,160	-£20,897,203	-£25,724,536	-£28,183,695
60% LAR : 40% CIR	50%	-£15,697,804	-£21,369,547	-£21,422,064	-£21,527,632	-£22,119,387	-£26,944,595	-£29,402,787

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£89,538,047	-£97,225,170	-£97,278,980	-£97,386,916	-£97,984,589	-£102,853,199	-£105,331,119
60% LAR : 40% CIR	5%	-£90,871,044	-£98,356,956	-£98,410,561	-£98,518,136	-£99,114,907	-£103,976,903	-£106,451,816
60% LAR : 40% CIR	10%	-£92,214,606	-£99,499,234	-£99,552,650	-£99,659,893	-£100,255,832	-£105,111,732	-£107,583,874
60% LAR : 40% CIR	15%	-£93,568,635	-£100,651,904	-£100,705,149	-£100,812,088	-£101,407,266	-£106,257,583	-£108,727,188
60% LAR : 40% CIR	20%	-£94,933,032	-£101,814,868	-£101,867,959	-£101,974,621	-£102,569,107	-£107,414,351	-£109,881,649
60% LAR : 40% CIR	25%	-£96,307,695	-£102,988,026	-£103,040,981	-£103,147,393	-£103,741,256	-£108,581,930	-£111,047,151
60% LAR : 40% CIR	30%	-£97,692,525	-£104,171,280	-£104,224,114	-£104,330,304	-£104,923,612	-£109,760,214	-£112,223,585
60% LAR : 40% CIR	35%	-£99,087,422	-£105,364,530	-£105,417,259	-£105,523,255	-£106,116,075	-£110,949,100	-£113,410,844
60% LAR : 40% CIR	40%	-£100,492,288	-£106,567,676	-£106,620,319	-£106,726,146	-£107,318,545	-£112,148,482	-£114,608,823
60% LAR : 40% CIR	45%	-£101,907,020	-£107,780,621	-£107,833,194	-£107,938,878	-£108,530,921	-£113,358,254	-£115,817,412
60% LAR : 40% CIR	50%	-£103,331,522	-£109,003,265	-£109,055,782	-£109,161,350	-£109,753,105	-£114,578,313	-£117,036,505

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£53,225,098	-£60,912,221	-£60,966,031	-£61,073,968	-£61,671,640	-£66,540,251	-£69,018,170
60% LAR : 40% CIR	5%	-£54,558,095	-£62,044,007	-£62,097,612	-£62,205,188	-£62,801,958	-£67,663,954	-£70,138,867
60% LAR : 40% CIR	10%	-£55,901,658	-£63,186,285	-£63,239,701	-£63,346,945	-£63,942,884	-£68,798,783	-£71,270,925
60% LAR : 40% CIR	15%	-£57,255,687	-£64,338,955	-£64,392,201	-£64,499,139	-£65,094,317	-£69,944,634	-£72,414,239
60% LAR : 40% CIR	20%	-£58,620,083	-£65,501,919	-£65,555,011	-£65,661,672	-£66,256,158	-£71,101,402	-£73,568,700
60% LAR : 40% CIR	25%	-£59,994,746	-£66,675,078	-£66,728,032	-£66,834,444	-£67,428,307	-£72,268,981	-£74,734,202
60% LAR : 40% CIR	30%	-£61,379,576	-£67,858,331	-£67,911,165	-£68,017,355	-£68,610,663	-£73,447,265	-£75,910,637
60% LAR : 40% CIR	35%	-£62,774,474	-£69,051,581	-£69,104,311	-£69,210,306	-£69,803,126	-£74,636,152	-£77,097,896
60% LAR : 40% CIR	40%	-£64,179,339	-£70,254,727	-£70,307,370	-£70,413,197	-£71,005,596	-£75,835,533	-£78,295,874
60% LAR : 40% CIR	45%	-£65,594,072	-£71,467,672	-£71,520,245	-£71,625,929	-£72,217,973	-£77,045,306	-£79,504,464
60% LAR : 40% CIR	50%	-£67,018,573	-£72,690,316	-£72,742,834	-£72,848,402	-£73,440,156	-£78,265,365	-£80,723,557

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£38,178,688	-£45,865,811	-£45,919,621	-£46,027,557	-£46,625,230	-£51,493,840	-£53,971,760
60% LAR : 40% CIR	5%	-£39,511,685	-£46,997,597	-£47,051,202	-£47,158,777	-£47,755,548	-£52,617,544	-£55,092,457
60% LAR : 40% CIR	10%	-£40,855,247	-£48,139,875	-£48,193,291	-£48,300,534	-£48,896,473	-£53,752,373	-£56,224,515
60% LAR : 40% CIR	15%	-£42,209,276	-£49,292,545	-£49,345,790	-£49,452,729	-£50,047,907	-£54,898,224	-£57,367,829
60% LAR : 40% CIR	20%	-£43,573,673	-£50,455,509	-£50,508,600	-£50,615,262	-£51,209,748	-£56,054,992	-£58,522,290
60% LAR : 40% CIR	25%	-£44,948,336	-£51,628,667	-£51,681,622	-£51,788,034	-£52,381,897	-£57,222,571	-£59,687,792
60% LAR : 40% CIR	30%	-£46,333,166	-£52,811,921	-£52,864,755	-£52,970,945	-£53,564,253	-£58,400,855	-£60,864,226
60% LAR : 40% CIR	35%	-£47,728,063	-£54,005,171	-£54,057,900	-£54,163,896	-£54,756,716	-£59,589,741	-£62,051,485
60% LAR : 40% CIR	40%	-£49,132,929	-£55,208,317	-£55,260,960	-£55,366,787	-£55,959,186	-£60,789,123	-£63,249,464
60% LAR : 40% CIR	45%	-£50,547,661	-£56,421,262	-£56,473,835	-£56,579,519	-£57,171,562	-£61,998,895	-£64,458,054
60% LAR : 40% CIR	50%	-£51,972,163	-£57,643,906	-£57,696,423	-£57,801,991	-£58,393,746	-£63,218,954	-£65,677,146

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£20,392,406	-£28,079,529	-£28,133,339	-£28,241,275	-£28,838,948	-£33,707,558	-£36,185,478
60% LAR : 40% CIR	5%	-£21,725,403	-£29,211,315	-£29,264,920	-£29,372,495	-£29,969,266	-£34,831,262	-£37,306,175
60% LAR : 40% CIR	10%	-£23,068,965	-£30,353,593	-£30,407,009	-£30,514,252	-£31,110,191	-£35,966,091	-£38,438,233
60% LAR : 40% CIR	15%	-£24,422,994	-£31,506,263	-£31,559,508	-£31,666,447	-£32,261,625	-£37,111,942	-£39,581,547
60% LAR : 40% CIR	20%	-£25,787,391	-£32,669,227	-£32,722,318	-£32,828,980	-£33,423,466	-£38,268,710	-£40,736,008
60% LAR : 40% CIR	25%	-£27,162,054	-£33,842,385	-£33,895,340	-£34,001,752	-£34,595,615	-£39,436,289	-£41,901,510
60% LAR : 40% CIR	30%	-£28,546,884	-£35,025,639	-£35,078,473	-£35,184,663	-£35,777,971	-£40,614,573	-£43,077,944
60% LAR : 40% CIR	35%	-£29,941,781	-£36,218,889	-£36,271,618	-£36,377,614	-£36,970,434	-£41,803,459	-£44,265,203
60% LAR : 40% CIR	40%	-£31,346,647	-£37,422,035	-£37,474,678	-£37,580,505	-£38,172,904	-£43,002,841	-£45,463,182
60% LAR : 40% CIR	45%	-£32,761,379	-£38,634,980	-£38,687,553	-£38,793,237	-£39,385,280	-£44,212,613	-£46,671,771
60% LAR : 40% CIR	50%	-£34,185,881	-£39,857,624	-£39,910,141	-£40,015,709	-£40,607,464	-£45,432,672	-£47,890,864

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - NO AW	
No Units	105
Site Area	0.9 Ha

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft	
Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£395,715	-£7,322,244	-£7,376,054	-£7,483,990	-£8,081,663	-£12,950,273	-£15,428,193
60% LAR : 40% CIR	5%	-£1,046,547	-£8,567,490	-£8,621,095	-£8,728,670	-£9,325,441	-£14,187,436	-£16,662,350
60% LAR : 40% CIR	10%	-£2,505,414	-£9,823,229	-£9,876,645	-£9,983,888	-£10,579,827	-£15,435,726	-£17,907,869
60% LAR : 40% CIR	15%	-£3,974,747	-£11,089,359	-£11,142,604	-£11,249,543	-£11,844,721	-£16,695,038	-£19,164,643
60% LAR : 40% CIR	20%	-£5,454,447	-£12,365,783	-£12,418,875	-£12,525,537	-£13,120,022	-£17,965,267	-£20,432,565
60% LAR : 40% CIR	25%	-£6,944,414	-£13,652,402	-£13,705,356	-£13,811,768	-£14,405,631	-£19,246,305	-£21,711,526
60% LAR : 40% CIR	30%	-£8,444,549	-£14,949,116	-£15,001,950	-£15,108,140	-£15,701,448	-£20,538,051	-£23,001,421
60% LAR : 40% CIR	35%	-£9,954,751	-£16,255,826	-£16,308,556	-£16,414,552	-£17,007,372	-£21,840,397	-£24,302,141
60% LAR : 40% CIR	40%	-£11,474,920	-£17,572,433	-£17,625,076	-£17,730,903	-£18,323,302	-£23,153,239	-£25,613,580
60% LAR : 40% CIR	45%	-£13,004,957	-£18,898,839	-£18,951,411	-£19,057,095	-£19,649,139	-£24,476,472	-£26,935,629
60% LAR : 40% CIR	50%	-£14,544,762	-£20,234,944	-£20,287,460	-£20,393,029	-£20,984,782	-£25,809,992	-£28,268,184

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£87,238,003	-£94,955,962	-£95,009,772	-£95,117,708	-£95,715,381	-£100,583,991	-£103,061,911
60% LAR : 40% CIR	5%	-£88,680,265	-£96,201,208	-£96,254,813	-£96,362,388	-£96,959,159	-£101,821,154	-£104,296,068
60% LAR : 40% CIR	10%	-£90,139,132	-£97,456,946	-£97,510,363	-£97,617,606	-£98,213,545	-£103,069,444	-£105,541,587
60% LAR : 40% CIR	15%	-£91,608,465	-£98,723,077	-£98,776,322	-£98,883,261	-£99,478,439	-£104,328,756	-£106,798,361
60% LAR : 40% CIR	20%	-£93,088,165	-£99,999,501	-£100,052,593	-£100,159,255	-£100,753,740	-£105,598,984	-£108,066,282
60% LAR : 40% CIR	25%	-£94,578,132	-£101,286,120	-£101,339,074	-£101,445,486	-£102,039,349	-£106,880,023	-£109,345,244
60% LAR : 40% CIR	30%	-£96,078,267	-£102,582,834	-£102,635,668	-£102,741,858	-£103,335,166	-£108,171,769	-£110,635,139
60% LAR : 40% CIR	35%	-£97,588,469	-£103,889,544	-£103,942,274	-£104,048,270	-£104,641,090	-£109,474,115	-£111,935,859
60% LAR : 40% CIR	40%	-£99,108,638	-£105,206,151	-£105,258,794	-£105,364,621	-£105,957,020	-£110,786,957	-£113,247,298
60% LAR : 40% CIR	45%	-£100,638,675	-£106,532,557	-£106,585,128	-£106,690,813	-£107,282,857	-£112,110,190	-£114,569,347
60% LAR : 40% CIR	50%	-£102,178,480	-£107,868,661	-£107,921,178	-£108,026,747	-£108,618,500	-£113,443,710	-£115,901,902

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£50,925,054	-£58,643,013	-£58,696,824	-£58,804,760	-£59,402,432	-£64,271,042	-£66,748,962
60% LAR : 40% CIR	5%	-£52,367,316	-£59,888,259	-£59,941,864	-£60,049,439	-£60,646,210	-£65,508,206	-£67,983,119
60% LAR : 40% CIR	10%	-£53,826,184	-£61,143,998	-£61,197,414	-£61,304,657	-£61,900,596	-£66,756,496	-£69,228,638
60% LAR : 40% CIR	15%	-£55,295,516	-£62,410,128	-£62,463,374	-£62,570,312	-£63,165,490	-£68,015,807	-£70,485,412
60% LAR : 40% CIR	20%	-£56,775,217	-£63,686,552	-£63,739,644	-£63,846,306	-£64,440,792	-£69,286,036	-£71,753,334
60% LAR : 40% CIR	25%	-£58,265,184	-£64,973,171	-£65,026,125	-£65,132,537	-£65,726,401	-£70,567,074	-£73,032,295
60% LAR : 40% CIR	30%	-£59,765,318	-£66,269,885	-£66,322,719	-£66,428,909	-£67,022,217	-£71,858,820	-£74,322,191
60% LAR : 40% CIR	35%	-£61,275,520	-£67,576,596	-£67,629,325	-£67,735,321	-£68,328,141	-£73,161,166	-£75,622,910
60% LAR : 40% CIR	40%	-£62,795,689	-£68,893,202	-£68,945,845	-£69,051,672	-£69,644,071	-£74,474,008	-£76,934,349
60% LAR : 40% CIR	45%	-£64,325,726	-£70,219,608	-£70,272,180	-£70,377,864	-£70,969,908	-£75,797,242	-£78,256,399
60% LAR : 40% CIR	50%	-£65,865,531	-£71,555,713	-£71,608,229	-£71,713,798	-£72,305,552	-£77,130,761	-£79,588,953

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£35,878,644	-£43,596,603	-£43,650,413	-£43,758,349	-£44,356,022	-£49,224,632	-£51,702,552
60% LAR : 40% CIR	5%	-£37,320,906	-£44,841,849	-£44,895,454	-£45,003,029	-£45,599,800	-£50,461,795	-£52,936,709
60% LAR : 40% CIR	10%	-£38,779,773	-£46,097,587	-£46,151,004	-£46,258,247	-£46,854,186	-£51,710,085	-£54,182,228
60% LAR : 40% CIR	15%	-£40,249,106	-£47,363,718	-£47,416,963	-£47,523,902	-£48,119,080	-£52,969,397	-£55,439,002
60% LAR : 40% CIR	20%	-£41,728,806	-£48,640,142	-£48,693,234	-£48,799,896	-£49,394,381	-£54,239,625	-£56,706,924
60% LAR : 40% CIR	25%	-£43,218,773	-£49,926,761	-£49,979,715	-£50,086,127	-£50,679,990	-£55,520,664	-£57,985,885
60% LAR : 40% CIR	30%	-£44,718,908	-£51,223,475	-£51,276,309	-£51,382,499	-£51,975,807	-£56,812,410	-£59,275,780
60% LAR : 40% CIR	35%	-£46,229,110	-£52,530,185	-£52,582,915	-£52,688,911	-£53,281,731	-£58,114,756	-£60,576,500
60% LAR : 40% CIR	40%	-£47,749,279	-£53,846,792	-£53,899,435	-£54,005,262	-£54,597,661	-£59,427,598	-£61,887,939
60% LAR : 40% CIR	45%	-£49,279,316	-£55,173,198	-£55,225,769	-£55,331,454	-£55,923,498	-£60,750,831	-£63,209,988
60% LAR : 40% CIR	50%	-£50,819,121	-£56,509,302	-£56,561,819	-£56,667,388	-£57,259,141	-£62,084,351	-£64,542,543

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£18,092,362	-£25,810,321	-£25,864,131	-£25,972,067	-£26,569,740	-£31,438,350	-£33,916,270
60% LAR : 40% CIR	5%	-£19,534,624	-£27,055,567	-£27,109,172	-£27,216,747	-£27,813,518	-£32,675,513	-£35,150,427
60% LAR : 40% CIR	10%	-£20,993,491	-£28,311,305	-£28,364,722	-£28,471,965	-£29,067,904	-£33,923,803	-£36,395,946
60% LAR : 40% CIR	15%	-£22,462,824	-£29,577,436	-£29,630,681	-£29,737,620	-£30,332,798	-£35,183,115	-£37,652,720
60% LAR : 40% CIR	20%	-£23,942,524	-£30,853,860	-£30,906,952	-£31,013,614	-£31,608,099	-£36,453,343	-£38,920,641
60% LAR : 40% CIR	25%	-£25,432,491	-£32,140,479	-£32,193,433	-£32,299,845	-£32,893,708	-£37,734,382	-£40,199,603
60% LAR : 40% CIR	30%	-£26,932,626	-£33,437,193	-£33,490,027	-£33,596,217	-£34,189,525	-£39,026,128	-£41,489,498
60% LAR : 40% CIR	35%	-£28,442,828	-£34,743,903	-£34,796,633	-£34,902,629	-£35,495,449	-£40,328,474	-£42,790,218
60% LAR : 40% CIR	40%	-£29,962,997	-£36,060,510	-£36,113,153	-£36,218,980	-£36,811,379	-£41,641,316	-£44,101,657
60% LAR : 40% CIR	45%	-£31,493,034	-£37,386,916	-£37,439,487	-£37,545,172	-£38,137,216	-£42,964,549	-£45,423,706
60% LAR : 40% CIR	50%	-£33,032,839	-£38,723,020	-£38,775,537	-£38,881,106	-£39,472,859	-£44,298,069	-£46,756,261

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - NO AW	

Value Area	**Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft**

No Units	**105**
Site Area	**0.9 Ha**

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,667,141	-£5,053,036	-£5,106,846	-£5,214,782	-£5,812,454	-£10,681,065	-£13,158,984
60% LAR : 40% CIR	5%	£1,127,035	-£6,411,742	-£6,465,347	-£6,572,923	-£7,169,693	-£12,031,688	-£14,506,601
60% LAR : 40% CIR	10%	-£429,939	-£7,780,941	-£7,834,358	-£7,941,600	-£8,537,539	-£13,393,439	-£15,865,581
60% LAR : 40% CIR	15%	-£2,014,577	-£9,160,532	-£9,213,778	-£9,320,716	-£9,915,894	-£14,766,211	-£17,235,816
60% LAR : 40% CIR	20%	-£3,609,581	-£10,550,416	-£10,603,508	-£10,710,169	-£11,304,656	-£16,149,899	-£18,617,198
60% LAR : 40% CIR	25%	-£5,214,852	-£11,950,495	-£12,003,450	-£12,109,863	-£12,703,726	-£17,544,399	-£20,009,621
60% LAR : 40% CIR	30%	-£6,830,291	-£13,360,670	-£13,413,504	-£13,519,695	-£14,113,002	-£18,949,605	-£21,412,975
60% LAR : 40% CIR	35%	-£8,455,796	-£14,780,841	-£14,833,571	-£14,939,566	-£15,532,386	-£20,365,412	-£22,827,156
60% LAR : 40% CIR	40%	-£10,091,270	-£16,210,909	-£16,263,551	-£16,369,378	-£16,961,776	-£21,791,714	-£24,252,055
60% LAR : 40% CIR	45%	-£11,736,612	-£17,650,774	-£17,703,346	-£17,809,031	-£18,401,074	-£23,228,407	-£25,687,565
60% LAR : 40% CIR	50%	-£13,391,721	-£19,100,339	-£19,152,855	-£19,258,425	-£19,850,179	-£24,675,388	-£27,133,579

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£84,966,577	-£92,686,754	-£92,740,564	-£92,848,500	-£93,446,172	-£98,314,783	-£100,792,702
60% LAR : 40% CIR	5%	-£86,506,683	-£94,045,460	-£94,099,065	-£94,206,641	-£94,803,411	-£99,665,406	-£102,140,319
60% LAR : 40% CIR	10%	-£88,063,657	-£95,414,659	-£95,468,076	-£95,575,318	-£96,171,257	-£101,027,157	-£103,499,299
60% LAR : 40% CIR	15%	-£89,648,295	-£96,794,250	-£96,847,495	-£96,954,434	-£97,549,612	-£102,399,929	-£104,869,534
60% LAR : 40% CIR	20%	-£91,243,299	-£98,184,134	-£98,237,226	-£98,343,887	-£98,938,374	-£103,783,617	-£106,250,916
60% LAR : 40% CIR	25%	-£92,848,570	-£99,584,213	-£99,637,168	-£99,743,581	-£100,337,444	-£105,178,117	-£107,643,338
60% LAR : 40% CIR	30%	-£94,464,009	-£100,994,388	-£101,047,222	-£101,153,413	-£101,746,720	-£106,583,323	-£109,046,693
60% LAR : 40% CIR	35%	-£96,089,514	-£102,414,559	-£102,467,289	-£102,573,284	-£103,166,104	-£107,999,130	-£110,460,874
60% LAR : 40% CIR	40%	-£97,724,988	-£103,844,626	-£103,897,269	-£104,003,096	-£104,595,494	-£109,425,432	-£111,885,773
60% LAR : 40% CIR	45%	-£99,370,330	-£105,284,492	-£105,337,064	-£105,442,749	-£106,034,792	-£110,862,125	-£113,321,283
60% LAR : 40% CIR	50%	-£101,025,439	-£106,734,057	-£106,786,573	-£106,892,143	-£107,483,897	-£112,309,106	-£114,767,297

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£48,653,629	-£56,373,805	-£56,427,616	-£56,535,551	-£57,133,223	-£62,001,834	-£64,479,753
60% LAR : 40% CIR	5%	-£50,193,734	-£57,732,511	-£57,786,116	-£57,893,692	-£58,490,462	-£63,352,457	-£65,827,371
60% LAR : 40% CIR	10%	-£51,750,708	-£59,101,710	-£59,155,127	-£59,262,370	-£59,858,308	-£64,714,208	-£67,186,350
60% LAR : 40% CIR	15%	-£53,335,346	-£60,481,301	-£60,534,547	-£60,641,485	-£61,236,663	-£66,086,980	-£68,556,585
60% LAR : 40% CIR	20%	-£54,930,350	-£61,871,186	-£61,924,277	-£62,030,939	-£62,625,425	-£67,470,668	-£69,937,968
60% LAR : 40% CIR	25%	-£56,535,621	-£63,271,264	-£63,324,220	-£63,430,632	-£64,024,495	-£68,865,169	-£71,330,390
60% LAR : 40% CIR	30%	-£58,151,060	-£64,681,439	-£64,734,273	-£64,840,464	-£65,433,771	-£70,270,374	-£72,733,745
60% LAR : 40% CIR	35%	-£59,776,565	-£66,101,610	-£66,154,340	-£66,260,335	-£66,853,156	-£71,686,181	-£74,147,925
60% LAR : 40% CIR	40%	-£61,412,039	-£67,531,678	-£67,584,321	-£67,690,147	-£68,282,546	-£73,112,484	-£75,572,825
60% LAR : 40% CIR	45%	-£63,057,381	-£68,971,543	-£69,024,116	-£69,129,800	-£69,721,843	-£74,549,177	-£77,008,335
60% LAR : 40% CIR	50%	-£64,712,491	-£70,421,108	-£70,473,625	-£70,579,194	-£71,170,948	-£75,996,157	-£78,454,349

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£33,607,218	-£41,327,395	-£41,381,205	-£41,489,141	-£42,086,813	-£46,955,424	-£49,433,343
60% LAR : 40% CIR	5%	-£35,147,324	-£42,686,101	-£42,739,706	-£42,847,282	-£43,444,052	-£48,306,047	-£50,780,960
60% LAR : 40% CIR	10%	-£36,704,298	-£44,055,300	-£44,108,717	-£44,215,959	-£44,811,898	-£49,667,798	-£52,139,940
60% LAR : 40% CIR	15%	-£38,288,936	-£45,434,891	-£45,488,137	-£45,595,075	-£46,190,253	-£51,040,570	-£53,510,175
60% LAR : 40% CIR	20%	-£39,883,940	-£46,824,775	-£46,877,867	-£46,984,528	-£47,579,015	-£52,424,258	-£54,891,557
60% LAR : 40% CIR	25%	-£41,489,211	-£48,224,854	-£48,277,809	-£48,384,222	-£48,978,085	-£53,818,758	-£56,283,980
60% LAR : 40% CIR	30%	-£43,104,650	-£49,635,029	-£49,687,863	-£49,794,054	-£50,387,361	-£55,223,964	-£57,687,334
60% LAR : 40% CIR	35%	-£44,730,155	-£51,055,200	-£51,107,930	-£51,213,925	-£51,806,745	-£56,639,771	-£59,101,515
60% LAR : 40% CIR	40%	-£46,365,629	-£52,485,267	-£52,537,910	-£52,643,737	-£53,236,135	-£58,066,073	-£60,526,414
60% LAR : 40% CIR	45%	-£48,010,971	-£53,925,133	-£53,977,705	-£54,083,390	-£54,675,433	-£59,502,766	-£61,961,924
60% LAR : 40% CIR	50%	-£49,666,080	-£55,374,698	-£55,427,214	-£55,532,784	-£56,124,538	-£60,949,747	-£63,407,938

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,820,936	-£23,541,113	-£23,594,923	-£23,702,859	-£24,300,531	-£29,169,142	-£31,647,061
60% LAR : 40% CIR	5%	-£17,361,042	-£24,899,819	-£24,953,424	-£25,061,000	-£25,657,770	-£30,519,765	-£32,994,678
60% LAR : 40% CIR	10%	-£18,918,016	-£26,269,018	-£26,322,435	-£26,429,677	-£27,025,616	-£31,881,516	-£34,353,658
60% LAR : 40% CIR	15%	-£20,502,654	-£27,648,609	-£27,701,854	-£27,808,793	-£28,403,971	-£33,254,288	-£35,723,893
60% LAR : 40% CIR	20%	-£22,097,658	-£29,038,493	-£29,091,585	-£29,198,246	-£29,792,733	-£34,637,976	-£37,105,275
60% LAR : 40% CIR	25%	-£23,702,929	-£30,438,572	-£30,491,527	-£30,597,940	-£31,191,803	-£36,032,476	-£38,497,697
60% LAR : 40% CIR	30%	-£25,318,368	-£31,848,747	-£31,901,581	-£32,007,772	-£32,601,079	-£37,437,682	-£39,901,052
60% LAR : 40% CIR	35%	-£26,943,873	-£33,268,918	-£33,321,648	-£33,427,643	-£34,020,463	-£38,853,489	-£41,315,233
60% LAR : 40% CIR	40%	-£28,579,347	-£34,698,985	-£34,751,628	-£34,857,455	-£35,449,853	-£40,279,791	-£42,740,132
60% LAR : 40% CIR	45%	-£30,224,689	-£36,138,851	-£36,191,423	-£36,297,108	-£36,889,151	-£41,716,484	-£44,175,642
60% LAR : 40% CIR	50%	-£31,879,798	-£37,588,416	-£37,640,932	-£37,746,502	-£38,338,256	-£43,163,464	-£45,621,656

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - NO AW		Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft

No Units	105
Site Area	0.9 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,169,699	-£514,619	-£568,430	-£676,365	-£1,274,038	-£6,142,648	-£8,620,568
60% LAR : 40% CIR	5%	£5,424,931	-£2,100,246	-£2,153,851	-£2,261,426	-£2,858,197	-£7,720,193	-£10,195,106
60% LAR : 40% CIR	10%	£3,665,087	-£3,696,366	-£3,749,783	-£3,857,025	-£4,452,965	-£9,308,864	-£11,781,007
60% LAR : 40% CIR	15%	£1,877,123	-£5,302,878	-£5,356,124	-£5,463,062	-£6,058,239	-£10,908,557	-£13,378,162
60% LAR : 40% CIR	20%	£78,947	-£6,919,683	-£6,972,775	-£7,079,437	-£7,673,923	-£12,519,166	-£14,986,465
60% LAR : 40% CIR	25%	-£1,755,728	-£8,546,683	-£8,599,638	-£8,706,050	-£9,299,913	-£14,140,586	-£16,605,807
60% LAR : 40% CIR	30%	-£3,601,775	-£10,183,779	-£10,236,613	-£10,342,803	-£10,936,110	-£15,772,713	-£18,236,083
60% LAR : 40% CIR	35%	-£5,457,889	-£11,830,869	-£11,883,600	-£11,989,596	-£12,582,416	-£17,415,441	-£19,877,185
60% LAR : 40% CIR	40%	-£7,323,971	-£13,487,858	-£13,540,501	-£13,646,328	-£14,238,727	-£19,068,664	-£21,529,005
60% LAR : 40% CIR	45%	-£9,199,920	-£15,154,645	-£15,207,217	-£15,312,902	-£15,904,945	-£20,732,278	-£23,191,436
60% LAR : 40% CIR	50%	-£11,085,638	-£16,831,131	-£16,883,648	-£16,989,216	-£17,580,970	-£22,406,179	-£24,864,371

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£80,464,018	-£88,148,337	-£88,202,148	-£88,310,083	-£88,907,755	-£93,776,366	-£96,254,286
60% LAR : 40% CIR	5%	-£82,208,787	-£89,733,964	-£89,787,569	-£89,895,144	-£90,491,915	-£95,353,911	-£97,828,824
60% LAR : 40% CIR	10%	-£83,968,631	-£91,330,084	-£91,383,501	-£91,490,743	-£92,086,683	-£96,942,582	-£99,414,725
60% LAR : 40% CIR	15%	-£85,756,595	-£92,936,596	-£92,989,842	-£93,096,780	-£93,691,957	-£98,542,275	-£101,011,880
60% LAR : 40% CIR	20%	-£87,554,771	-£94,553,401	-£94,606,493	-£94,713,155	-£95,307,641	-£100,152,884	-£102,620,183
60% LAR : 40% CIR	25%	-£89,389,446	-£96,180,401	-£96,233,356	-£96,339,768	-£96,933,631	-£101,774,304	-£104,239,525
60% LAR : 40% CIR	30%	-£91,235,493	-£97,817,497	-£97,870,331	-£97,976,521	-£98,569,828	-£103,406,431	-£105,869,801
60% LAR : 40% CIR	35%	-£93,091,607	-£99,464,587	-£99,517,318	-£99,623,314	-£100,216,134	-£105,049,159	-£107,510,903
60% LAR : 40% CIR	40%	-£94,957,689	-£101,121,576	-£101,174,219	-£101,280,046	-£101,872,445	-£106,702,382	-£109,162,723
60% LAR : 40% CIR	45%	-£96,833,638	-£102,788,363	-£102,840,935	-£102,946,620	-£103,538,663	-£108,365,996	-£110,825,154
60% LAR : 40% CIR	50%	-£98,719,356	-£104,464,849	-£104,517,366	-£104,622,934	-£105,214,688	-£110,039,897	-£112,498,089

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£44,151,070	-£51,835,388	-£51,889,199	-£51,997,134	-£52,594,807	-£57,463,417	-£59,941,337
60% LAR : 40% CIR	5%	-£45,895,838	-£53,421,016	-£53,474,621	-£53,582,196	-£54,178,967	-£59,040,962	-£61,515,875
60% LAR : 40% CIR	10%	-£47,655,682	-£55,017,135	-£55,070,552	-£55,177,794	-£55,773,734	-£60,629,633	-£63,101,776
60% LAR : 40% CIR	15%	-£49,443,646	-£56,623,647	-£56,676,893	-£56,783,832	-£57,379,009	-£62,229,327	-£64,698,931
60% LAR : 40% CIR	20%	-£51,241,822	-£58,240,452	-£58,293,545	-£58,400,206	-£58,994,692	-£63,839,935	-£66,307,234
60% LAR : 40% CIR	25%	-£53,076,497	-£59,867,452	-£59,920,407	-£60,026,820	-£60,620,683	-£65,461,355	-£67,926,576
60% LAR : 40% CIR	30%	-£54,922,544	-£61,504,548	-£61,557,382	-£61,663,572	-£62,256,880	-£67,093,482	-£69,556,853
60% LAR : 40% CIR	35%	-£56,778,658	-£63,151,639	-£63,204,369	-£63,310,365	-£63,903,185	-£68,736,210	-£71,197,954
60% LAR : 40% CIR	40%	-£58,644,740	-£64,808,627	-£64,861,270	-£64,967,097	-£65,559,496	-£70,389,433	-£72,849,774
60% LAR : 40% CIR	45%	-£60,520,689	-£66,475,414	-£66,527,987	-£66,633,671	-£67,225,714	-£72,053,047	-£74,512,206
60% LAR : 40% CIR	50%	-£62,406,408	-£68,151,900	-£68,204,417	-£68,309,985	-£68,901,739	-£73,726,948	-£76,185,140

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£29,104,659	-£36,788,978	-£36,842,789	-£36,950,724	-£37,548,397	-£42,417,007	-£44,894,927
60% LAR : 40% CIR	5%	-£30,849,428	-£38,374,605	-£38,428,210	-£38,535,785	-£39,132,556	-£43,994,552	-£46,469,465
60% LAR : 40% CIR	10%	-£32,609,272	-£39,970,725	-£40,024,142	-£40,131,384	-£40,727,324	-£45,583,223	-£48,055,366
60% LAR : 40% CIR	15%	-£34,397,236	-£41,577,237	-£41,630,483	-£41,737,421	-£42,332,598	-£47,182,916	-£49,652,521
60% LAR : 40% CIR	20%	-£36,195,412	-£43,194,042	-£43,247,134	-£43,353,796	-£43,948,282	-£48,793,525	-£51,260,824
60% LAR : 40% CIR	25%	-£38,030,087	-£44,821,042	-£44,873,997	-£44,980,409	-£45,574,272	-£50,414,945	-£52,880,166
60% LAR : 40% CIR	30%	-£39,876,134	-£46,458,138	-£46,510,972	-£46,617,162	-£47,210,469	-£52,047,072	-£54,510,442
60% LAR : 40% CIR	35%	-£41,732,248	-£48,105,228	-£48,157,959	-£48,263,955	-£48,856,775	-£53,689,800	-£56,151,544
60% LAR : 40% CIR	40%	-£43,598,330	-£49,762,217	-£49,814,860	-£49,920,687	-£50,513,086	-£55,343,023	-£57,803,364
60% LAR : 40% CIR	45%	-£45,474,279	-£51,429,004	-£51,481,576	-£51,587,261	-£52,179,304	-£57,006,637	-£59,465,795
60% LAR : 40% CIR	50%	-£47,359,997	-£53,105,490	-£53,158,007	-£53,263,575	-£53,855,329	-£58,680,538	-£61,138,730

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,318,377	-£19,002,696	-£19,056,507	-£19,164,442	-£19,762,114	-£24,630,725	-£27,108,645
60% LAR : 40% CIR	5%	-£13,063,146	-£20,588,323	-£20,641,928	-£20,749,503	-£21,346,274	-£26,208,270	-£28,683,183
60% LAR : 40% CIR	10%	-£14,822,990	-£22,184,443	-£22,237,860	-£22,345,102	-£22,941,042	-£27,796,941	-£30,269,084
60% LAR : 40% CIR	15%	-£16,610,954	-£23,790,955	-£23,844,201	-£23,951,139	-£24,546,316	-£29,396,634	-£31,866,239
60% LAR : 40% CIR	20%	-£18,409,130	-£25,407,760	-£25,460,852	-£25,567,514	-£26,162,000	-£31,007,243	-£33,474,542
60% LAR : 40% CIR	25%	-£20,243,805	-£27,034,760	-£27,087,715	-£27,194,127	-£27,787,990	-£32,628,663	-£35,093,884
60% LAR : 40% CIR	30%	-£22,089,852	-£28,671,856	-£28,724,690	-£28,830,880	-£29,424,187	-£34,260,790	-£36,724,160
60% LAR : 40% CIR	35%	-£23,945,966	-£30,318,946	-£30,371,677	-£30,477,672	-£31,070,493	-£35,903,518	-£38,365,262
60% LAR : 40% CIR	40%	-£25,812,048	-£31,975,935	-£32,028,578	-£32,134,405	-£32,726,804	-£37,556,741	-£40,017,082
60% LAR : 40% CIR	45%	-£27,687,997	-£33,642,722	-£33,695,294	-£33,800,979	-£34,393,022	-£39,220,355	-£41,679,513
60% LAR : 40% CIR	50%	-£29,573,715	-£35,319,208	-£35,371,725	-£35,477,293	-£36,069,047	-£40,894,256	-£43,352,448